

2000 SERIES HOUSE PLANS



NATIONS★HOMES II
Building the American Dream

MYRTLE BEACH, SOUTH CAROLINA

PHONE: 843-449-8900 FAX: 843-497-5325

WWW.NATIONS-HOMES.COM

OUR STORY

NATIONS HOMES II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose NATIONS HOMES II will quickly understand why the company's name has become synonymous with uncompromising customer service and outstanding value. National contracts with major suppliers and volume discounts with local subcontractors allow our pricing structure to be well below the market.

NATIONS HOMES II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make NATIONS HOMES II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

NATIONS HOMES II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.



"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our home-owners with dedicated customer service and the best values for their hard earned money."

Jeff Skelley, President Nations Homes II

2000 SERIES PRICE LIST

| <u>Plan</u> | <u>Heated Square Foot</u> | <u>Base Price</u> |
|---------------------|---------------------------|-------------------|
| Bayhill I | 1270 | \$223,101 |
| Bayhill II* | 1627 | \$245,363 |
| Brunswick I (sp) | 1460 | \$237,720 |
| Brunswick II (sp) | 1828 | \$261,976 |
| Holly I | 1400 | \$243,491 |
| Holly II* | 1698 | \$260,072 |
| Marion I (sp) | 1602 | \$256,958 |
| Marion II* (sp) | 1987 | \$284,559 |
| Inverness I | 1635 | \$268,110 |
| Inverness II* | 2060 | \$281,246 |
| Willowbrook (sp) | 1861 | \$268,992 |
| Brookstone I | 1770 | \$261,663 |
| Brookstone II* | 2204 | \$296,862 |
| Georgetown I | 2013 | \$279,992 |
| Georgetown II* | 2205 | \$287,419 |
| Myrtle I | 2040 | \$307,705 |
| Myrtle II* | 2315 | \$314,112 |
| Jamestowne I (sp) | 1942 | \$295,610 |
| Jamestowne II* (sp) | 2423 | \$323,042 |

* - Indicates plan has finished Bonus Room in base price.

(sp) - Includes screened porch in base price

Prices subject to change without notice prior to execution of contract.

Home plans are a Conceptual Design - Final Design subject to formal Architectural Review Committee Approval.

Price does not include Lot.

09/28/18 * 16/7

2000 SERIES CUSTOM HOME FEATURES

EXTERIOR

- Low maintenance vinyl siding
- Low maintenance aluminum and vinyl fascia, soffit and trim
- Brick accents on front elevation (optional)
- Raised panel or louvered vinyl shutters (if applicable)
- Self-sealing 30 year "Architectural" fiberglass shingles
- Continuous ridge vent and ventilated soffits
- Low-E white vinyl single hung windows with insulated double pane glass and screens
- White vinyl insulated sliding patio doors with screens (Per Plan)
- 6'8" high front entry door (Per Plan)
- Handle set lock on front door
- Raised panel steel garage doors
- Monolithic concrete foundation
- Concrete driveway to street (1,500 sq.ft. Allowance)
- 14'x10' concrete patio or as per plan
- Professional landscape package (\$2,500 Allowance)

INTERIOR

- Ceiling heights are 9' on the first floor and 8' on the second floor unless otherwise noted on the plans
- Main living areas to have volume ceilings (Per Plan)
- Smooth finish on ceilings
- Latex semi-gloss finish paint on interior trim
- Latex flat finish paint on all interior walls
- Smooth skin 6'8" high 2-panel interior doors
- 3/4" door casing and 5/4" baseboard
- Oak flat panel cabinets with 30" upper wall cabinets and durable laminate countertops in kitchen with 4" laminate backsplash (\$7,500.00 Allowance)
- White cultured marble countertops in all baths
- Ceramic tile flooring in the foyer
- No-wax vinyl flooring in kitchen, laundry and bathrooms
- Durable carpet with 8 lb pad in balance of home
- Full height mirrors with cut outs for lights in master bath
- Framed hanging mirrors in guest baths
- Brushed nickel lever door handles
- Ventilated vinyl coated wire shelving in all closets

- Garage walls to be unfinished sheetrocked and taped only
- Washer and dryer connections

PLUMBING

- Decorative bath faucets with 8" spread
- Fiberglass shower in master bath (Per Plan)
- Fiberglass garden tub in master bath (Per Plan)
- Fiberglass tub/ shower in guest baths
- Water saving comfort height toilets with elongated bowl
- 8" deep stainless steel kitchen sink with stainless steel single handle faucet
- Water line for ice maker
- 50 gallon electric water heater
- (2) exterior hose bibs

APPLIANCES

- \$2,500 Allowance for all appliances and installation

HEATING, AIR CONDITIONING AND VENTILATION

- 14 SEER HVAC system professionally sized for each home
- Bathroom exhaust fans vented to the outside
- Dryer vent to the outside

ELECTRICAL

- 110 / 220V 150 Amp service with 200 Amp breaker panel box located in garage
- Pre-wire for garage door operator
- Smoke and carbon monoxide detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- (2) ceiling fan pre-wires
- (2) phone jacks
- (2) cable jacks
- Decorative lighting/ceiling fan package (\$1,000 Allowance)

BUILDER FEATURES

- Homeowner manual
- Termite treatment
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent

- 8 year limited residential warranty (RWC) provided with each home
- Builders risk insurance for home owner
- 1 year limited builder warranty

ALLOWANCES

- Permits / Impact fees \$5,000
- Lop prep \$3,000
- Cabinets \$7,500
- Appliances \$2,500
- Lighting/ceiling fans \$1,000
- Concrete driveway / walks 1,500 sq.ft.
- Landscaping \$2,500

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.

