



# NIGHT OWL FARMS

## Conway, SC



## Community Highlights

- ❖ Home Customization Available
- ❖ Privacy & Waterfront Lots
- ❖ Low Monthly HOA fees
- ❖ Convenient Access to Hwy 501 & 22



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📍 TBD Night Owl Ln.  
Conway, SC 29526



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## Included Features

### Classic Finishing Touches

- 8' Ceilings on 1st Floor Standard with 8' on Second Floor Per Plan
- Smooth Finish Drywall Ceilings throughout Including Garage
- Fully Finished, Painted, and Trimmed Garage
- Vaulted and Tray Ceilings Per Plan
- Select Vinyl Floorings in Wet Areas
- Upgraded **Shaw**® Stain Resistant Carpet w/ 6lb Rebound Padding in Bedrooms, Living, Hallways, and Bonus rooms
- Upgraded Trim Package including 3.25 Decorative Base Board, 2 1/4" Casing, and arched openings per plan
- Decorative Cheyenne Design Interior Doors
- Distinctive 6 Panel Door from the Garage into the Home and Front Door
- Brushed Nickel Hardware on All Interior Doors
- Walk-In Closets with Ventilated Closet Shelving Including 1 Double Row in Master Bedrooms
- Decorator Chrome or Brushed Nickel Glass Light Fixtures (Per Plan)
- White Toggle Switches
- Pre-Wired with Data Lines in Predetermined locations throughout the home – All Bedrooms & Living (Per Plan)
- 2 fans in (Master Bedroom & Living Room) and Porches Per Plan

### Designer Kitchens

- Spacious Kitchen Plans Designed to entertain your guests and serve your family.
- Frigidaire® Energy Saving Stainless Steel Appliance Package including direct Vent Space Saver Microwave, multi-cycle Dishwasher, and Electric top range with self cleaning oven.
- **Aristokraft**™ Profiled Birch Cabinets Standard with Gunmetal Hardware.
- Ice Maker Connection
- High Quality Formica With Stainless Steel Sink with Detached Faucet and Sprayer
- 1/3 Horsepower Energy Efficient Garbage Disposal
- Recessed Lighting Package in Kitchen

### Relaxing Baths

- **Aristokraft**™ Decorative Vanity Cabinets
- Durable Cultured Marble Countertops
- Elongated Water Efficient Toilets
- Executive Height Vanities in All Bathrooms
- Anti-Scald Shower Faucets
- 5' Extra Large Showers with Seat (s)
- Linen Closets per Plan
- Vented Exhaust Fans in All Baths
- Decorative Towel Rods and Toilet Paper Holders
- Full Length Vanity Mirrors

*“Ask Your Sales Counselor about Custom Home Changes to Make your New Home Truly Yours!”*



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## Exciting Exteriors

- **Cloplay**® Steel Reinforced Overhead Garage Door
- **Liftmaster**™ Door Lift with **MYQ Connectivity** for mobile Operation.
- **Royal**™ Low Maintenance Premium Vinyl Siding provides a long lasting, easy to clean exterior
- Covered Front and Rear Porches per Plan
- Maintenance Free Soffits and Fascia
- **YKK**™ **Styleview** Low E Vinyl Windows-Insulated Glass w/ Screens offering Reliability, Comfort & Safety
- Professionally Designed Landscape Package in include Sodded Yards (14 Pallet Max) Beautiful Landscaped and Mulched Beds along Front of Home
- Exterior Weatherproof GFI Protected Electrical Outlets (Per Plan)
- High Performance **GAF**® Architectural Shingles
- Concrete Walkways and Driveways
- Grilling Patio-Sized per plan
- Security Deadbolts on all Exterior Doors
- 2 Hose Bibs included on Both Sides of Home
- Shutters on Front Windows Per Plan
- Garage Coach Lights on Both Sides of Garage Door
- 3 Exterior Weather Protected Outlets
- Water Main Shutoff Valve Conveniently located in the Garage

## Dependable Warranties

- Full-time Beverly Homes Customer Core Department
- One-Year Coverage on Materials and Workmanship\*\*
- **Sentricon**™ Termite Colony Elimination System, the number one choice of builders and homeowners, with renewable Bond
- Pre-settlement orientation with your Construction Manager
- 175 Point Quality Assurance Inspection

