

3500 SERIES

BEACH STYLE & NARROW LOT HOMES



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



3500 SERIES PRICE LIST

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
The Fern	1575	Call for Price
The Bellamy	2086	Call for Price
Seabreeze	2178	Call for Price
Sunrise I	2026	Call for Price
Sunrise II	2211	Call for Price
The Miles	2413	Call for Price
Coral Ridge	2602	Call for Price
Sunset I	2605	Call for Price
Sunset II	2962	Call for Price
Paradise	2901	Call for Price
Ocean Side	3642	Call for Price
Palmetto	3183	Call for Price
Oleander	3381	Call for Price
Chatham	4370	Call for Price
Magnolia	4402	Call for 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.

05/09/16

3500 SERIES CUSTOM HOME FEATURES

INCLUDED FEATURES:

EXTERIOR

- ★ Fiber cement siding
- ★ Low maintenance aluminum and vinyl fascia, soffit and trim
- ★ Brick accents / front elevation (optional)
- ★ Raised panel or louvered vinyl shutters
- ★ Self-sealing 30 year "architectural" fiberglass shingles, metal roof optional
- ★ Continuous ridge vent and ventilated soffits
- ★ LOW - E white vinyl single hung windows with insulated double pane glass and screens
- ★ Painted fiberglass entry doors
- ★ White vinyl insulated sliding patio doors with screen
- ★ Handle set lock on front door
- ★ Raised panel steel garage doors, with option
- ★ Monolithic concrete foundation
- ★ Concrete drive to street
- ★ Decorative mailbox at curb
- ★ 14' x 10' concrete patio or as per plan
- ★ Professionally landscape package (\$8,500 Allowance)
- ★ Upgraded lot prep 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
- ★ Rounded sheetrock corners (windows optional)
- ★ Latex flat finish paint on all interior walls
- ★ Latex semi-gloss finish paint on interior trim

- ★ 3 1/4" casing and 5 1/4" Baseboard
- ★ Oak raised panel or flat panel maple w/ 30" wall cabinets
- ★ Laminate counter tops with wood edge in kitchen
- ★ 12" ceramic tile flooring in the foyer, kitchen, breakfast, laundry room and all bath rooms.
- ★ Upgrade (level 2) durable carpet with 6lb 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.
- ★ Optional garage walls, to be sheetrocked, trimmed and painted
- ★ Washer and dryer connections

PLUMBING

- ★ Tiled shower in master bath per plan
- ★ Glass door for master shower
- ★ Fiberglass tub 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
- ★ Thickened bullnose edging for master bath vanity tops
- ★ Water saving toilets with elongated bowl

APPLIANCES

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

HVAC

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

ELECTRIC

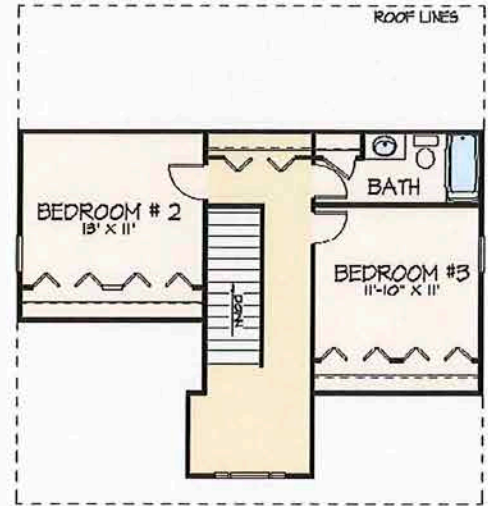
- ★ 110/220 V 200 Amp service with 200 amp breaker panel box located in garage
- ★ Brushed Nickel light fixture package
- ★ Smoke detectors per local building code
- ★ (2) outdoor waterproof receptacles
- ★ Ground fault circuit interrupter on designated kitchen, bath, and outside electrical outlets
- ★ Decorative lighting allowance bedrooms
- ★ (2) Phone jacks
- ★ (4) Cable jacks

BUILDER FEATURES

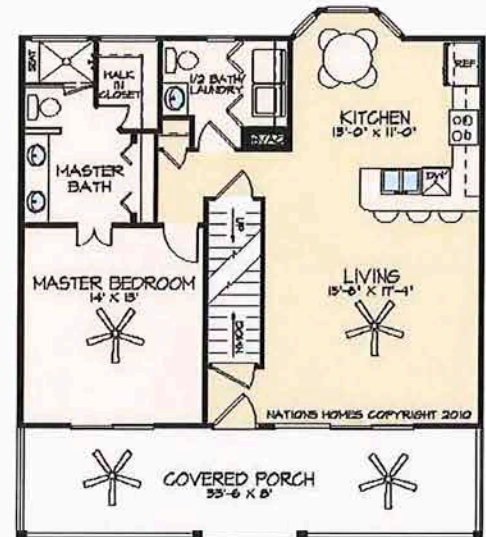
- ★ Homeowners manual
- ★ Termite treatment
- ★ Pre-construction orientation with job superintendent
- ★ Pre-drywall walk through with job superintendent
- ★ Pre-occupancy walk through with job superintendent
- ★ 8 year limited residential warranty (RWC) provided with each home

