

Shellbrook Plantation

Included Features

9 Palm Springs Way
Simpsonville, SC 29681

Exterior Design

- Timeless grand exterior designs masonry siding with combination of stone/brick/siding or shake on front with masonry siding on sides and rear (per plan)
- Vinyl soffit
- Cedar columns and shutters (per plan)
- Superior insulated 12-light fiberglass front door with side lights (per plan)
- Architectural shingles
- Landscaped yards featuring sodded lawns
- 10'x12' decks or concrete patios (per plan)
- Steel reinforced poured concrete foundations
- One flood light at corner of garage
- Two exterior hose bibs
- 2 car garages painted and trimmed (per plan)
- Maintenance-free white vinyl windows

Interior Design

- "Legend Series" two-piece crown molding trim package
- 5' shadow boxing in dining room and 3' high shadow boxing in kitchen, breakfast, keeping room, family room, formal living room, first-floor hallway and foyer (per plan)
- Two-story foyers and family rooms with 9' smooth ceilings on main-level and second level (per plan)
- Stained finish oak open handrail with wrought-iron spindles and base molding throughout
- Hardwood flooring in foyer and powder room (per plan); if no powder, then full bath receives ceramic tile (level 1)
- Beautiful coffered ceilings in living room and stunning tray ceilings in dining room (per plan)
- Vinyl flooring in all secondary baths, kitchen and laundry room
- Upgraded (elongated) toilets in all bathrooms
- Ceiling fan pre-wire, switches, and overhead lights in all bedrooms
- Cultured marble on all bathroom countertops
- Designer lighting packages in satin nickel finishes with ceiling fan in family room (level 1)
- Classic chrome plumbing fixtures (level 1)
- Fireplace in family room features custom mantel and slate surround (per plan)
- "Cheyenne" style designer interior doors with satin nickel hardware
- 6-lb carpet pad and plush carpeting (level 1)

Exquisite Owner's Suites

- Generously sized owner's suites with tray ceilings
- Elegant 5' or 6' garden tubs
- Separate 4' shower with satin nickel shower door (per plan)
- Recessed can lights over tub and shower (per plan)
- Double bowl vanities (per plan)
- Ceramic tile flooring in owner's suite (level 1)

Spacious Kitchens

- Complete black appliance package includes: range, dishwasher and microwave (level 1)
- Granite countertops (level 1) with ceramic tile backsplash (level 1)
- 42" upper kitchen cabinets with crown molding
- 5 recessed can lights (per plan)

Superior Construction

- 10-year structural warranty/2-year functional major mechanicals warranty/1-year builder workmanship materials warranty
- Third-party inspections
- CO2 and smoke detectors hardwired with battery back-up
- Bora-Care termite defense pre-treatment

Health, Comfort and Energy Savings

- CFL/LED lighting
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E windows
- Minimum 15 SEER HVAC system
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Sealed insulated ducts
- Spray foam insulation
- Tankless hot water heaters
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Video Doorbell

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