## Energy Efficient Designs and Quality Construction

- 14.3 SEER2 Central Air Conditioning w/ Energy Efficient Heat Pump; Space Conditioned Design & Accurate Load Calculation for HVAC Comfort
- Washer and Dryer Hook-Up with Dryer Vent
- Fiberglass Insulation: Exterior Sidewalls R-13 or R- 19 (Per Plan)
- R-30 Ceiling Insulation Keeps you Cool in the Summer and Warm in the Winter
- All walls Framed 16" on Centers which provides a more structurally sound home
- 200 Amp Electrical Service w/ Copper Wiring
- Extended 10 Year Warranty Option on HVAC Equipment
- Digital Thermostat
- True Engineered Roof Truss System
- **Homeguard**™ High Performance Barrier to guard against Water, Moisture, air filtration
- Soil Compaction tests on every home site prior to concrete placement.
- Monolithic slab that provides a solid foundation
- All Building Plans Engineer sealed

## Homes Security and Safety

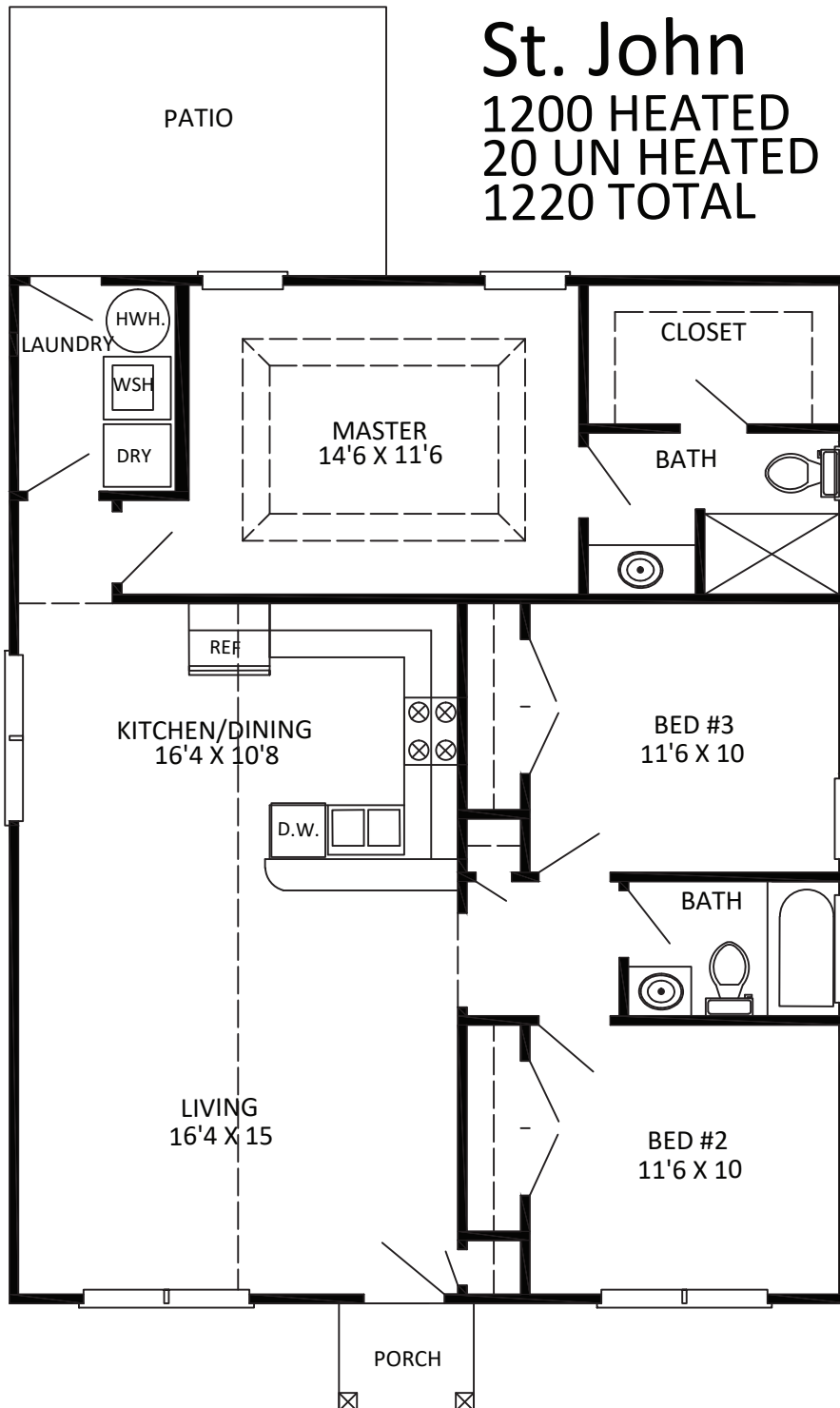
- Deadbolt locks and Handle sets on Exterior Doors (Per Plan)
- Smoke Detectors
- Flood Lighting on Front and Rear Home with Coach Lights By Garage
- See Sales Consultant for Available Security and Smart Home Options & Automations