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.
Effective: 02/28/2013

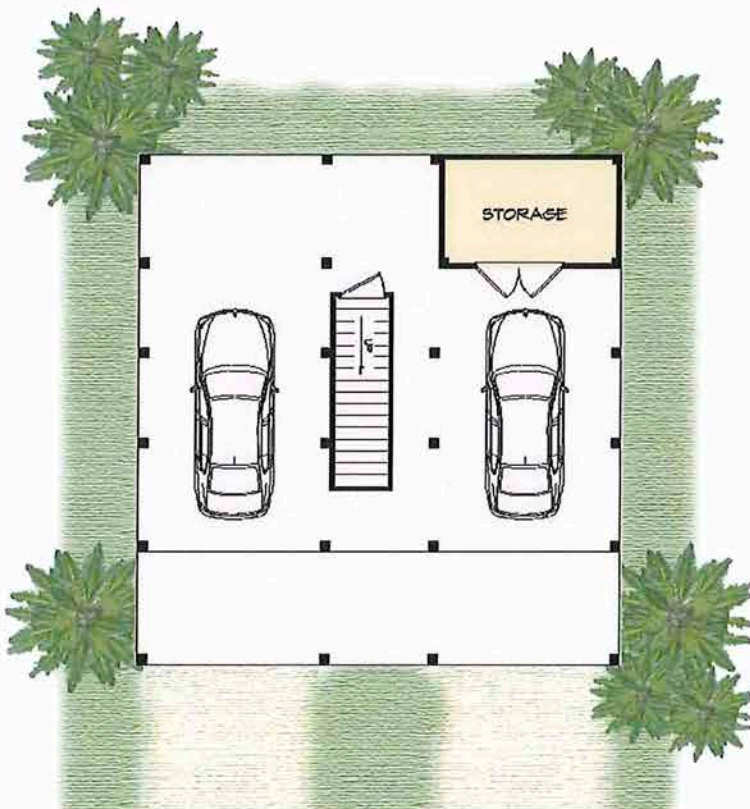
THE FERN



SECOND FLOOR



MAIN FLOOR



GROUND FLOOR

THE FERN

O. D. 33'6" x 46'

The Fern
3 Bedrooms, 2.5 Baths

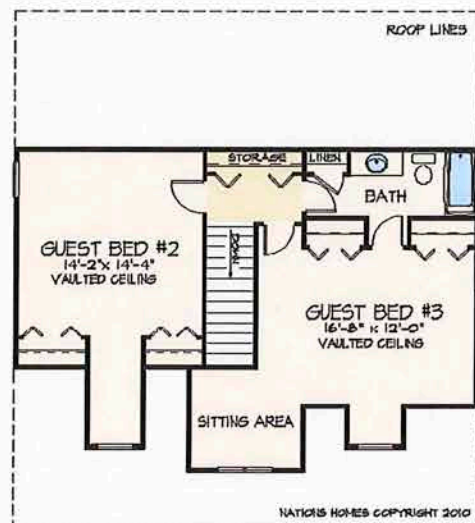
Main Floor Heated Area.....	950 SQ FT.
Second Floor Heated Area.....	625 SQ FT.
Total Heated.....	1,575 SQ FT.

Ground Level Garage and Storage.....	933 SQ FT.
Front Porch.....	266 SQ FT.
Total Covered Area.....	2,774 SQ FT.

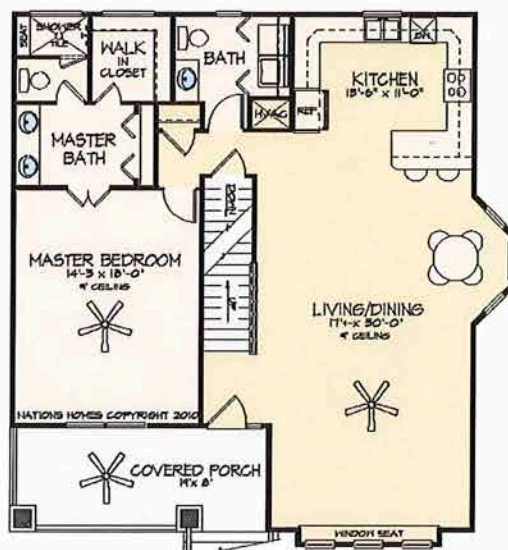


All dimensions and areas
are approximate

THE BELLAMY



SECOND FLOOR



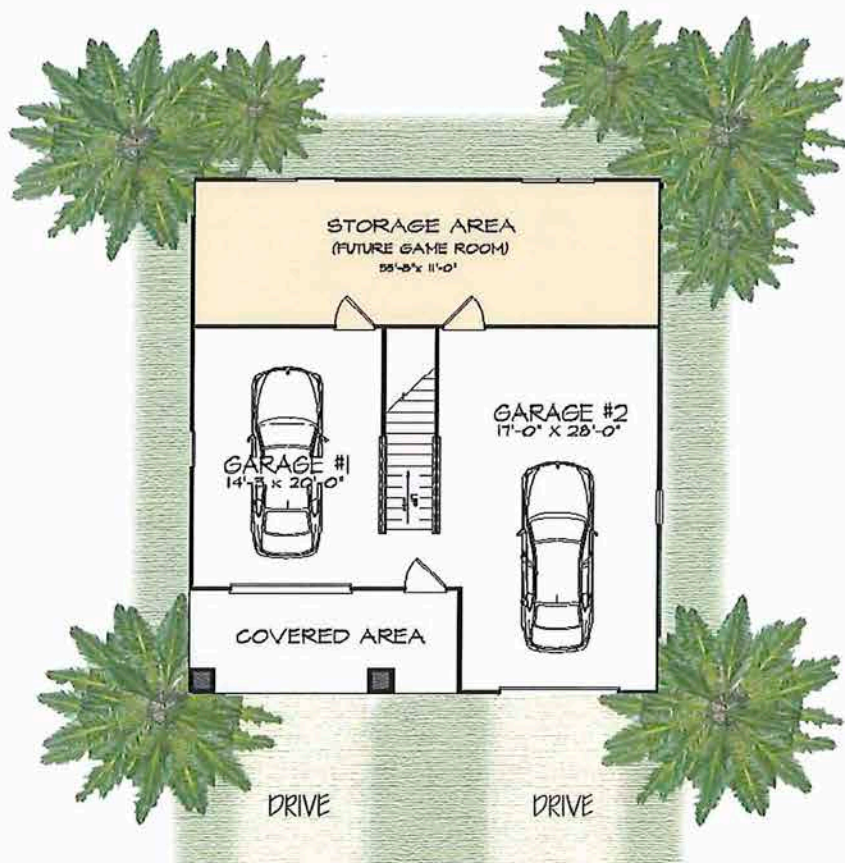
MAIN FLOOR

THE BELLAMY

O. D. 39' x 40'

The Bellamy
3 Bedrooms, 2.5 Baths

Main Floor Heated Area.....	1,314 SQ FT
Second Floor Heated Area.....	772 SQ FT
Total Heated.....	2,086 SQ FT
Ground Level Garage and Storage.....	1,272 SQ FT
Front Porch.....	152 SQ FT
Total Covered Area.....	3,510 SQ FT

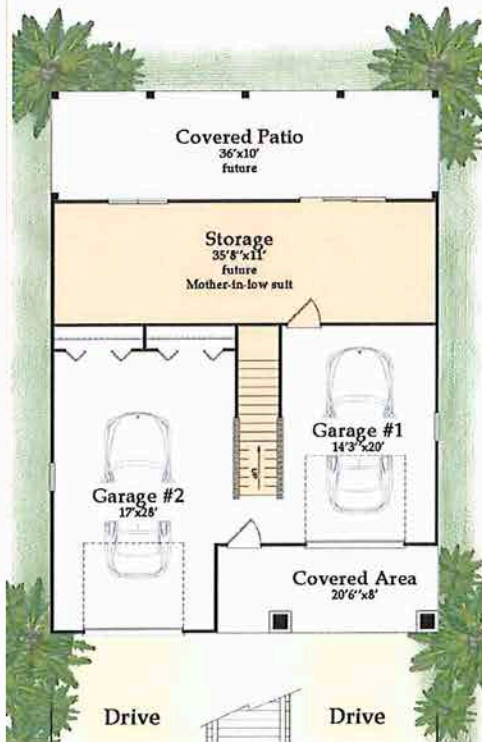
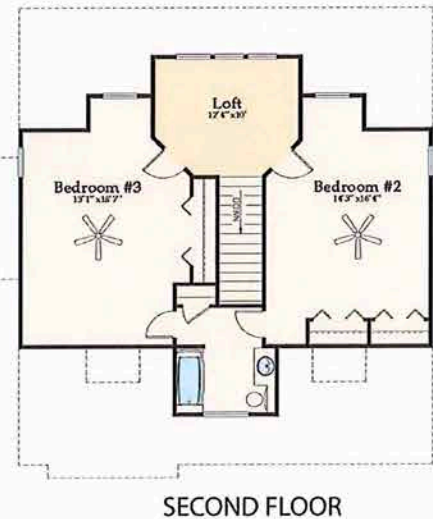


