



MARSH POINTE

Pawleys Island, SC

Welcome Home! Nestled off South Causeway Rd. in Pawleys Island, Marsh Pointe is a boutique community, offering a relaxed, easy-going lifestyle with convenience in mind.

COMMUNITY & AREA FEATURES

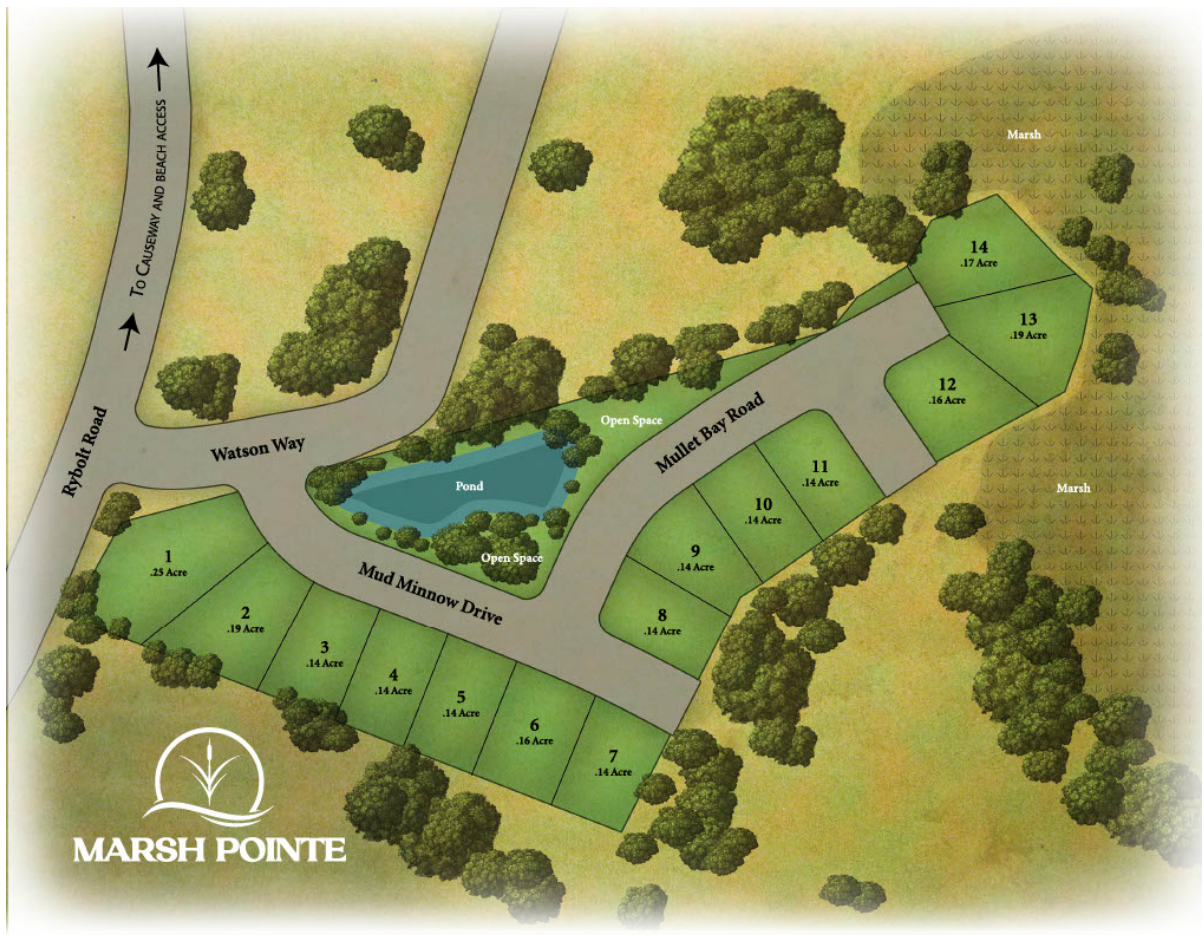
Land & Home Packages; Marsh-Front & Perimeter Homesites Available

Raised Beach Style Homes w/Customization Available

Impressive Standard Features & Custom Detail that Most Builders Do Not Include

Highly Desired Location; Minutes from Litchfield & Pawleys Island

Built by One of the Area's Largest Homebuilders w/ over 35 Years of Construction Experience





MARSH POINTE

Standard Features

Classic Finishing Touches

- Smooth Finish Drywall Ceilings throughout, Including Garage
- Select Waterproof Laminate or Engineered Hardwoods in Foyer, Living Room, Kitchen, & Breakfast Nook (Per Plan)
- Ceramic Tile Flooring in Bathrooms & Laundry Room
- Upgraded Shaw® Stain Resistant Carpet w/ 6lb Rebound Padding in Bedrooms & Bonus Room (Per Plan)
- 9' High Ceilings on Main Level with 8' on Top Floor
- Upgraded Trim Package, Including Decorative 5.25" Speed Base Board
- Decorative Interior Hollow Core Doors (8' Tall on Main Level)
- Brushed Nickel Hardware on All Interior Doors
- Ventilated Shelving in Closets & Pantry
- Decorative Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- Pre-Wired Phone & Internet Locations – All Bedrooms & Kitchen (Per Plan)
- Pre-Wired Cable Locations – All Bedrooms & Living Area (Per Plan)
- Ceiling Fans in Master Bedroom & Living Room; White Toggle Switches

