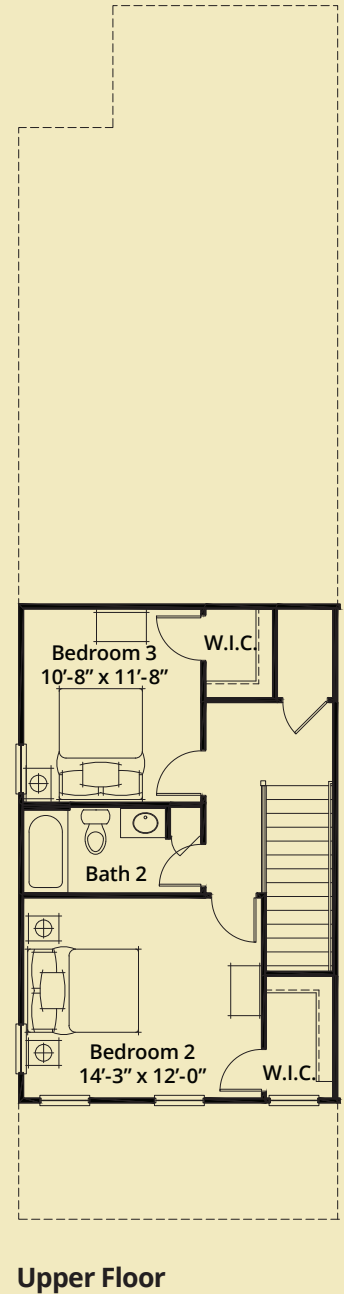
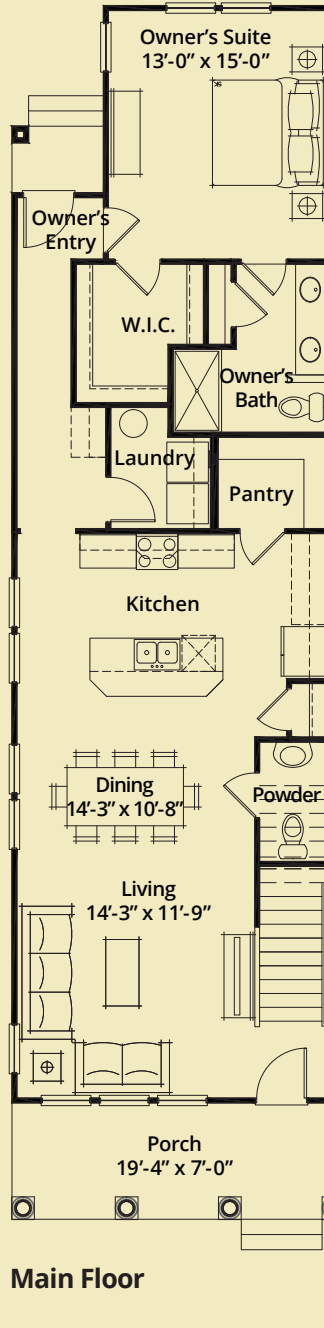
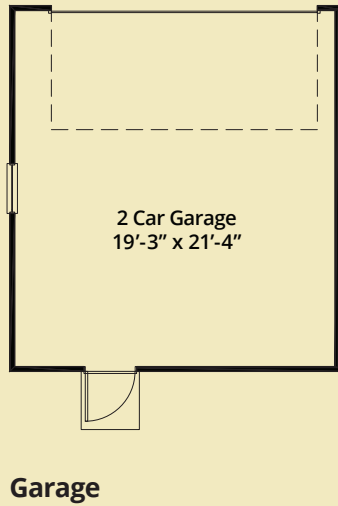




**Patrick
Square**

The Saluda

3 Bedroom | 2½ Bath



The Saluda

| | |
|-------------------------|----------------------|
| Main Floor | 1,212 sq. ft. |
| Upper Floor | 530 sq. ft. |
| Total Cond. Area | 1,742 sq. ft. |

| | |
|-------------------|----------------------|
| Front Porch | 200 sq. ft. |
| Rear Porch | 25 sq. ft. |
| Total Area | 1,967 sq. ft. |

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This does not constitute an offer to sell where prohibited by law. All artist's renditions and plans for Patrick Square are representative of planned development. Plans, prices and availability are subject to change without notice. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, reference should be made to the documents furnished by the developer to a buyer that are included in a sales agreement.





**Patrick
Square**

Carriage Homes Included Features

Saluda/Santee
2016



Exteriors

- Insulated double hung windows with limited lifetime warranty
- Low "e" glass
- Deck, patio or porch (size per plan)
- HardiPlank® fiber-cement siding with 30-yr warranty
- Professional landscaping package
- Irrigation system with rain sensor and controller
- Aluminum pre-finished seamless gutters per plan
- Insulated garage doors with opener(s)
- 1- or 2-car unfinished, detached garage per plan

Flooring

- Hardwood flooring in foyer, kitchen, living room, breakfast area, dining room, powder room and main floor hallways
- Subflooring by AdvanTech® with 50-yr warranty
- Ceramic tile — 12" x 12" on entire master bath floor, secondary bath floors, and laundry floors
- Hardwood solid steptreads
- Stain resistant carpet with 6 lb. pad in bedroom
- Engineered floor systems

Electrical

- Pre-wire for TV and computer/phone in all bedrooms and living room (4 single jacks + 1 dual jack)
- Six air-tight IC-rated recess cans
- Pre-wire for ceiling fans in living room and all bedrooms
- Two weatherproof exterior receptacles
- All category 5e wiring "home run" to panel

Plumbing

- Pedestal sink in powder bath
- MOEN "Brantford"™ chrome faucets with limited warranty in all baths
- Undermount double bowl stainless kitchen sink
- MOEN "Integra"™ stainless pull-out sink faucet with lifetime warranty in kitchen
- One-piece tub/shower or shower stall(s) in ALL baths
- Two exterior spigots

Interiors

- 3 cm granite kitchen countertops
- Whirlpool® 30" free-standing gas range
- Whirlpool® 3-cycle dishwasher with stainless panel
- Stainless steel hood with 225 cfm blower vented to exterior
- Garbage disposal
- Flush panel stained kitchen cabinets
- European (hidden) hinges
- Painted bath vanities with cultured marble tops
- Ceiling height - 10' minimum formal areas, 9' 2nd floor
- Lighting package (choice of 4)
- Ventilated shelving systems
- Low VOC Sherwin-Williams® paints
- Carbon monoxide detectors on each level

High Performance Systems

- Energy efficient design
- "Right-sized" heating and cooling systems
- High efficiency 13 SEER cooling
- Sealed ductwork tested for air tightness
- Air sealing package and cellulose blown insulation
- R-38 in attic, R-25 vaults, R-13 walls
- 40-gal gas water heater — w/min. energy factor = .61
- Fiber optic cable to structured wiring hub

Trim

- Two-panel interior doors
- Vernacular trim detailing
- 6" base in all areas
- 3½" wide casings on windows and doors

In an effort to continually improve our product, JMC Homes of South Carolina, in its sole discretion, reserves the right to change these features without prior notice.

