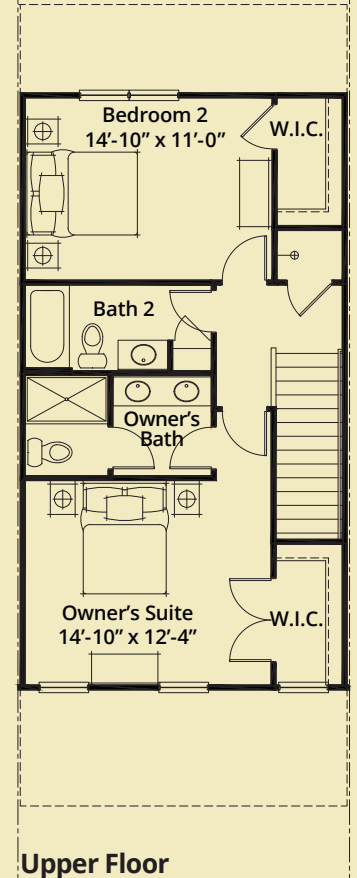
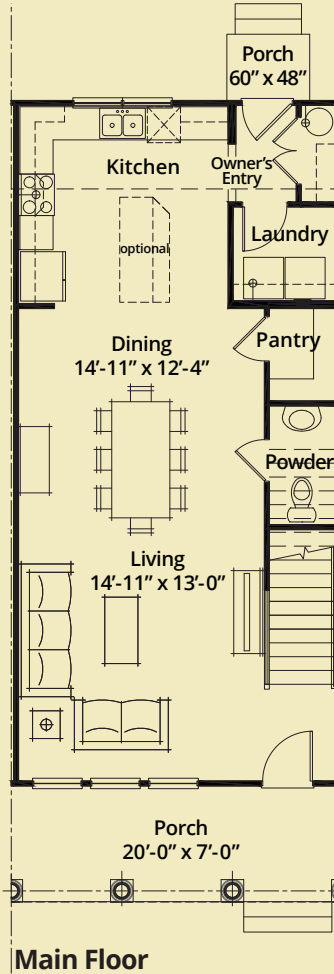
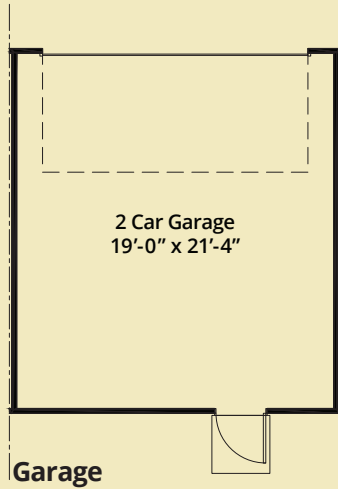




**Patrick  
Square**

# The Santee

2 Bedroom | 2½ Bath



**The Santee**

Main Floor	827 sq. ft.
Upper Floor	670 sq. ft.
<b>Total Cond. Area</b>	<b>1,497 sq. ft.</b>

Front Porch	200 sq. ft.
<b>Total Area</b>	<b>1,697 sq. ft.</b>

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**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.*