Designer Kitchens

- Frigidaire Gallery® Stainless Steel Appliance Package w/ Multi-Cycle Dishwasher, Gas Range w/ Self-Cleaning Oven, & Built-in Microwave
- Frigidaire Gallery® Stainless Steel Side-by-Side Refrigerator w/ External Ice & Water Dispenser
- 36" & 42" Upper Staggered Height Standard w/ Crown Moldings & Hardware
- Granite Countertops w/ 8" Under-Mount Sink (Granite Color Choices from Builder's Selections)
- 1/3 Horsepower Garbage Disposal
- Recessed Lighting Package in Kitchen

Relaxing Baths

- Decorative Vanity Cabinets w/ Granite Countertops w/ Integral Bowl
- Tile Shower in Master Bathroom w/ Semi-Frameless Shower Door
- Dual Sinks in Master Bath
- Elongated Water Efficient Toilets
- Executive Height Vanities in All Bathrooms
- Anti-Scald Shower Faucets
- Extra Large Showers w/ Seat(s) (Per Plan)
- Linen Closets (Per Plan)
- Vented Exhaust Fans in All Baths
- Birch Cabinetry w/ Hardware
- Pedestal Sink in Powder Room (Per Plan)



ADAM WILSON
Sales Consultant

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Standard Features

Exciting Exteriors

- Front Entry 2-Car Garage w/ 2 remotes
- Low Maintenance Premium James Hardie Composite Concrete Fiber Siding
- Covered Front & Rear Porches (Per Plan)
- Maintenance Free Soffits & Fascia
- Low E Vinyl Windows; Insulated Glass w/ Screens
- Steel Reinforced Overhead Garage Door w/ Lift & 2 Remotes
- Professionally Designed Landscape Package to Include Sodded Yards (Per Landscape Plan)
- Whole Yard Irrigation System
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- Metal Roofing & Roofing Accents
- Concrete Walkways & Driveways
- Covered Lanais & Patios (Per Plan)
- Hose Bibs Included (One on Each Side of Home)
- Shutters (Per Plan)
- Water Main Shutoff Valve Located in the Garage
- Decorative Mailbox & Post

Dependable Warranties

- Full-Time Beverly Homes Customer Service Dept.
- One-Year Coverage on Materials & Workmanship**
- Sentricon Termite Colony Elimination System

Energy-Efficient Designs & Quality Construction

- Fiberglass Insulated Entry Door w/ Brushed Nickel Handle Set
- Insulated Low E Glass Single Hung Tilt-In Windows & Patio Doors
- Goodman** 14 SEER Central Air Conditioning w/ Energy-Efficient Heat Pump; Professionally Sized System
- Rinnai® Tankless Hot Water Heater
- Washer & Dryer Hook-Up w/ Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R- 19 (Per Plan)
- R-30 Ceiling Insulation, Keeping You Cool in Summer & Warm in Winter
- Exterior Walls Framed 16' Centers
- 200 Amp Electrical Service w/ Copper Wiring
- Extended 10 Year Warranty Option on HVAC Equipment
- Digital Thermostat
- True Engineered Roof Truss System

Home Security & Safety

- Security Deadbolt Locks & Handlesets on Exterior Doors(Per Plan)
- Smoke Detectors
- Energy-Efficient, Dual Pane, Low E Vinyl Windows
- Flood Lighting on Front & Rear of Home w/ Coach Lights for Garage Door
- Pre-Wired for Security System; See Sales Consultant for Available Packages & Add-Ons.



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Premium Package

*The Premium Package (PP) is standard on all Waterfront homesites.
Alternatively, the PP is offered as an optional upgrade package on Perimeter homesites.
The following features & finishes are “In Leau Of” items w/in the Standard Features at
the respective location:*

**Gourmet Kitchen Package w/ Range Hood, Slide-in Range, Sharp
Microwave Drawer, & Above-Range Pot Filler**

1X Interior Trim Package w/ Wainscoting in Dining Area

“Cove”-Shaped Crown Mold in Main Living Areas & Master Suite

Shiplap Accent in Main Living Area(s)

10’ Ceilings on Main Floor w/ 8’ Doors

Composite Decking (where applicable)

Outdoor Shower & Outdoor Kitchen (Rough-In)

Upgraded Garage Door(s) w/ glass

Solid Wood Shelving in Common Areas, Closets, & Master Bedroom

Solid Shelving in Pantry

Lever-Handled Door Handles

Dual-Function Shower Levels in Master Bath

Tile Bath Surrounds in All Aux Baths