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# The St. John



**St. John**  
1200 HEATED  
20 UN HEATED  
1220 TOTAL



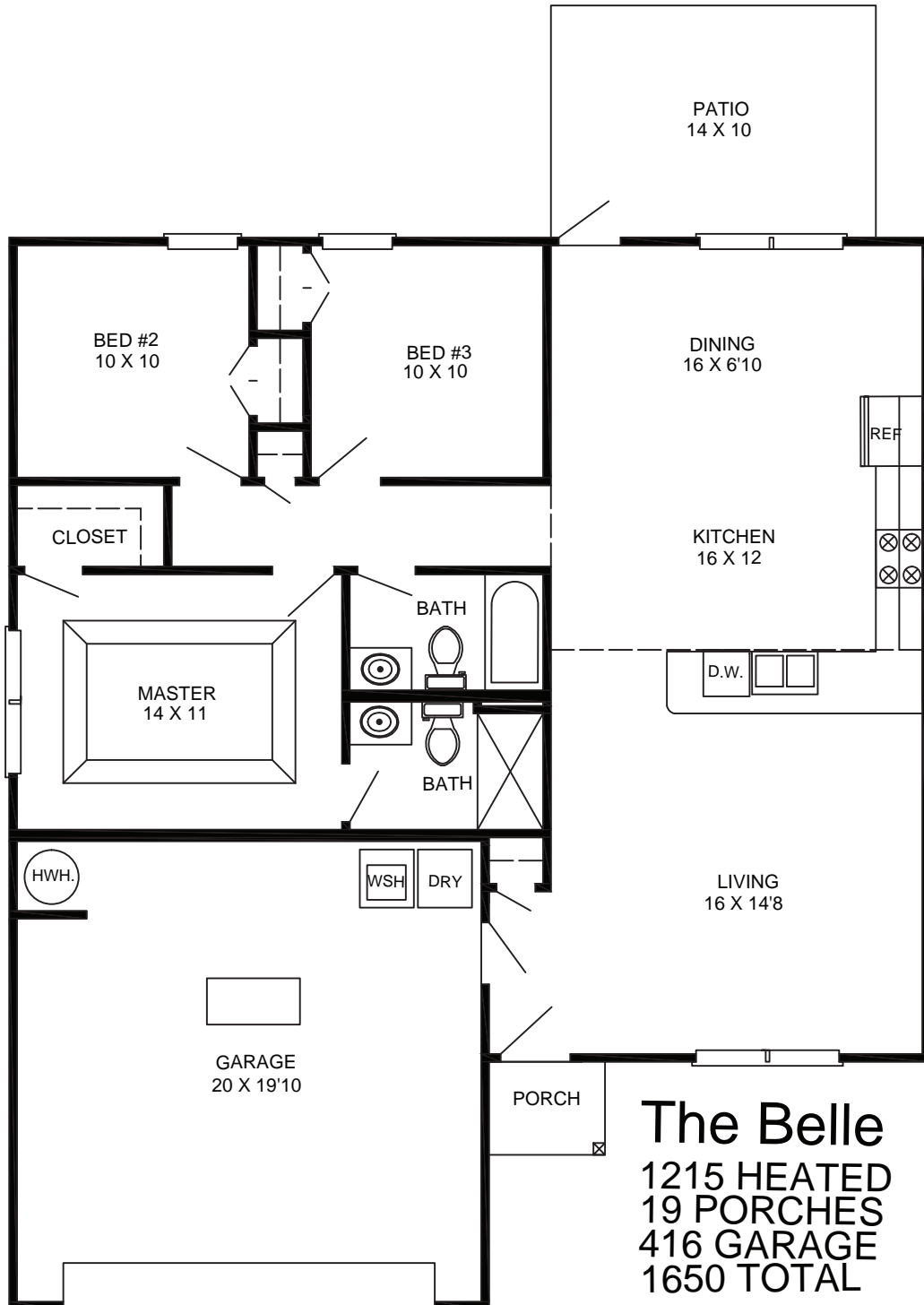
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# The Belle