12/08/18



Shown with optional brick

THE BAYHILL I

O. D. 41'-3" x 50'-11"

BAYHILL I
3 Bedrooms, 2 Baths

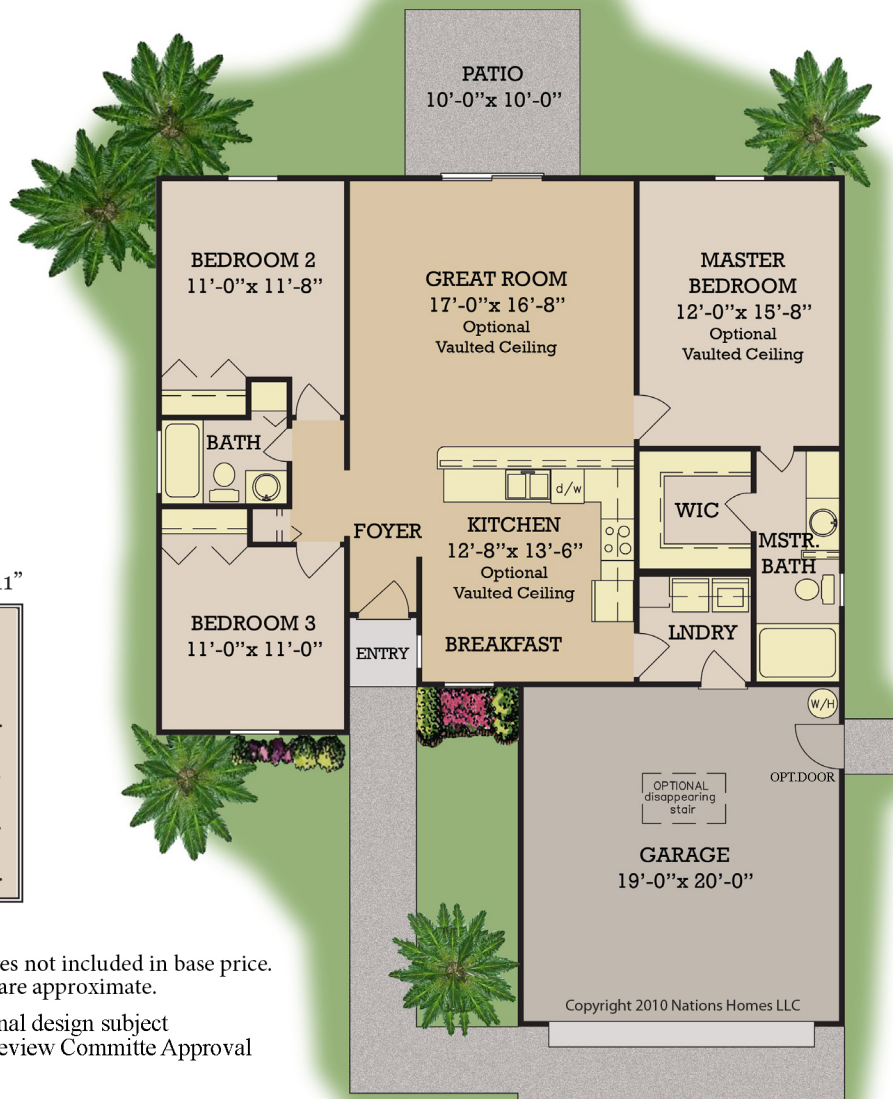
Total Heated Area.....1,270 SQ FT.

Garage.....400 SQ FT.

Entry.....20 SQ FT.

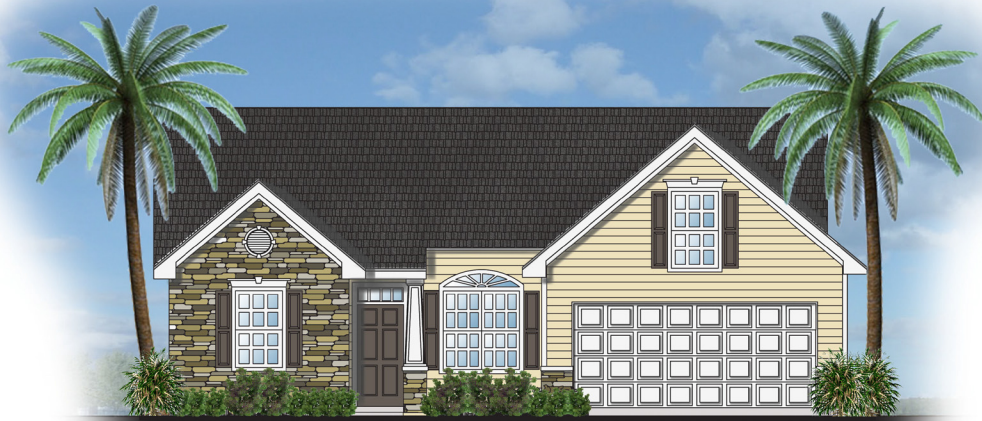
Total Covered Area.....1,690 SQ FT.