GROUND FLOOR



All dimensions and areas
are approximate

THE SEABREEZE



THE SEABREEZE

O. D. 36' x 40'

Seabreeze
3 Bedrooms, 2.5 Baths

Main Floor Heated Area.....	1,314 SQ FT.
Second Floor Heated Area.....	820 SQ FT.
Total Heated.....	2,136 SQ FT.
Ground Level Garage and Storage....	1,219 SQ FT.
Front Porch.....	159 SQ FT.
Total Covered Area.....	3,514 SQ FT.
Deck.....	360 SQ FT.



All dimensions and areas
are approximate

THE SUNRISE I



THE SUNRISE I

O. D. 33'6 x 38'5

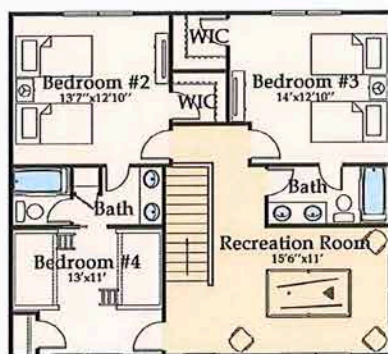
The Sunrise I
4 Bedrooms, 3.5 Baths

Main Floor Heated Area.....1,022 SQ FT
Second Floor Heated Area.....1,004 SQ FT
Total Heated.....2,026 SQ FT

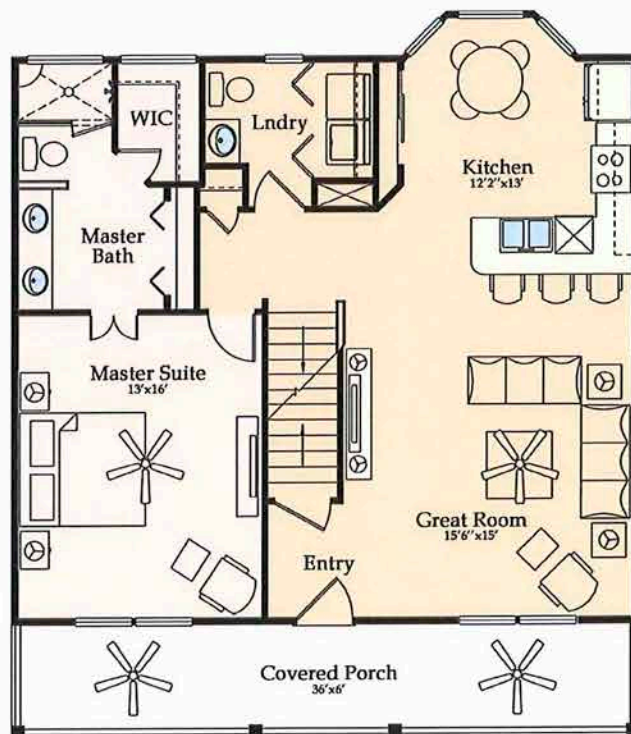
Ground Level Garage and Storage.....1,004 SQ FT
Front Porch.....216 SQ FT
Total Covered Area.....3,246 SQ FT



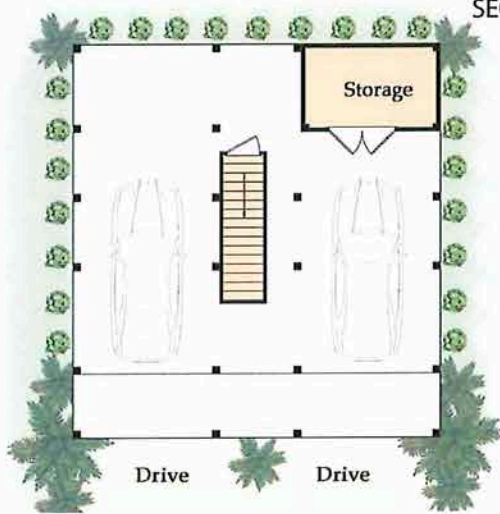
All dimensions and areas
are approximate



SECOND FLOOR



MAIN FLOOR



GROUND FLOOR

THE SUNRISE II



THE SUNRISE II

O. D. 35'10" x 42'

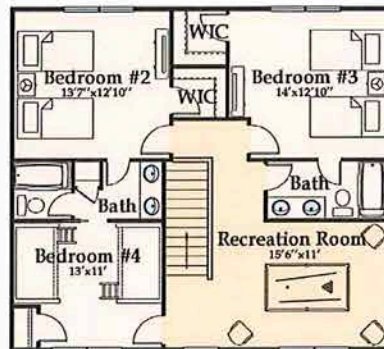
The Sunrise II
4 Bedrooms, 3.5 Baths

Main Floor Heated Area.....1,207 SQ FT.
Second Floor Heated Area.....1,004 SQ FT.
Total Heated.....2,211 SQ FT.

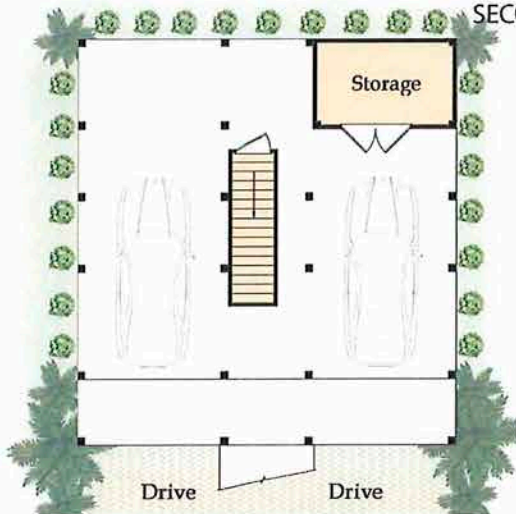
Ground Level Garage and Storage.....1,004 SQ FT.
Front Porch.....120 SQ FT.
Total Covered Area.....3,417 SQ FT.
Rear Deck.....120 SQ FT.