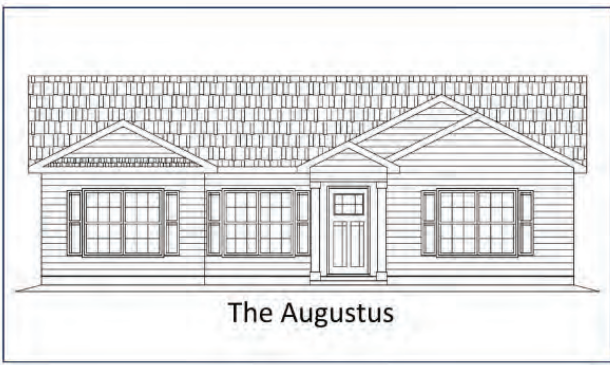


**The Belle**  
 1215 HEATED  
 19 PORCHES  
 416 GARAGE  
 1650 TOTAL



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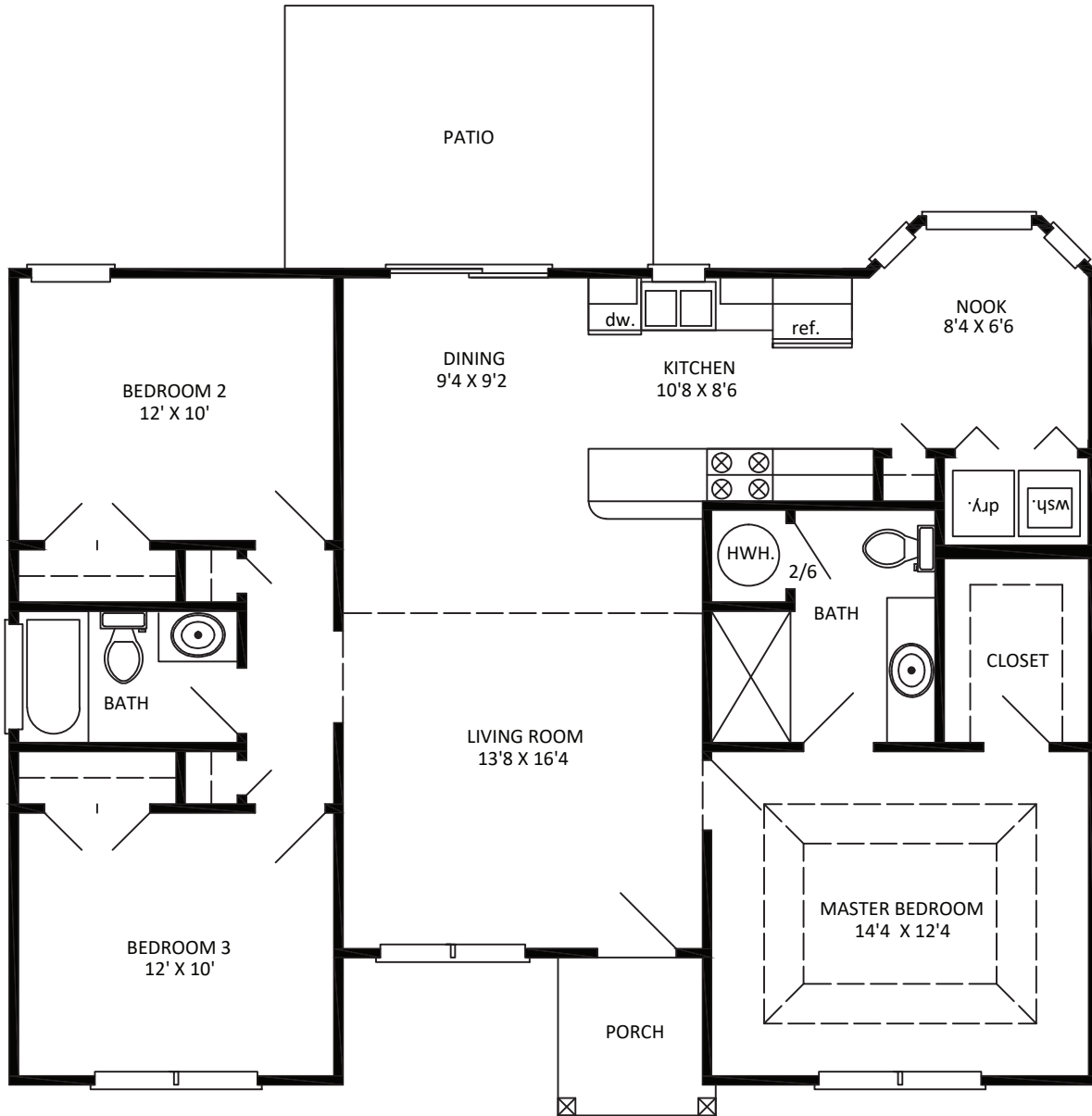