Patio.....100 SQ FT.

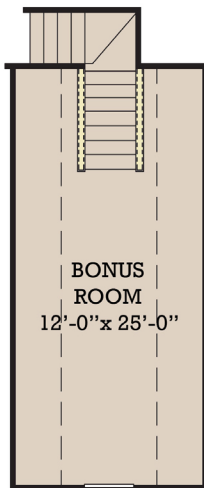


* Photos may show features not included in base price. All dimensions and areas are approximate.

* Conceptual Design - Final design subject to formal Architectural Review Committee Approval



Shown with optional stone



THE BAYHILL II

O. D. 43'-10" x 56'-3"

BAYHILL II
3 Bedrooms, 2 Baths

| | |
|-------------------------|--------------|
| Heated Area..... | 1,315 SQ FT. |
| Bonus Room..... | 312 SQ FT. |
| Total Heated..... | 1,627 SQ FT. |
| Garage..... | 465 SQ FT. |
| Entry..... | 20 SQ FT. |
| Total Covered Area..... | 2,112 SQ FT. |
| Patio..... | 135 SQ FT. |

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Shown with optional brick



THE BRUNSWICK I

O. D. 45'-0" x 59'-2"

BRUNSWICK I
3 Bedrooms, 2 Baths

| | |
|-------------------------|--------------|
| Total Heated Area..... | 1,460 SQ FT. |
| Garage..... | 400 SQ FT. |
| Entry..... | 25 SQ FT. |
| Total Covered Area..... | 1,885 SQ FT. |
| Patio..... | 160 SQ FT. |

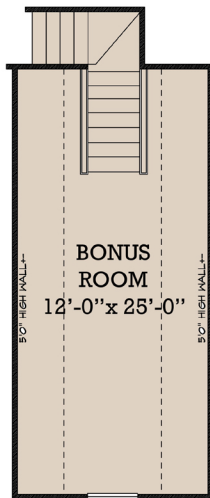
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Shown with optional brick



THE BRUNSWICK II

O. D. 45'-0" x 64'-0"

| | |
|-------------------------|---------------|
| BRUNSWICK II | |
| 3 Bedrooms, 2 Baths | |
| Heated Area..... | 1,516 SQ. FT. |
| Bonus Room..... | 312 SQ. FT. |
| Total Heated..... | 1,828 SQ. FT. |
| Garage..... | 452 SQ. FT. |
| Entry..... | 25 SQ. FT. |
| Total Covered Area..... | 2,305 SQ. FT. |
| Patio..... | 160 SQ. FT. |

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Shown with optional brick

THE HOLLY I

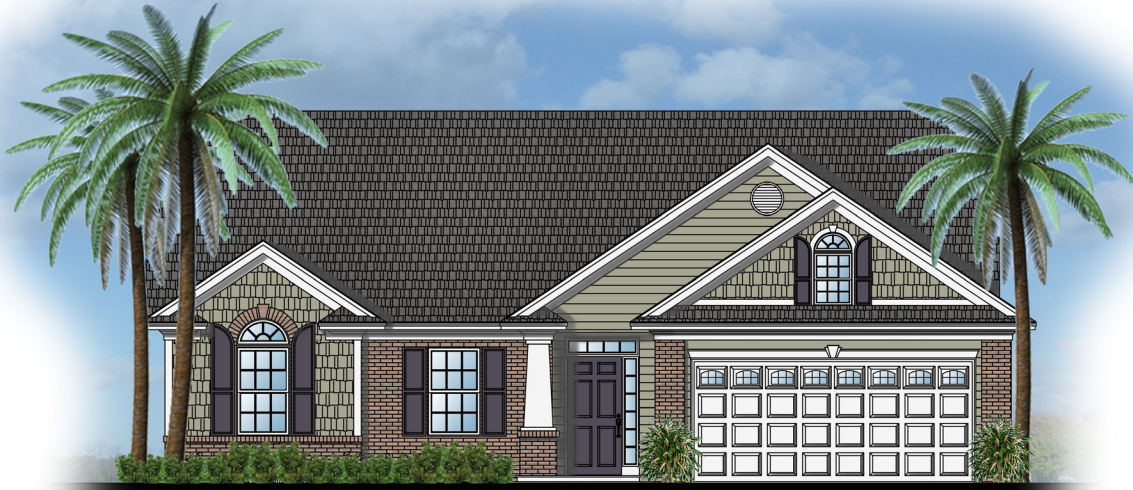
O. D. 47'-5" x 49'-11"

| | |
|-------------------------|---------------|
| HOLLY I | |
| 3 Bedrooms, 2 Baths | |
| Total Heated Area..... | 1,400 SQ. FT. |
| Garage..... | 465 SQ. FT. |
| Entry..... | 55 SQ. FT. |
| Total Covered Area..... | 1,920 SQ. FT. |
| Patio..... | 140 SQ. FT. |



