

Shellbrook Plantation

Included Features

26 Palm Springs Way
Simpsonville, SC 29681

Exterior Design

- Timeless grand exterior designs; masonry siding on front sides and rear
- Superior insulated fiberglass 8' front door
- Low-E vinyl windows
- 30-year shingles
- Vinyl soffit and white gutter
- Landscaped yards featuring sodded lawns
- 10' x 12' or concrete patios (per plan)
- Steel-enforced poured concrete foundations
- One flood light at corner of garage
- Two exterior hose bibs
- Two-car garages -paint and trim

Interior Design

- Craftman-style interior trim on windows and doors with cover crown molding in foyer
- 9' smooth ceilings on the main level
- Stained finished oak open handrail with craftman-style square wood spindles
- Hardwood flooring in foyer
- Vinyl flooring in all secondary baths, kitchen, laundry and powder room
- Elongated toilets in all bathrooms
- Engineered quartz on all bathroom countertops
- Designer lighting packages in satin nickel (Level 1)
- Classic plumbing fixtures in chrome (Level 1)
- 6-lb carpet pad and plush carpeting (Level 1)

Exquisite Master Suites

- Generously sized owner's suites
- Extra large 5' fiberglass shower
- LED disc lights over tub and shower (per plan)
- Double bowl vanities (per plan)
- Ceramic tile flooring in owner's suite bathroom (Level 1)

Spacious Kitchens

- Complete stainless package includes: range, dishwasher and microwave (Level 1)
- Granite countertops (Level 1) with 4" granite backsplash
- 5 LED disc lights (per plan)
- 36" maple upper kitchen cabinet

Superior Construction

- 10-year structural warranty with 2-year functional major mechanical 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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