The Augustus



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# The Augustus



The Augustus  
1228 HTD  
34 UHTD  
1262 TOTAL



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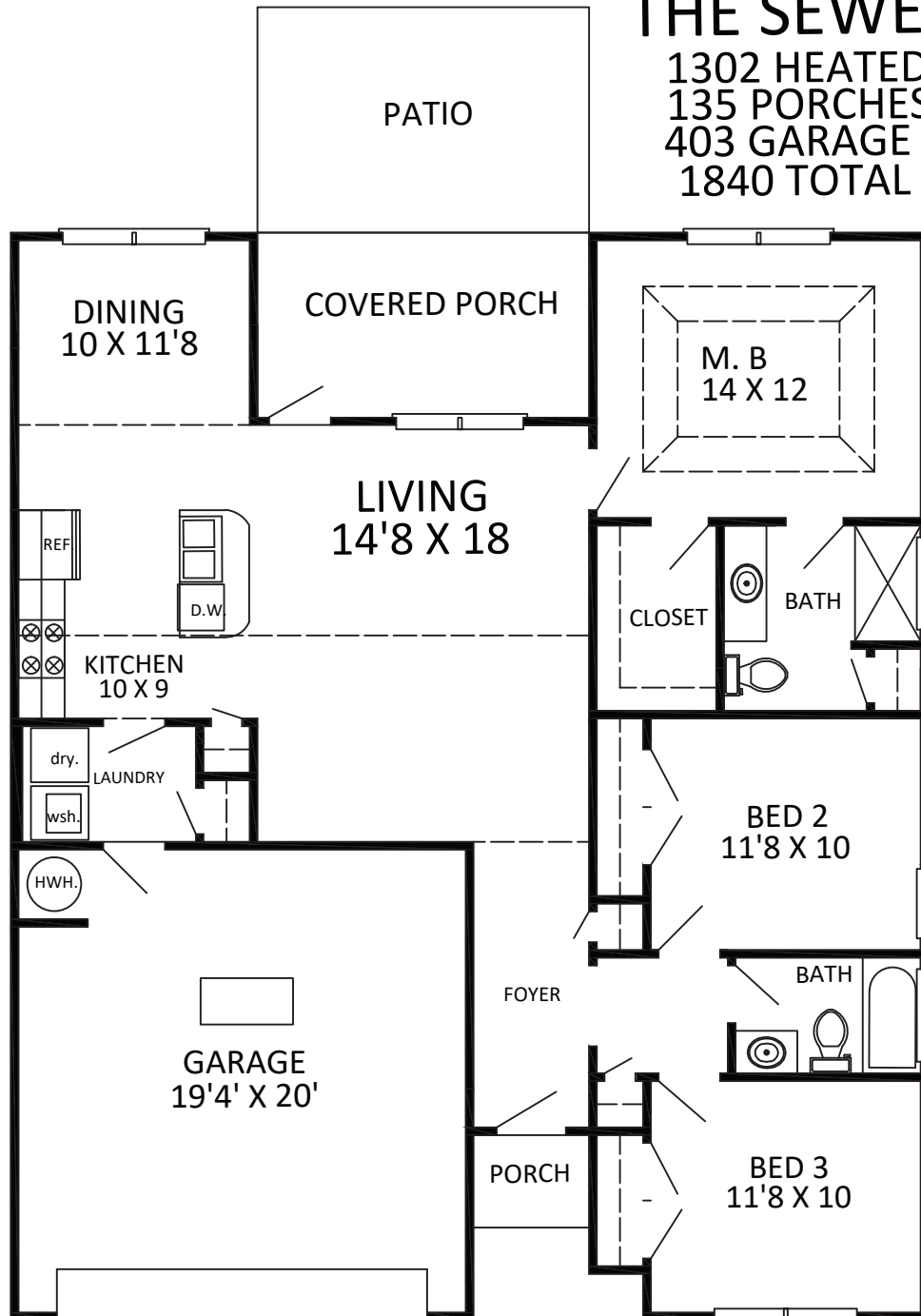


