

LIFE IN THE LOW COUNTRY. at Beaumont Park





Welcome to BEAUMONT PARK in Pawleys Island, South Carolina! A new cutsom home community from Nations Homes, just minutes from the beach, restaurants, grocery stores and more surrounded by the beauty of the low country.

Located just south of Myrtle Beach and perfect for day trips to Charleston, Beaumont Park offers a low country lifestyle for residents that love enjoying all life has to offer. With large one acre lots Beaumont Park gives you room to spread your wings and discover the life you've been dreaming of.





"Nations is very organized and professional. I would recommend them to anyone interested in building a new home."

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Jerry & Susan Caslora

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NATIONS HOMES: MYRTLE BEACH'S #1 CUSTOM HOME BUILDER By choosing NH as your custom home builder you



By choosing NH as your custom home builder you and your family will be rewarded for years and years of a lifestyle you deserve. Let our team, with expertise and unparalleled service, make turning your dream into a reality fun and stress free.

Those who choose Nation Homes will quickly understand why thecompany's name has become synonymous with uncrompismisingcustomer service and outstanding value.

Nations Homes takes pride in our extraordinary staff of professionals. Our experts will guide you through each stage of the home buildingprocess. Our design team works with each homeowner to create the most livable floor plans to fit their lifetstyle and budget using the latest technology. Experienced construction managers and supervisors are on site every day making sure all work is efficient and on time.

With our experience and personal service, you can sit back, relax and enjoy the process.





BEAUMONT PARK CUSTOM HOME FEATURES

INTERIOR

- Ceiling heights are 9' on the first floor and 8' on the second floor unless otherwise noted on the plans
- o Main living areas to have vaulted ceilings (Per Plan)
- o Smooth finish on ceilings
- o Rounded sheetrock comers
- o Latex semi-gloss finish paint on interior trim
- o Latex flat finish paint on interior walls and ceilings
- o Smooth skin 6'8" high 2- panel interior doors
- o 3¼" door casing and 5¼" baseboard
- o 1-piece crown molding in main living areas
- o Flat panel maple cabinets with 36" upper wall cabinets (\$8,000.00 Allowance)
- o Granite countertops in kitchen with 4" ceramic backsplash
- o White cultured marble countertops in guest baths
- o Ceramic tile or hardwood flooring in the foyer, kitchen and breakfast
- o Ceramic tile in all baths and laundry room
- Durable carpet with 8lb pad in all bedrooms, guest bedrooms, lofts, bonus rooms and stairs
- o Luxury Vinyl Plank flooring in living, dining, kitchen and foyer
- o Framed glass mirrors in master bath
- o Framed hanging mirrors in guest baths
- o Brushed nickel levor door handles
- o Ventilated vinyl coated wire shelving in all other closets
- o Garage walls to be sheetrocked, trimmed and painted (Per Plan)
- o Washer and dryer connections

PLUMBING

- o Decorative single handle faucets
- o Ceramic tile shower in master bath
- o Fiberglass tub/shower unit in guest baths
- o Water saving toilets with elongated bowl
- o 8" deep stainless steel kitchen sink with chrome single handle faucet
- o Water line for ice maker
- o 50 gallon hot water heater
- o (2) exterior hose bibbs



EXTERIOR

- o Fiber cement siding
- o Low maintenance aluminum and vinyl fascia, soffit
- o Brick accents on front elevation(optional)
- o Vinyl shutters (Per Plan)
- o Self-sealing 30 year"Architectural" fiberglass shingles
- o Continous ridge vent and ventilated soffits
- o Low-E vinyl casement windows with insulated double pane glass & screens
- o White vinyl insulated sliding patio doors with screens (Per Plan)
- o 8'0" high front entry door (per plan)
- o Handleset lock on front door
- o Raised panel steel garage doors
- o Monolithic concrete foundation
- o Concrete driveway to street(1,500 sq.ft. allowance)
- o Concrete patio (Per Plan)
- o Decorative mailbox at curb
- o Professional landscape package (\$12,500 Allownace)

HEATING, AIR CONDITIONING AND VENTILATION

- o 14 SEER HVAC system professionally sized for each home, zoned per plan
- o Bathroom exhaust fans vented to the outside
- o Dryer vent to the outside

ELECTRICAL

- o 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- o Optional garage door operator
- o Smoke and carbon monoxide detectors per local building code
- o (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- o Ceiling fan pre-wire in great room, bedrooms, porches and bonus room
- o (2) phone/internet jacks
- o (4) cable jacks
- o Optional flooroutlet
- o Decorative lighting/ceiling fan package (\$3,500 Allowance)
- o (25) LED recessed can lights with trim