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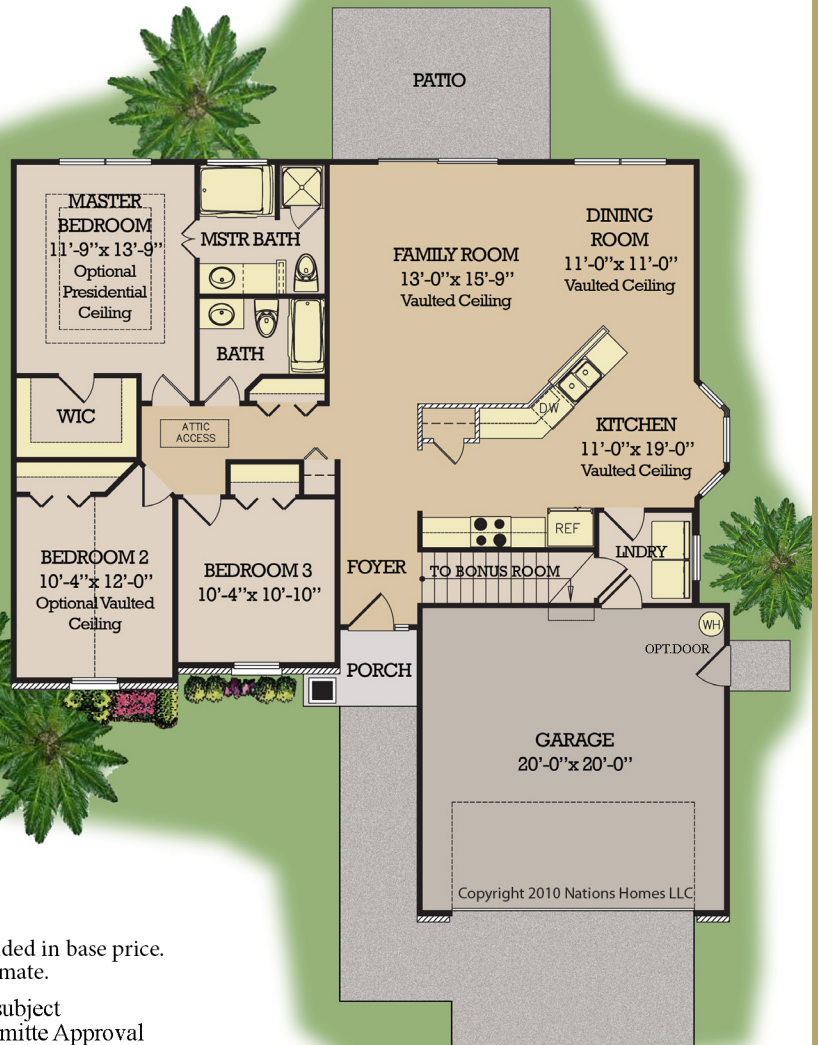


Shown with optional brick

THE HOLLY II

O. D. 47'-5" x 49'-11"

| | |
|-------------------------|--------------|
| HOLLY II | |
| 3 Bedrooms, 2 Baths | |
| Heated Area..... | 1,458 SQ FT. |
| Bonus Room..... | 240 SQ FT. |
| Total Heated..... | 1,698 SQ FT. |
| Garage..... | 430 SQ FT. |
| Entry..... | 30 SQ FT. |
| Total Covered Area..... | 2,158 SQ FT. |
| Patio..... | 140 SQ FT. |



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Shown with optional brick

THE MARION I

O. D. 45'-0" x 61'-0"

MARION I
3 Bedrooms, 2 Baths

| | |
|-------------------------|--------------|
| Total Heated Area..... | 1,602 SQ FT. |
| Garage..... | 400 SQ FT. |
| Screened Porch..... | 113 SQ FT. |
| Entry..... | 30 SQ FT. |
| Total Covered Area..... | 2,145 SQ FT. |
| Patio..... | 140 SQ FT. |



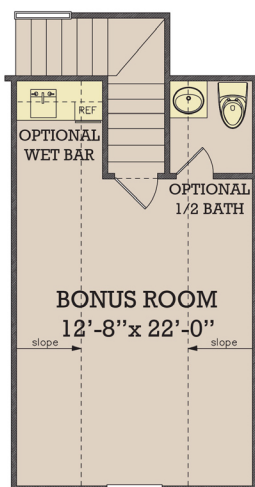
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Shown with optional brick



