

# INCLUDED FEATURES

## Scenic Point - Arbor Series

### Dramatic Interior Features

- Smooth finished ceilings throughout
- 9' ceilings on 1st floor
- 8' ceiling on 2nd floor
- 12" or 13" Ceramic tile in all full baths & laundry room
- Upgraded **Shaw**® carpet with high-density carpet pad (6 lb.) in bedrooms, family room, living room/study and bonus room (all per plan)
- **Shaw**® Laminate flooring in foyer, extended foyer, dining room, kitchen/breakfast nook, and powder room (per plan)
- Deluxe trim package with crown molding in foyer and dining room on flat ceilings (per plan)
- 3 1/4" base boards on all areas
- 2-panel interior doors with brushed nickel hardware
- Overhead lighting in all bedrooms
- Pre-wired for one CAT-5 Phone outlet
- Pre-wired for five RG6 Cable outlet
- Ceiling fan pre-wired in master bedroom, family room, bonus/loft, guest suite, screened porch, all secondary bedrooms, and study (all per plan)
- Ventilated closet shelving
- Window sills

### Designer Kitchen Features

- LED lighting in kitchen
- **Frigidaire**® Stainless steel appliances including:
  - Gas range
  - Space saver microwave vented to the outside
  - Energy Star**® rated multi-cycle dishwasher
  - Garbage disposal 1/3 HP
- **Moen**® "Align" chrome pullout faucet
- **Granite** countertops with undermount stainless steel sink
- 3 x 6 stylish **subway tile** backsplash
- Upgraded 36" & 42" staggered maple cabinets with crown molding and brushed nickel hardware.

### Bathroom Features

- Master Bathroom sinks w/ double bowl cultured marble vanity with a matte finish (per plan)
- **Moen**® EVA chrome faucets

- Master Bath features luxurious 5' walk-in shower with a built-in seat (cultured marble surround with a matte finish), & a clear glass shower enclosure. (per plan)
- Elevated vanity in master bath
- Pedestal sink in powder room with chrome faucet and decorative mirror (per plan)
- Elongated toilets with soft close lids
- **Moen**® Mason chrome towel hooks & paper holders

### Architectural Features

- Beautifully crafted, distinctive elevations
- Low-maintenance aluminum and vinyl soffits/trim
- 2-panel fiberglass-insulated front door with brushed-nickel hardware.
- 10X12 patio or covered lanai (per plan)
- Spacious garage with decorative Lowcountry Style garage door
- 30 year Architectural shingles
- Two coach lights on garage
- Two garden hose connections (per plan)
- 1/2 HP garage door opener with two remotes
- Garage is paint ready
- Concrete walks & driveway per home site
- Security deadbolts on front & rear doors
- Monolithic slab foundation
- Paneled shutters per plan
- Professionally designed landscape package
- All homes sealed by a licensed Engineer and Engineered IRC code compliant
- All homesites tested for structural bearing capacity

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### Energy Efficient Features

- **Rinnai®** Tankless Water Heater
- **90% Gas furnace** and **14 SEER** energy-efficient heating and central air conditioning systems w/ programmable thermostat (dual zone per plan)
- **Low E** insulated vinyl single hung windows w/ 1/2 screens
- CO2/Carbon Monoxide detectors on each floor
- Individual home testing, and inspections performed on every home throughout the construction process to include duct blast testing, & blower door testing.
- **House wrapped** to provide additional protection from air and water infiltration.
- Foam caulking around exterior doors and windows
- Energy efficient insulation (R30 in ceiling, R13 in walls)
- **LED** lighting in kitchen and hallways (per plan)

### Builder Services

- 1-2-10 year homeowners warranty
  - 1 year overall limited coverage
  - 2 year systems protection
  - 10 year limited structural warranty
- Homeowner Meetings
  - Pre-construction meeting
  - Pre-drywall meeting
  - New Home Orientation
- **Sentricon®** Bait Station
  - In-ground Termite treatment with bond

### Community Features:

- Ideal location in Hanahan, just 16 miles from downtown Charleston, the state's self-proclaimed Holy City
- Enjoy serene, heavily wooded surroundings including the public-access, freshwater Goose Creek Reservoir
- Conveniently located just four miles from I-526 for outstanding access to Charleston, the airport, and major employers
- Mount Pleasant and North Charleston also offer abundant shopping, dining, entertainment, and recreation opportunities
- Eligible students will have access to attend desirable Hanahan schools, all nearby

For more information please contact your  
New Home Consultant at Scenic Point  
(843) 991-8072

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