APPLIANCES

- o Whirlpool appliances (\$6,000 Allowance)
- o Energy Star, multi-cycle dishwasher
- o Free standing electric ceramic top range
- o Microwave hood combo
- o 1/3 HP in-sink disposer

BUILDER FEATURES

- o Homeowner manual
- o Tennite treatment TAEXX "tubes in the walls"
- o Pre-construction orientation with job superintendent
- o Pre-drywall walk through with job superintendent
- o Pre-occupancy walk through with job superintendent
- o 8 year limited residential warranty (RWC) provided with each home
- o Builder risk insurance for home owner
- o 1 year limited builder warranty

ALLOWANCEITEMS

- o Permits/Impact fees TBD
- o Cabinets \$15,000
- o Appliances \$6,000
- o Lighting/ceiling fans \$3,500
- o Concrete driveway/walks 1,500 sq.ft.
- o Landscaping/irrigation \$12,500
- o Front Door \$4,000
- o Countertops Per Plan
- o Plumbing Per Plan
- o Truss & Lumber Per Plan
- o Security \$1,200

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BEAUMONT PARK PRICING INFORMATION

Home plans	Heated	Unheated	Total	Sales Price*
#1 - Carolina Optional Bonus Room	2,007 279	705	2,712	\$ 447,514 \$ 27,300 + \$ 7,200 for Bath
#2 - Arrowwood Optional Bonus Room	2,082 299	1,135	3,217	\$ 489,633 \$ 28,500 + \$ 7,200 for Bath
#3 - Westchester Optional Bonus Room	2,377 327	1,040	3,417	\$ 527,373 \$ 29,500 + \$ 7,200 for Bath
#4 - Amellia Optional Bonus Room with Bath	2,645 707	1,231	3,876	\$ 536,316 \$ 89,500
Bonus Room Optional Covered Porch		216		\$ 28,000

* Prices and square footages are subject to change without notice \$ 25,000 is included in each home base price for lot clearing, fill dirt and pond

L	ot No	Size	Lot Price	Allowances	
L L L L L L	ot #1 ot #2 ot #3 ot #4 ot #5 ot #6 ot #7 ot #8 ot #9	1.00 A.C. 1.08 A.C. 1.13 A.C. 1.18 A.C. 1.35 A.C. 1.01 A.C. 1.01 A.C. 1.01 A.C. 1.01 A.C. 1.01 A.C. 1.01 A.C. 1.01 A.C.	SOLD SPEC - \$781,755 SOLD SPEC - \$825,267 \$ 169,900 \$ 159,900 \$ 159,900 SOLD SOLD	Lighting Flooring Cabinets Security Bathroom Mirrors (Excluding Master) Plumbing Countertops Appliances Front Door Landscape Backsplash	\$3,500 Per Plan \$15,000 \$1,200 \$175 A Hanging Mirror Per Plan Per Plan \$6,000 \$4,000 \$12,500 \$1,500

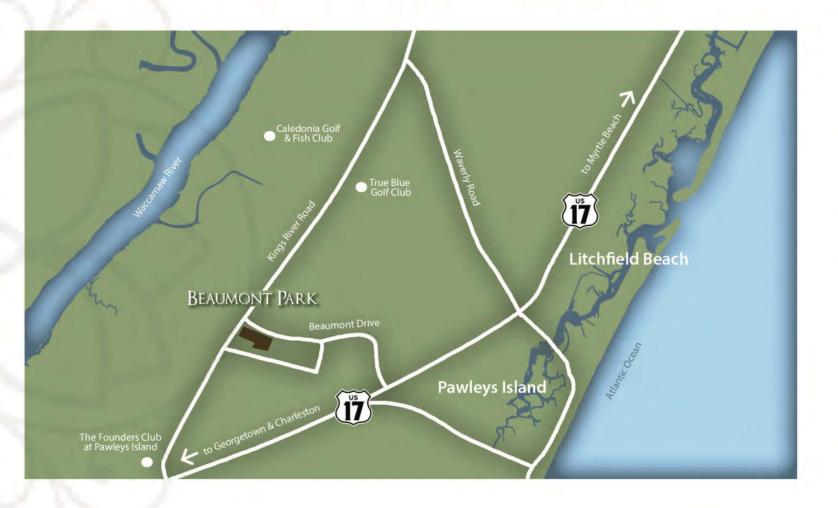
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NATIONS HOMES Building the American Dream





BEAUMONT PARK AREA MAP



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TO STAR

THE CAROLINA



THE CAROLINA 3 Bedrooms / 2 Baths / Optional Bonus Room / 2,991 Square Feet



THE CAROLINA | 3 BEDROOMS | 2 BATHS WITH OPTIONAL BONUS ROOM

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"Nations Homes was the perfect fit for our family. A quality custom home, completed on time and at a very competitive price."