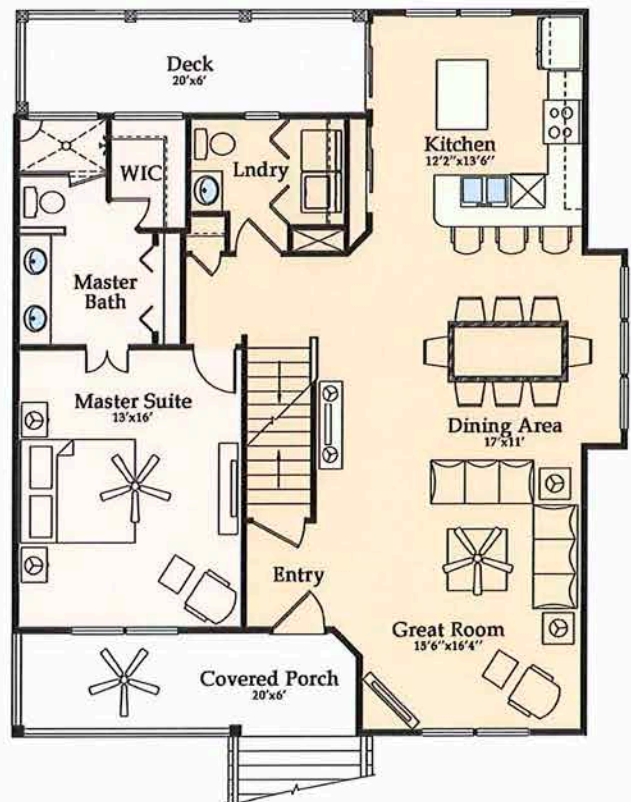
All dimensions and areas
are approximate



SECOND FLOOR

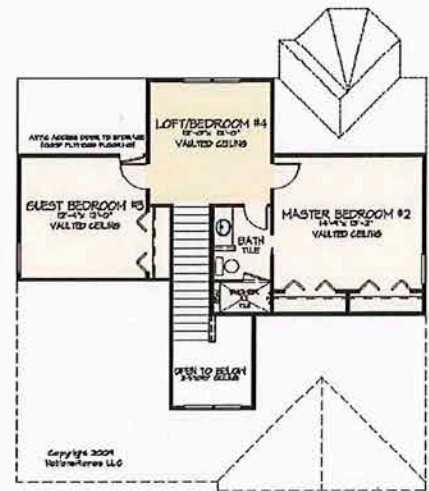


GROUND FLOOR

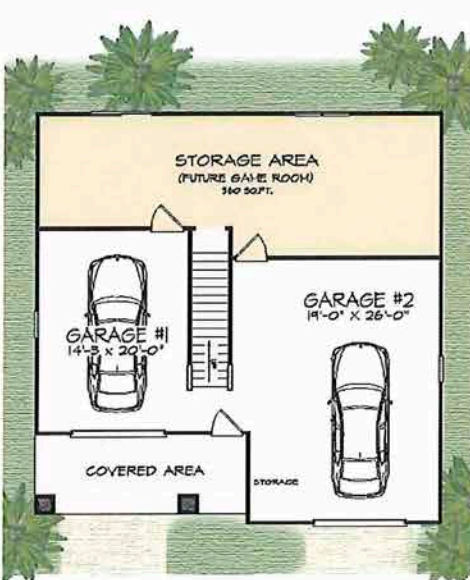


MAIN FLOOR

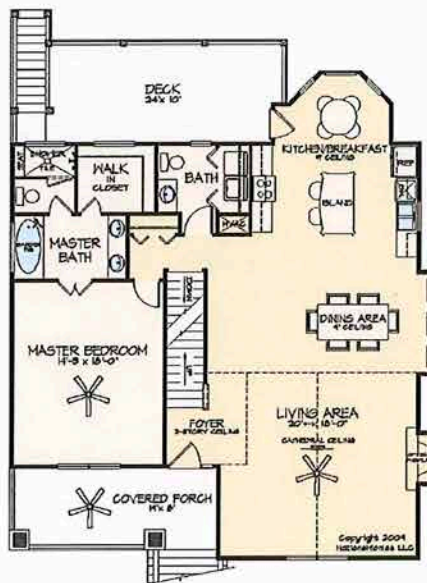
THE MILES



SECOND FLOOR



GROUND FLOOR



MAIN FLOOR

THE MILES

O. D. 40'6" x 50'

The Miles

3 Bedrooms, 2.5 Baths

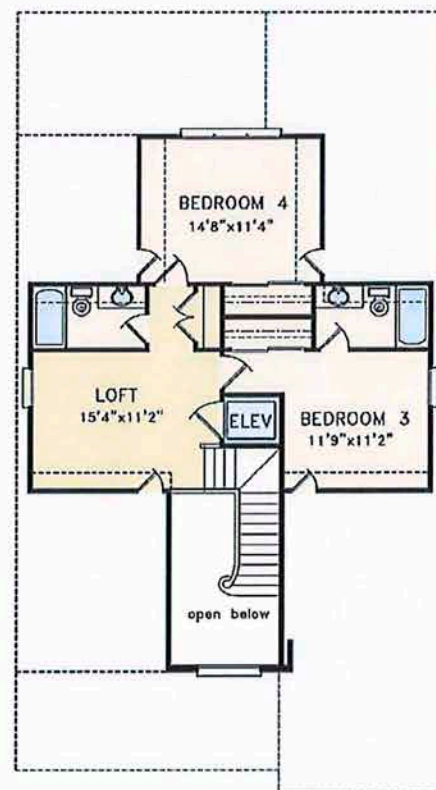
Main Floor Heated Area.....	1,565 SQ FT
Second Floor Heated Area.....	698 SQ FT
Ground Floor Heated.....	150 SQ FT
Total Heated.....	2,413 SQ FT

Ground Level Garage and Storage.....	1,330 SQ FT
Front Porch.....	152 SQ FT
Total Covered Area.....	3,895 SQ FT