THE MARION II

O. D. 45'-0" x 67'-0"

MARION II
3 Bedrooms, 2 Baths

| | |
|-------------------------|---------------|
| Heated Area..... | 1,712 SQ. FT. |
| Bonus Room..... | 275 SQ. FT. |
| Total Heated Area..... | 1,987 SQ. FT. |
| Garage..... | 450 SQ. FT. |
| Screened Porch..... | 113 SQ. FT. |
| Entry..... | 30 SQ. FT. |
| Total Covered Area..... | 2,580 SQ. FT. |
| Patio..... | 140 SQ. FT. |

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Shown with optional brick



THE INVERNESS I

O. D. 50'-0" x 49'-4"

| | |
|-------------------------|--------------|
| INVERNESS | |
| 3 Bedrooms, 2 Baths | |
| Total Heated Area..... | 1,635 SQ FT. |
| Garage..... | 400 SQ FT. |
| Entry..... | 25 SQ FT. |
| Total Covered Area..... | 2,060 SQ FT. |
| Patio..... | 140 SQ FT. |

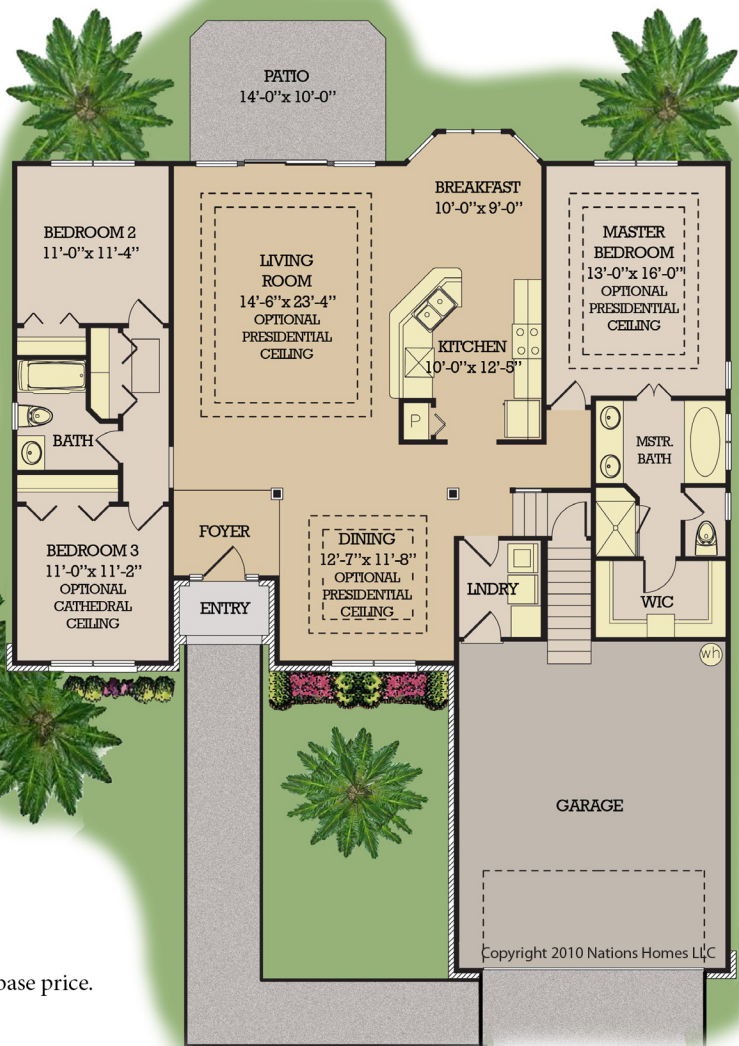
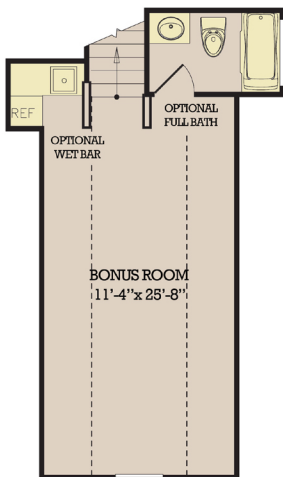
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Shown with optional stone and stucco



THE INVERNESS II

O. D. 50'-0" x 52'-9"

INVERNESS III
3 Bedrooms, 2 Baths

| | |
|-------------------------|--------------|
| Heated Area..... | 1,775 SQ FT. |
| Bonus Room..... | 285 SQ FT. |
| Total Heated..... | 2,060 SQ FT. |
| Garage..... | 400 SQ FT. |
| Entry..... | 24 SQ FT. |
| Total Covered Area..... | 2,484 SQ FT. |
| Patio..... | 144 SQ FT. |

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Shown with optional brick



Optional Bonus Room - 253 SQ FT.
 TOTAL HEATED AREA:
 2,366 SQ FT.