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THE ARROWWOOD

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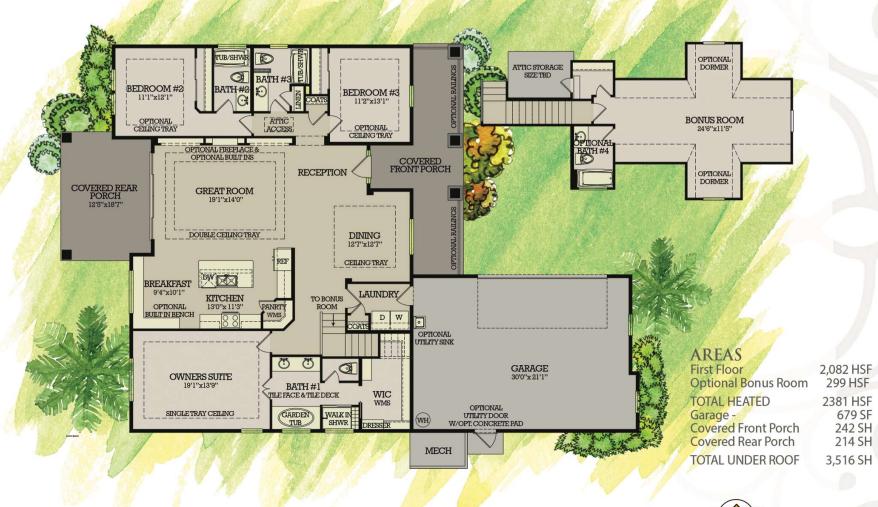




NATIONS HOMES Building the Imerican Dream

3 Bedrooms / 3 Baths / Optional Bonus Room / 3,516 Square Feet

THE ARROWWOOD 3 BEDROOMS 3 BATHS WITH OPTIONAL BONUS ROOM



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"If you are considering building a custom home regardless of design and price, I am sure Nations would meet your need

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Barbara Stemler



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THE WESTCHESTER

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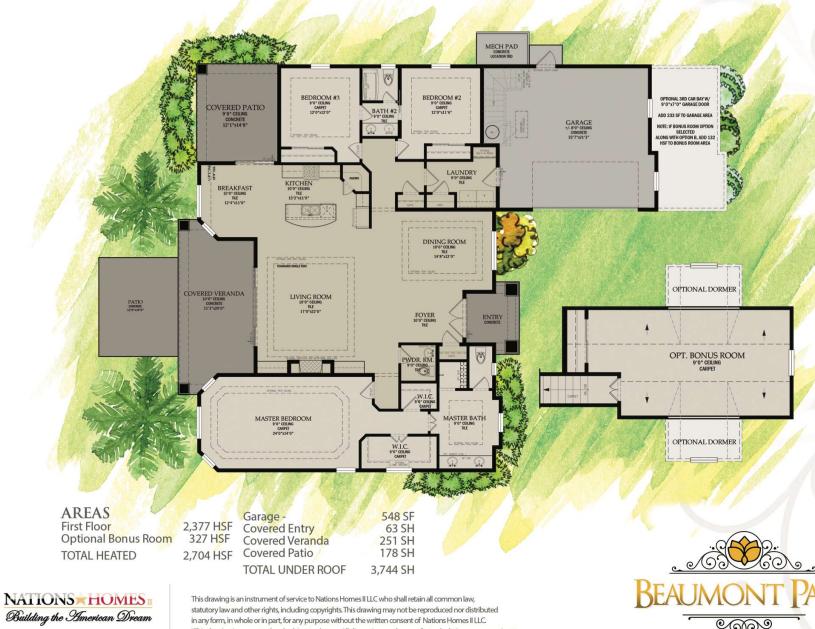
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THE WESTCHESTER | 3 BEDROOMS | 2.5 BATHS WITH OPTIONAL BONUS ROOM



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"They made me feel like my house was important to them every step of the way. Outstanding team." Gene & Kathleen Keady

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