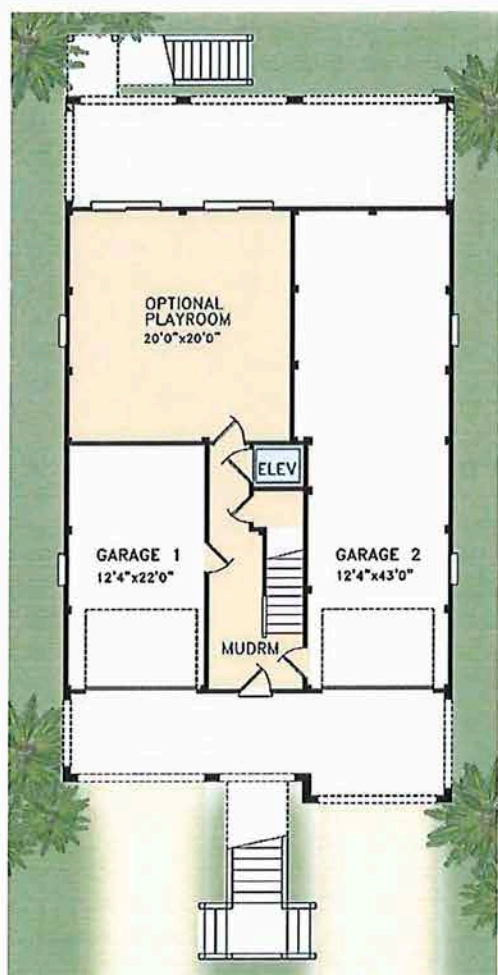


All dimensions and areas are approximate

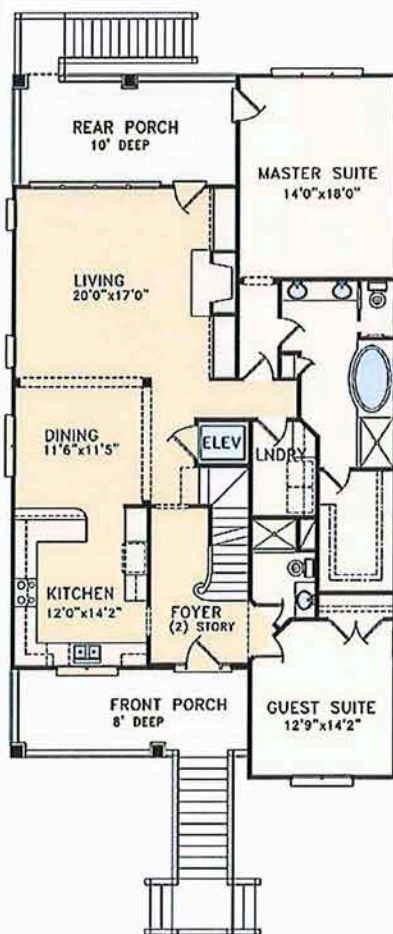
THE CORAL RIDGE



SECOND FLOOR



GROUND FLOOR



MAIN FLOOR

THE CORAL RIDGE

O. D. 34'-9" x 73'-0"

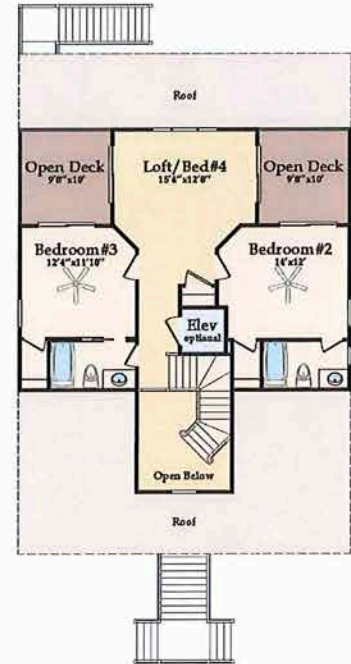
CORAL RIDGE 4 Bedrooms, 4 Baths

Main Floor Heated Area.....	1,809 SQ FT.
Second Floor Heated Area.....	683 SQ FT.
Ground Floor Heated Area.....	110 SQ FT.
Total Heated.....	2,602 SQ FT.
Garage.....	806 SQ FT.
Porch.....	360 SQ FT.
Total Covered Area.....	3,768 SQ FT.
Optional Playroom.....	400 SQ FT.

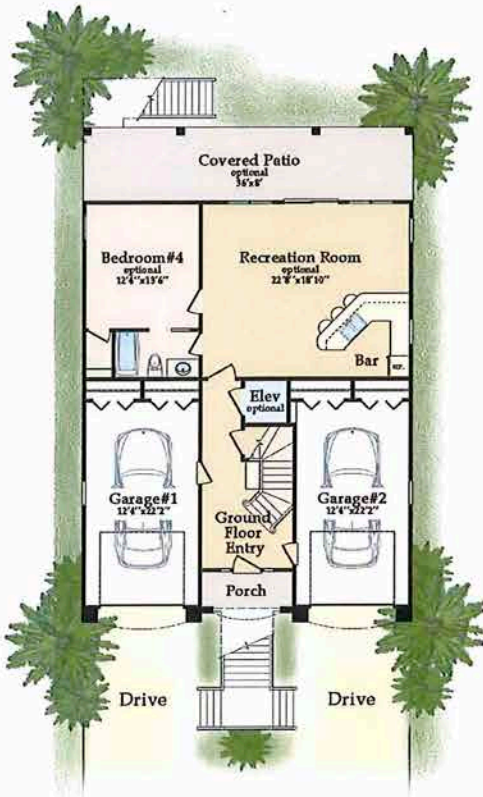


All dimensions and areas are approximate

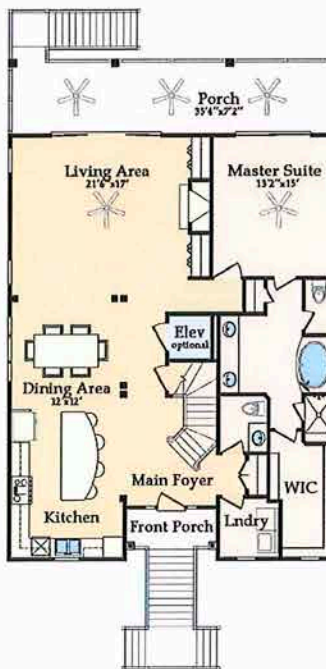
THE SUNSET I



SECOND FLOOR



GROUND FLOOR



MAIN FLOOR

SUNSET I

O. D. 36' x 53'10"

CORAL RIDGE

3 Bedrooms, 3.5 Baths

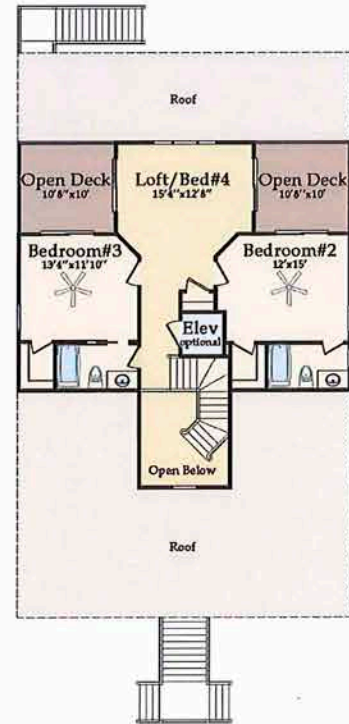
Main Floor Heated Area.....	1,595 SQ FT
Second Floor Heated Area.....	791 SQ FT
Ground Floor Heated Area.....	219 SQ FT
Total Heated.....	2,605 SQ FT
Main Floor Front Proch.....	43 SQ FT
Main Floor Rear Proch.....	269 SQ FT
Garage and Storage.....	598 SQ FT
Ground Floor Porch.....	38 SQ FT
Total Covered Area.....	3,553 SQ FT
Second Floor Deck.....	206 SQ FT
Opt. Ground Floor Heated.....	700 SQ FT
Opt. Ground Floor Covered Patio.....	285 SQ FT