THE WILLOWBROOK

O. D. 50'-0" x 46'-4"

| | |
|---------------------------|--------------|
| WILLOWBROOK | |
| 3 Bedrooms, 2 - 1/2 Baths | |
| Heated First Floor..... | 1,359 SQ FT. |
| Heated Second Floor..... | 502 SQ FT. |
| Total Heated..... | 1,861 SQ FT. |
| Garage..... | 448 SQ FT. |
| Entry..... | 147 SQ FT. |
| Screen Porch..... | 105 SQ FT. |
| Total Covered Area..... | 2,113 SQ FT. |
| Patio..... | 140 SQ FT. |



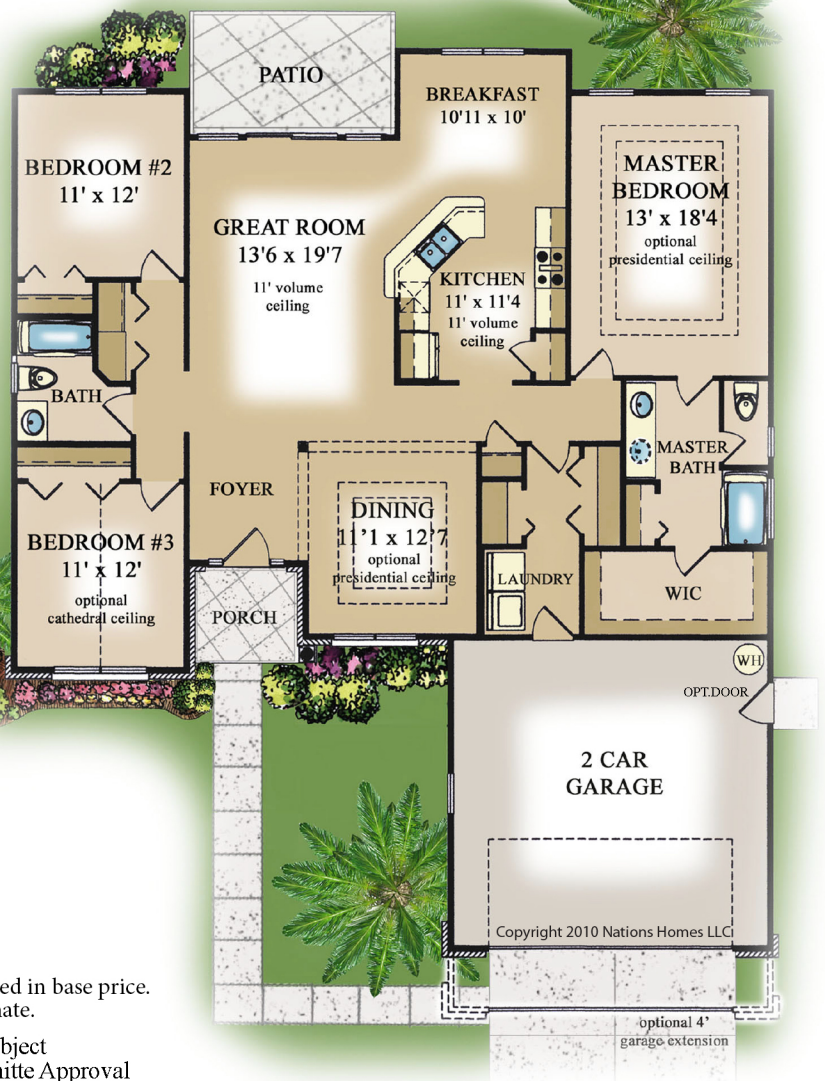
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Shown with optional brick



THE BROOKSTONE I

O. D. 50'-0" x 59'-0"

| | |
|-------------------------|--------------|
| BROOKSTONE I | |
| 3 Bedrooms, 2 Baths | |
| Total Heated Area..... | 1,770 SQ FT. |
| Garage..... | 434 SQ FT. |
| Entry..... | 45 SQ FT. |
| Total Covered Area..... | 2,249 SQ FT. |
| Patio..... | 135 SQ FT. |

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Shown with optional brick and side load garage



THE BROOKSTONE II

O. D. 50'-0" x 63'-0"

| | |
|-------------------------|--------------|
| BROOKSTONE II | |
| 3 Bedrooms, 2 Baths | |
| Heated Area..... | 1,813 SQ FT. |
| Bonus Room..... | 391 SQ FT. |
| Total Heated..... | 2,204 SQ FT. |
| Garage..... | 476 SQ FT. |
| Entry..... | 30 SQ FT. |
| Total Covered Area..... | 2,725 SQ FT. |
| Patio..... | 140 SQ FT. |

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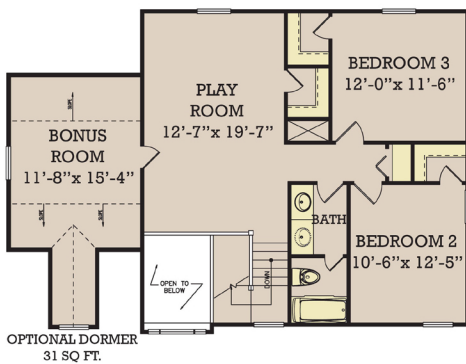


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Shown with optional brick

SECOND FLOOR



GEORGETOWN II
(Includes 192 SQ. FT. Bonus Room)
TOTAL HEATED AREA: 2205 SQ. FT.

