

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	\$169,456
Bayhill II*	1627	\$188,274
Brunswick I (sp)	1460	\$200,714
Brunswick II (sp)	1864	\$217,872
Holly I	1400	\$186,119
Holly II*	1698	\$201,592
Marion I	1602	\$215,016
Marion II* (sp)	1987	\$237,098
Inverness I	1635	\$207,781
Inverness II*	2060	\$239,677
Willowbrook (sp)	1861	\$236,673
Brookstone I	1770	\$214,259
Brookstone II*	2204	\$243,060
Georgetown I	2013	\$242,785
Georgetown II*	2205	\$249,319
Myrtle I	2040	\$245,490
Myrtle II*	2315	\$256,155
Jamestowne I (sp)	1942	\$244,938
Jamestowne II* (sp)	2423	\$268,105

* - 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.

11/18/16

2000 SERIES CUSTOM HOME FEATURES

EXTERIOR

- ★ Low maintenance vinyl siding
- ★ Low maintenance aluminum and vinyl fascia, soffit and trim
- ★ Brick accents / 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
- ★ Painted fiberglass front door
- ★ Painted steel entry doors
- ★ White vinyl insulated sliding patio doors with screen
- ★ Handle set lock on front door
- ★ Raised panel steel garage doors
- ★ Monolithic concrete foundation
- ★ Concrete drive to street
- ★ Decorative mailbox at curb
- ★ 14' x 10' concrete patio or as per plan
- ★ Professionally landscape package (\$2,500 Allowance)

INTERIOR

- ★ Ceiling heights are 9' high on the first floor and 8' high on the second floor unless otherwise noted on the plans
- ★ Living areas to have volume ceilings as per plan
- ★ Smooth finish on ceilings
- ★ Latex flat finish paint on all interior walls
- ★ Latex semi-gloss finish paint on interior trim
- ★ Smooth skin 2-panel interior doors
- ★ 3 1/4" casing and 5 1/4" Baseboard
- ★ Oak flat panel w/ 30" wall cabinets
- ★ Durable laminate counter tops in kitchen with 4" backsplash

- ★ 12" ceramic tile flooring in the foyer
- ★ No-wax vinyl flooring in kitchen, laundry and bathrooms
- ★ Durable carpet with 6lb carpet pad in balance of home
- ★ 52" high mirrors in master bath
- ★ Brushed nickel levered door handles
- ★ Smooth skin 2-panel interior doors
- ★ Ventilated vinyl coated shelving in closets.
- ★ Garage walls to be sheetrocked and taped only
- ★ Washer and dryer connections

PLUMBING

- ★ 8" spread bath faucets
- ★ Fiberglass garden tub in master bath per plan
- ★ Fiberglass shower in master bath per plan
- ★ Guest baths to have a fiberglass tub/shower
- ★ Decorative faucets w/ 8" spread in all bathrooms
- ★ Water line for ice maker
- ★ 50 gallon water heater
- ★ 2 exterior hose bibs
- ★ 8" deep stainless steel kitchen sink w/ stainless steel single handle faucet
- ★ White cultured marble vanity tops
- ★ Water saving toilets with elongated bowl

APPLIANCES

- ★ Whirlpool Appliances
- ★ Energy Star, multi-cycle Dishwasher
- ★ Free Standing electric ceramic top range
- ★ 1/3 HP disposal
- ★ Range hood with fan

HVAC

- ★ Lennox 13 SEER HVAC system professionally sized for each home
- ★ Bathroom exhaust fans vented to the outside
- ★ Dryer vented to the outside

ELECTRIC

- ★ 110/220 V 150 Amp service with 200 amp breaker panel box located in garage
- ★ Pre-wire for garage door opener
- ★ Brushed Nickel light fixtures package
- ★ Smoke 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
- ★ Light fixtures \$1000

BUILDER FEATURES

- ★ Homeowners 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

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.
Effective: 02/03/2010



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.

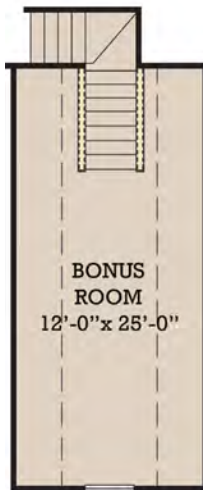


All dimensions and areas
are approximate

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Shown with optional stone



BONUS ROOM
12'-0" x 25'-0"

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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All dimensions and areas
are approximate



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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All dimensions and areas
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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.



All dimensions and areas
are approximate



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.



All dimensions and areas are approximate



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.

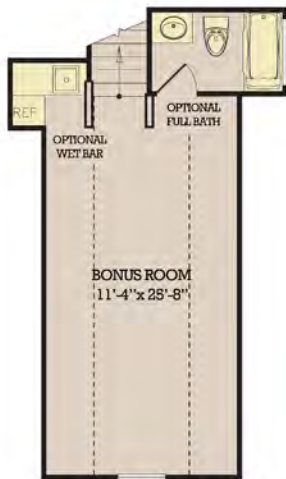
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All dimensions and areas
are approximate



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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All dimensions and areas
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Optional Bonus Room - 253 SQ. FT.
TOTAL HEATED AREA:
2,366 SQ. FT.



Shown with optional brick

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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All dimensions and areas
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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.



All dimensions and areas
are approximate



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.



All dimensions and areas are approximate

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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.



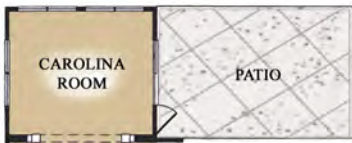
All dimensions and areas
are approximate



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.

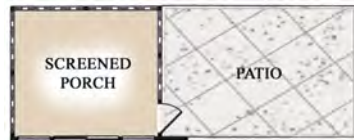
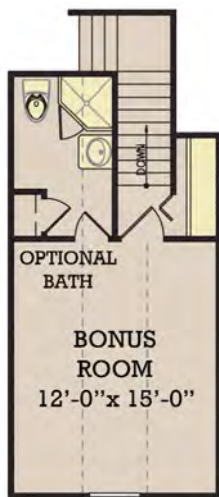
Total Covered Area.....2,851 SQ FT.

Patio.....372 SQ FT.

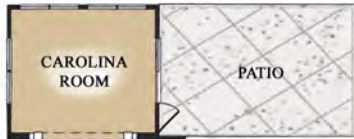




Shown with optional brick, stucco, and side load garage



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.



All dimensions and areas are approximate



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.

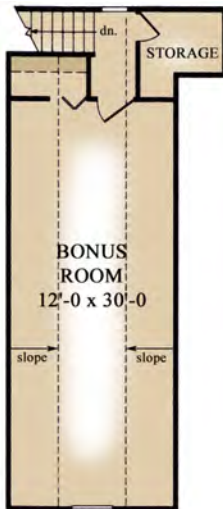
Patio.....267 SQ. FT.



All dimensions and areas
are approximate



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.

