



# Standard Features

## Carriage Hill Estates- Coastal Series

### Interior Features

- Smooth finished ceilings throughout
- 9' ceilings on 1st floor
- 8' ceiling on 2nd floor (9' ceilings on Greenhill plan only)
- 12" Ceramic tile in all baths & laundry room
- Upgraded Mohawk® carpet with high-density carpet pad (6 lb.) in bedrooms, family room, formal living room and bonus room (per plan)
- Hardwood in foyer, extended foyer, dining room, kitchen/breakfast nook, and half bath (per plan)
- Deluxe trim package with crown molding in all rooms on first floor except closets (per plan), 2 piece chair rail with picture molding in dining room (per plan)
- 5 1/4" base boards on first floor
- 3 1/4" base boards on second floor
- 2-panel interior doors with brushed nickel hardware
- Phone pre-wired in family room, master bedroom, and bonus/loft (per plan)
- Cable pre-wired in all bedrooms, family room, bonus/loft (per plan), and study (per plan)
- Ceiling fan pre-wired in all secondary bedrooms
- Ceiling fans in master bedroom, family room, bonus/loft (per plan).
- Super Slider Ventilated closet shelving

### Kitchen Features

- Recessed lighting in kitchen
- GE® Stainless steel appliances including:
  - Self-cleaning slide in gas range
  - Vented space saver microwave
  - Energy Star rated multi-cycle dishwasher
  - Energy Star rated 25 cubic foot refrigerator with icemaker hookup
- Garbage disposal 1/3 HP
- Moen® "Arbor" stainless steel pullout faucet
- Granite® countertops with undermount stainless steel sink
- 6x6 diagonal ceramic tile backsplash
- Upgraded 36" & 42" staggered raised panel maple cabinets with crown molding and satin nickel hardware.

### Bathroom Features

- Master Bathroom sinks w/ double cultured marble vanity (per plan)
- Moen® EVA brushed-nickel faucets
- Master bath featuring garden tub and separate tiled shower w/ shower door
- Elevated vanity in master bath
- Pedestal bathroom sink in powder room (per plan)
- Elongated Commodes
- Moen® Mason satin nickel towel bars & paper holders

### Exterior Features

- 2-car garage with steel raised panel garage door with glass & decorative hardware, and door opener with 2 remotes.
- 6-panel fiberglass-insulated front door with brushed-nickel hardware
- Security deadbolts on all exterior doors
- Hardiplank siding
- Vinyl Low E single-hung tilt windows with 1/2 screens
- Taexx® in-wall pest control system
- 30-year architectural shingles
- Premium landscape package to include fully sodded yards
- 10 x 12 patio or lanai (per plan)

### Energy Efficient Features

- 50 gallon gas hot water heater
- 90% Gas furnace and 13 SEER energy-efficient heating and central air conditioning systems w/ digital thermostat
- Low E vinyl single hung windows w/ 1/2 screens
- CO2 detector on each floor
- Radiant Barrier Roof Sheathing
- Home Automation Schlage Link® System
  - One module
  - One entry lock control
  - Programmable Thermostat by Trane®

### Community Features

- Estate sized homesites
- Minutes to I-26, downtown Summerville, and other convenient shopping and dining
- 1-2-10 Homeowner Warranty

For more information please contact your  
New Home Consultant at Carriage Hill Estates  
(843) 514-8295

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