THE GEORGETOWN

O. D. 41'-6" x 55'-8"

| | |
|-------------------------------|---------------|
| GEORGETOWN I | |
| 3 Bedrooms, 2 - 1/2 Baths | |
| First Floor Heated Area..... | 1,268 SQ. FT. |
| Second Floor Heated Area..... | 745 SQ. FT. |
| Total Heated..... | 2,013 SQ. FT. |
| Garage..... | 470 SQ. FT. |
| Entry..... | 30 SQ. FT. |
| Total Covered Area..... | 2,513 SQ. FT. |



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Shown with optional brick, stucco, and side load garage



OPTIONAL SCREENED PORCH

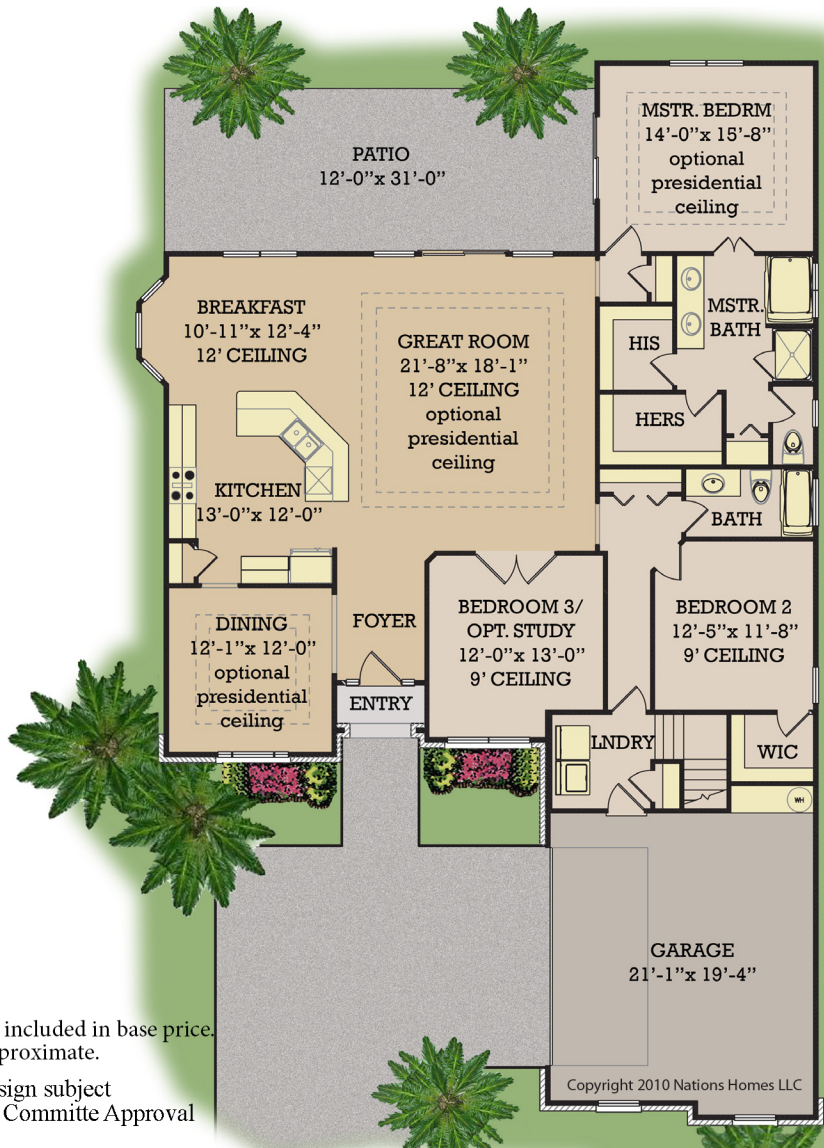


OPTIONAL CAROLINA ROOM

THE MYRTLE I

O. D. 50'-0" x 76'-8"

| | |
|-------------------------|--------------|
| MYRTLE I | |
| 2 Bedrooms, 2 Baths | |
| Total Heated Area..... | 2,040 SQ FT. |
| Garage..... | 452 SQ FT. |
| Entry..... | 24 SQ FT. |
| Total Covered Area..... | 2,851 SQ FT. |
| Patio..... | 372 SQ FT. |



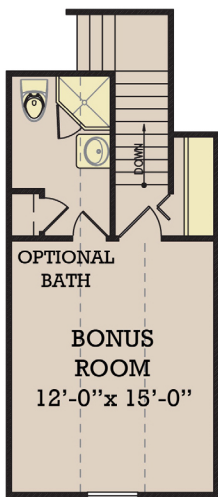
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OPTIONAL SCREENED PORCH