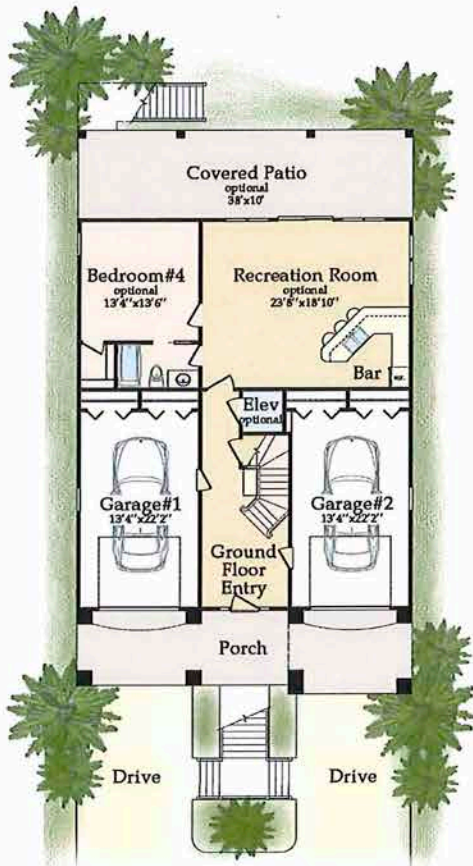
All dimensions and areas are approximate

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THE SUNSET II



SECOND FLOOR



GROUND FLOOR



MAIN FLOOR

SUNSET II

O. D. 38' x 55'10"

CORAL RIDGE 3 Bedrooms, 3.5 Baths

Main Floor Heated Area.....	1,869 SQ. FT.
Second Floor Heated Area.....	828 SQ. FT.
Ground Floor Heated Area.....	265 SQ. FT.
Total Heated.....	2,962 SQ. FT.
Main Floor Front Proch.....	182 SQ. FT.
Main Floor Rear Proch.....	330 SQ. FT.
Garage and Storage.....	646 SQ. FT.
Ground Floor Porch.....	84 SQ. FT.
Total Covered Area.....	4,204 SQ. FT.
Second Floor Decks.....	226 SQ. FT.
Opt. Ground Floor Heated.....	728 SQ. FT.
Opt. Ground Floor Covered Patio.....	380 SQ. FT.



All dimensions and areas are approximate

THE PARADISE



PARADISE

O. D. 42' x 56'

Paradise
4 Bedrooms, 3.5 Baths

Main Floor Heated Area.....1,475 SQ FT
Second Floor Heated Area.....1,285 SQ FT
Ground Floor Heated Area.....141 SQ FT
Total Heated.....2,901 SQ FT

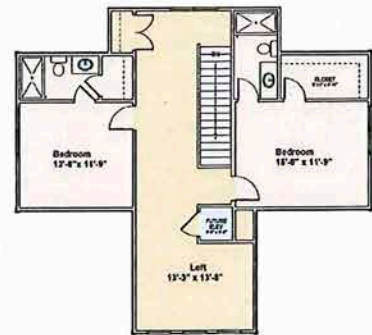
Front Porch.....142 SQ FT
Rear Deck.....193 SQ FT
Second Rear Floor Deck.....82 SQ FT
Garage and Storage.....739 SQ FT
Total Unheated Area.....1,093 SQ FT
Total Under Roof.....3,994 SQ FT
Unfinished Ground Floor/Storage.....609 SQ FT.



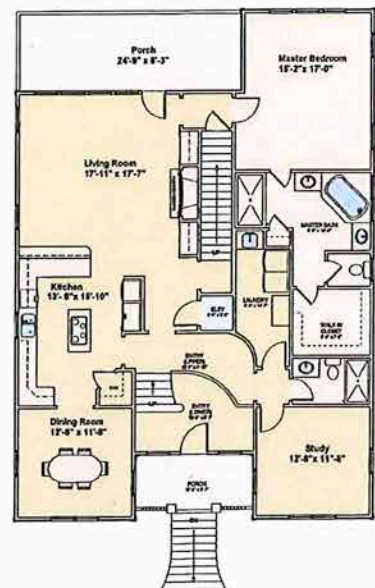
All dimensions and areas
are approximate



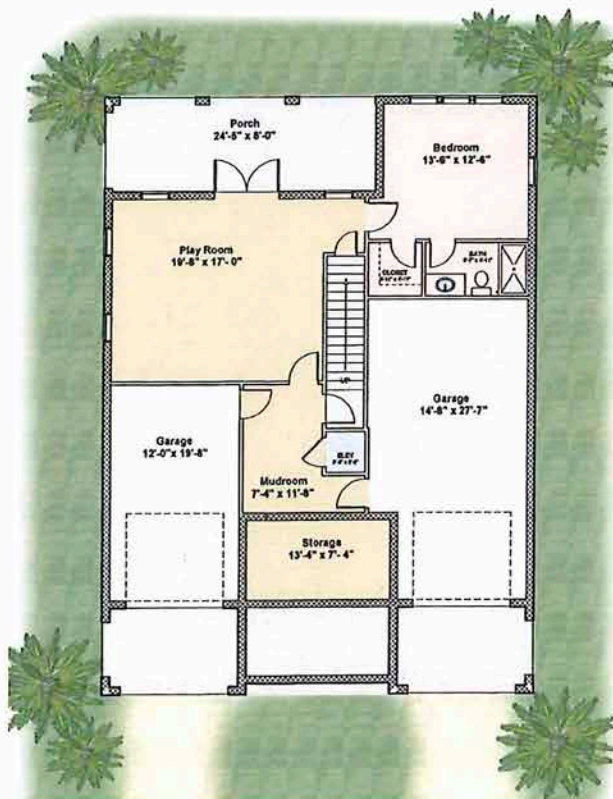
THE OCEAN SIDE



SECOND FLOOR



MAIN FLOOR



GROUND FLOOR

OCEAN SIDE

O. D. 40'7 x 54'4

Ocean Side

4 Bedrooms, 5 Baths

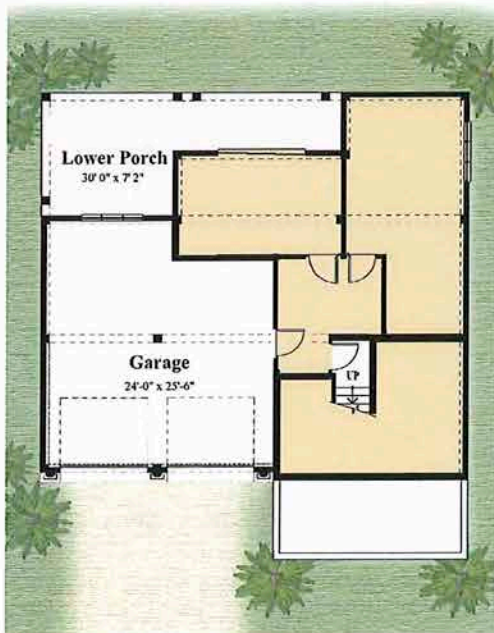
Main Floor Heated Area.....1,837 SQ FT.
Second Floor Heated Area.....947 SQ FT.
Ground Floor Heated Area (opt.) 858 SQ FT.
Total Heated.....3,642 SQ FT.

