



Standard Features

Royal Palms

Interior Features

- Smooth finished ceilings throughout
- 9' ceilings (per plan)
- 12" Ceramic tile in all baths & laundry room
- Upgraded Mohawk® carpet with high-density carpet pad (6 lb.) in bedrooms
- Hardwood in foyer, extended foyer, dining room, kitchen/breakfast nook, stairs, living, hall, & half bath (per plan)
- 2-panel, smooth skin, interior doors with 2 ¼" finger jointed MDF casing
- Crown moulding in all rooms on main living floor excluding closets and garage (Per Plan)
 - 2 Story Plans – Main Living Area on 1st Floor
 - 3 Story Plans – Main Living Area on 2nd Floor and 1st Floor Foyer Only
- 2-piece chair rail in Dining Room with picture frame moulding located below (the wall below chair rail is painted white to match the trim)
- Oak Rail and Pickets included along first set of stairs (Per Plan)
- 1st and 2nd floor doors are 6' 8" in height
- Window sills are trimmed with MDF stool and 2 ¼" casing
- Window openings are finished with sheetrock returns on the top and sides
- All interior closets receive swing hinged style doors
- Baseboard is 5 ¼" MDF in all rooms on main living floor (Per Plan)
 - 2 Story Plans – Main Living Area on 1st Floor
 - 3 Story Plans – Main Living Area on 2nd Floor and 1st Floor Foyer Only
- Sheetrock wrapped interior openings where applicable
- All tile and hardwood areas receive painted Pine shoe moulding
- All kitchen and bathroom vanity shoe moulding located at the cabinet toe-kick will match the cabinets
- Phone pre-wired in living room and master bedroom (per plan)
- Cable pre-wired in all secondary bedrooms and study (per plan)
- Ceiling fan pre-wired in all bedrooms
- Ceiling fans in master bedroom and living room (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 (end unit only)
 - Energy Star rated multi-cycle dishwasher
 - Energy Star rated 25 cubic foot
 - Refrigerator with ice maker 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
- 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 and door opener with 2 remotes (per plan)
- Fiberglass-insulated front door with brushed-nickel hardware
- Security deadbolts on all exterior doors
- HardiePlank® 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
- Patio (per plan)

Energy Efficient Features

- Tankless hot water heater
- 90% Gas furnace and 13 SEER energy-efficient central air conditioning systems w/ digital thermostats
- 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

- Location, Location, Location!
- HOA
- Located within minutes from major roadways
- Convenient to shopping & dining
- 1-2-10 Homeowner Warranty

For more information please contact your
New Home Consultant at Royal Palms
(843) 972-4295

Royal Palms Welcome Home Center
1187 Dingle Rd
Mount Pleasant SC 29466

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