OPTIONAL CAROLINA ROOM



THE MYRTLE II

O. D. 50'-0" x 76'-8"

| | |
|-------------------------|---------------|
| MYRTLE II | |
| 2 Bedrooms, 2 Baths | |
| Heated Area..... | 2,040 SQ. FT. |
| Bonus Room..... | 275 SQ. FT. |
| Total Heated..... | 2,315 SQ. FT. |
| Garage..... | 452 SQ. FT. |
| Entry..... | 24 SQ. FT. |
| Total Covered Area..... | 2,851 SQ. FT. |
| Patio..... | 372 SQ. FT. |

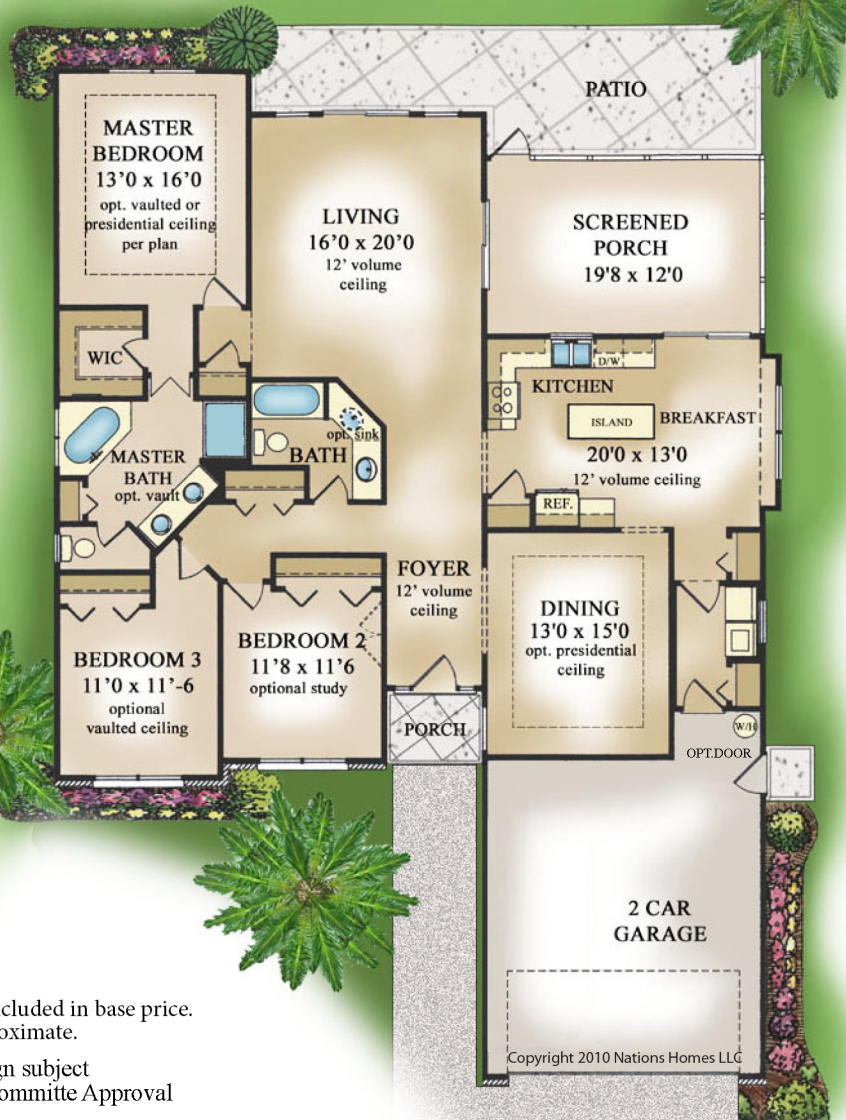


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Shown with optional brick and side load garage



THE JAMESTOWNE I

O. D. 51'-7" x 69'-8"

JAMESTOWNE I
3 Bedrooms, 2 Baths

| | |
|-------------------------|--------------|
| Total Heated Area..... | 1,942 SQ FT. |
| Garage..... | 471 SQ FT. |
| Screened Porch..... | 247 SQ FT. |
| Total Covered Area..... | 2,660 SQ FT. |
| Patio..... | 267 SQ FT. |

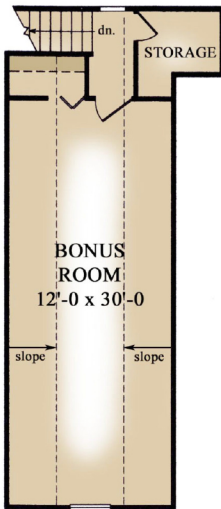
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Shown with optional brick and side load garage



THE JAMESTOWNE II

O. D. 51'-7" x 69'-8"

| | |
|-------------------------|--------------|
| JAMESTOWNE II | |
| 3 Bedrooms, 2 Baths | |
| Heated Area..... | 1,942 SQ FT. |
| Bonus Room..... | 481 SQ FT. |
| Total Heated..... | 2,423 SQ FT. |
| Garage..... | 471 SQ FT. |
| Screen Porch..... | 247 SQ FT. |
| Total Covered Area..... | 3,141 SQ FT. |
| Patio..... | 267 SQ FT. |

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