Porches.....472 SQ FT.
Garage and Storage 739 SQ FT.
Total Covered Area.....4,853 SQ FT.

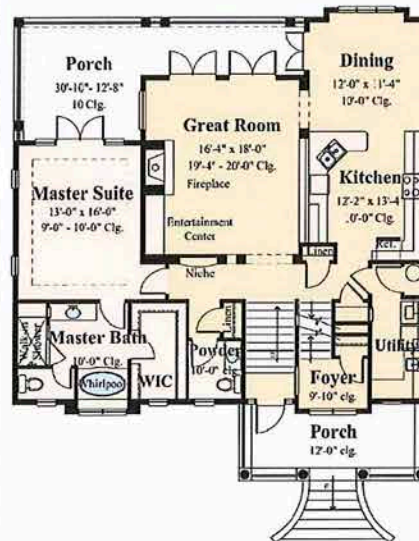


All dimensions and areas are approximate

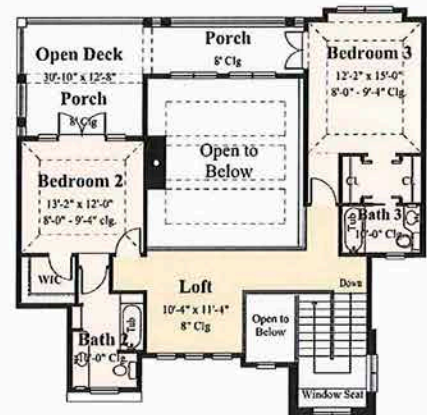
THE PALMETTO



GROUND FLOOR



MAIN FLOOR



SECOND FLOOR

THE PALMETTO

O. D. 42' x 40'

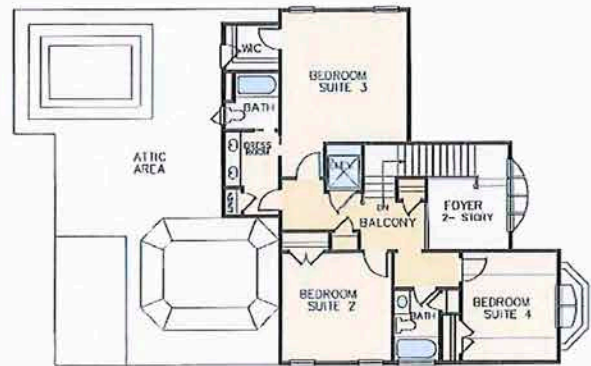
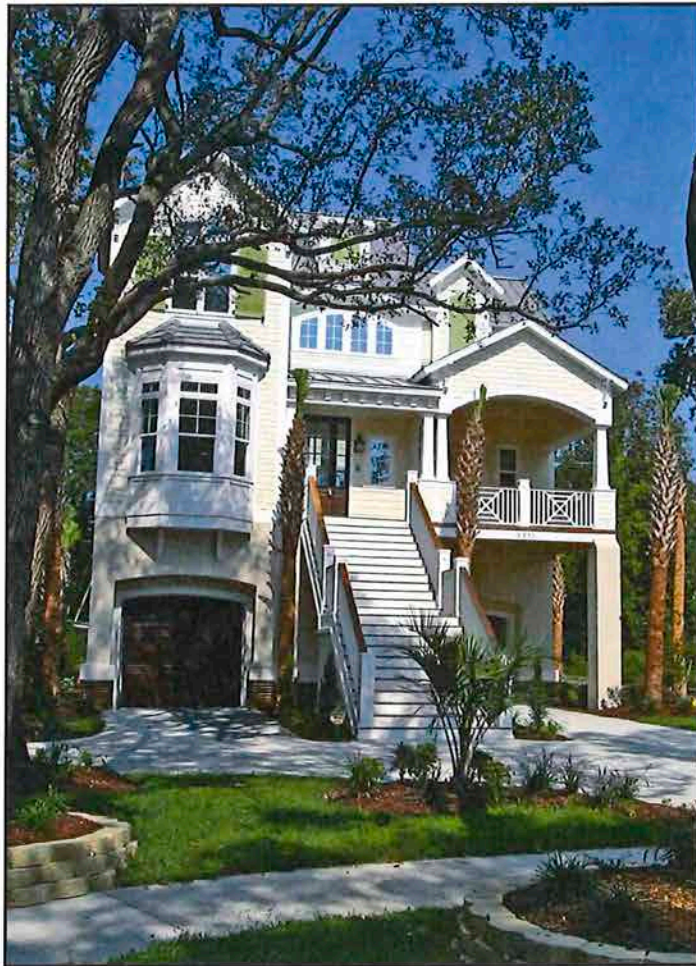
The Palmetto
3 Bedrooms, 3.5 Baths

Main Floor Heated Area.....	1,450 SQ FT
Second Floor Heated Area.....	874 SQ FT
Ground Floor Heated Area (opt.)	859 SQ FT
Total Heated.....	3,183 SQ FT
Entry Porch.....	147 SQ FT
Main Floor Porch.....	254 SQ FT
Second Floor Porch/Deck.....	260 SQ FT
Garage	561 SQ FT
Total Covered Area.....	4,405 SQ FT



All dimensions and areas
are approximate

THE OLEANDER



SECOND FLOOR



MAIN FLOOR



GROUND FLOOR

THE OLEANDER

O. D. 64'4" x 39'8"

The Oleander
5 Bedrooms, 4.5 Baths

Main Floor Heated Area.....2,012 SQ FT
Second Floor Heated Area.....1,094 SQ FT
Ground Floor Heated Area (opt.)275 SQ FT
Total Heated.....3,381 SQ FT

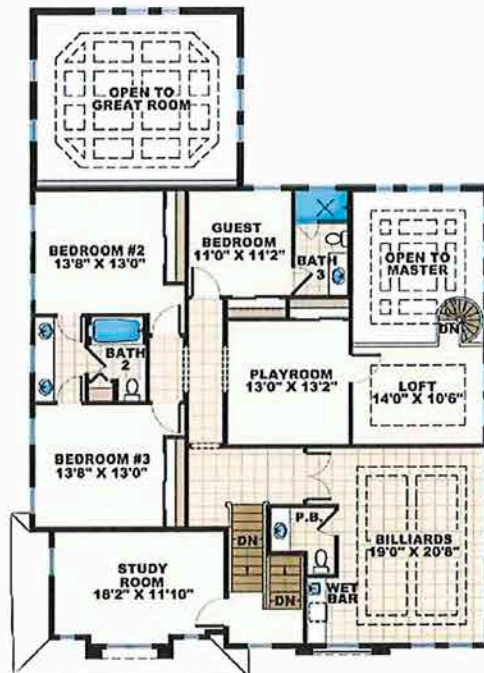
Porches.....569 SQ FT
Garage and Storage856 SQ FT
Total Covered Area.....5,696 SQ FT
Open Deck.....309 SQ FT



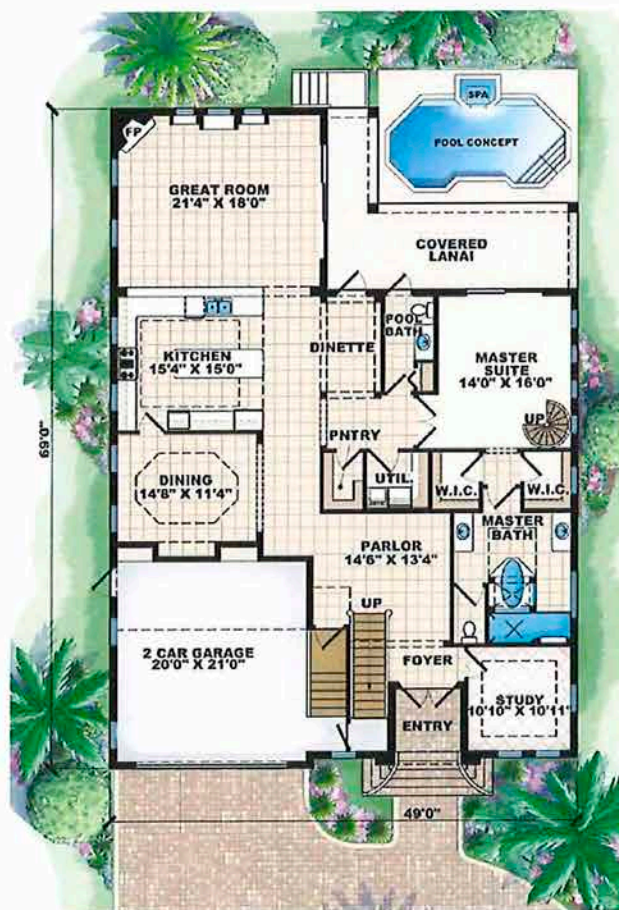
All dimensions and areas
are approximate

NATIONS★HOMES II
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THE CHATHAM



SECOND FLOOR



MAIN FLOOR

CHATHAM

O. D. 49' x 69'

Chatham

4 Bedrooms, 5 Baths

Main Floor Heated Area.....2,285 SQ FT

Second Floor Heated Area.....2,085 SQ FT

Total Heated.....4,370 SQ FT

Garage.....518 SQ FT

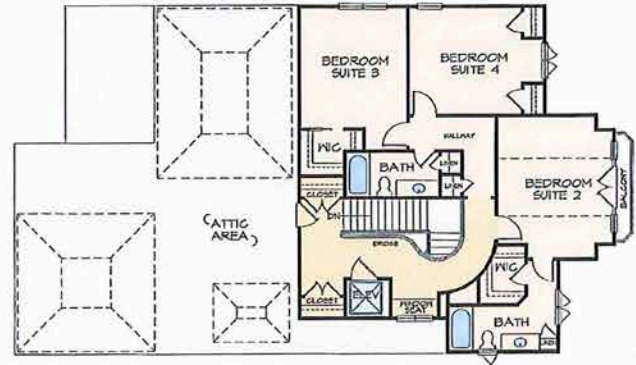
Covered Lanai.....250 SQ FT

Total Covered Area.....5,138 SQ FT

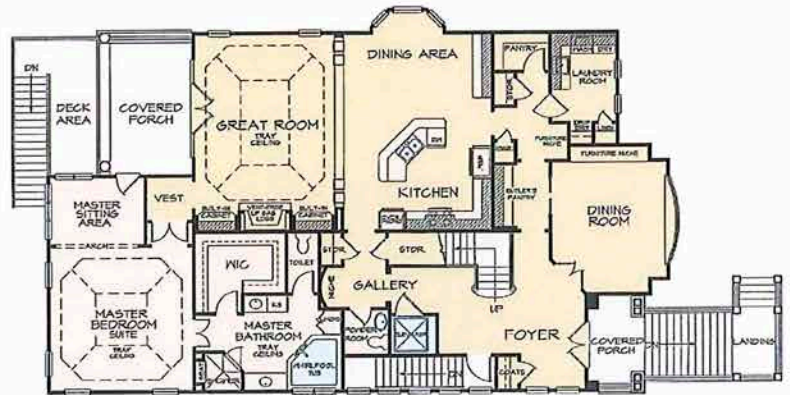


All dimensions and areas
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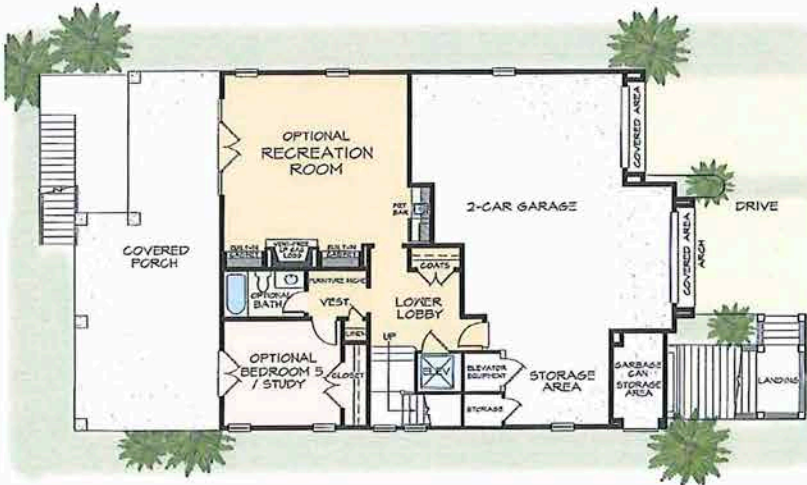
THE MAGNOLIA



SECOND FLOOR



MAIN FLOOR



GROUND FLOOR

THE MAGNOLIA

O. D. 68'4" x 39'8"

The Magnolia
4 Bedrooms, 3.5 Baths

Main Floor Heated Area.....2,308 SQ FT
Second Floor Heated Area.....1,094 SQ FT
Ground Floor Heated Area (opt.).....300 SQ FT
Total Heated.....4,402 SQ FT

Porches.....354 SQ FT
Garage and Storage.....819 SQ FT
Total Covered Area.....5,271 SQ FT



All dimensions and areas
are approximate

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