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# The Sewee

## THE SEWEE

1302 HEATED  
135 PORCHES  
403 GARAGE  
1840 TOTAL



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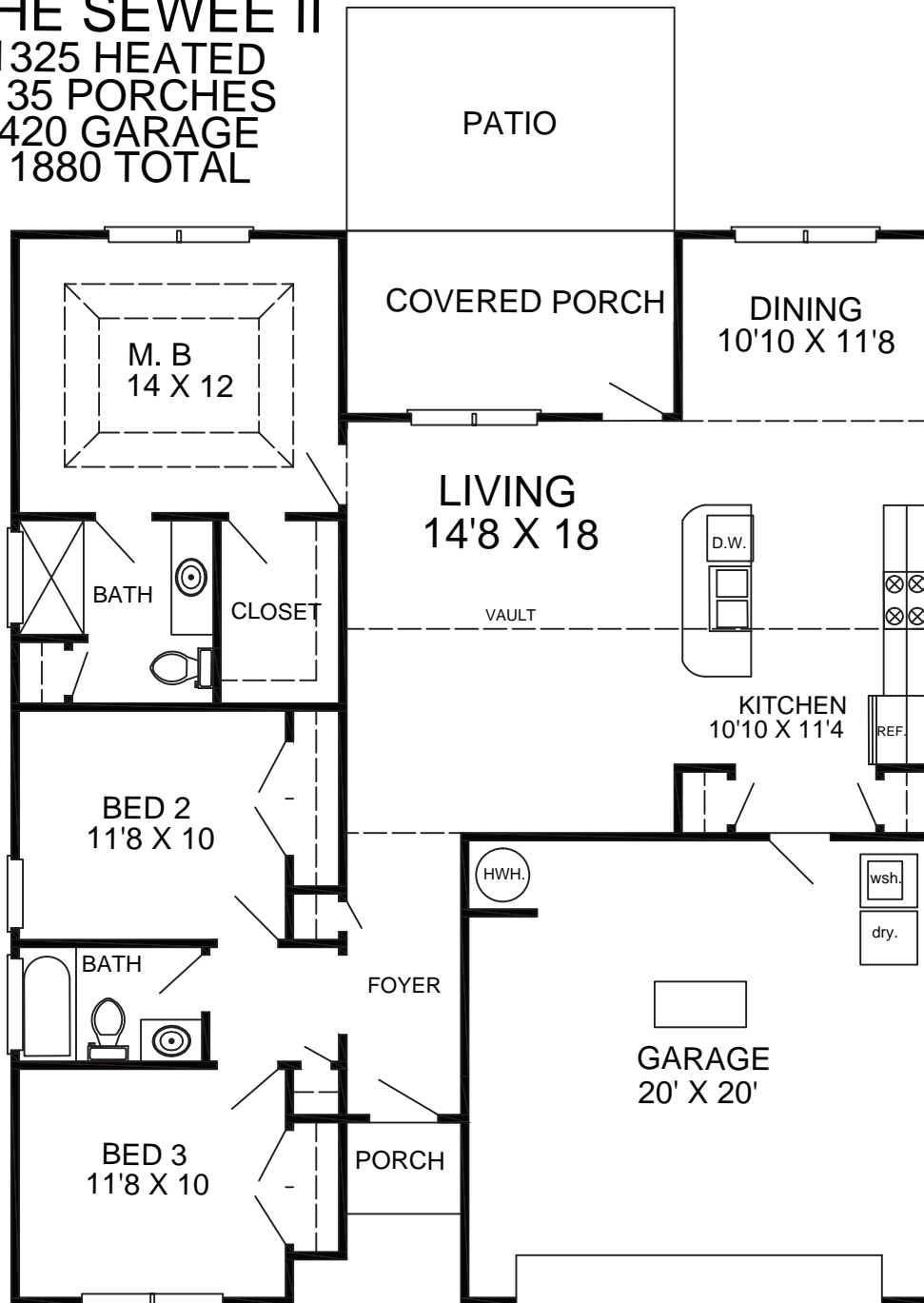




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# The Sewee II

**THE SEWEE II**  
1325 HEATED  
135 PORCHES  
420 GARAGE  
1880 TOTAL



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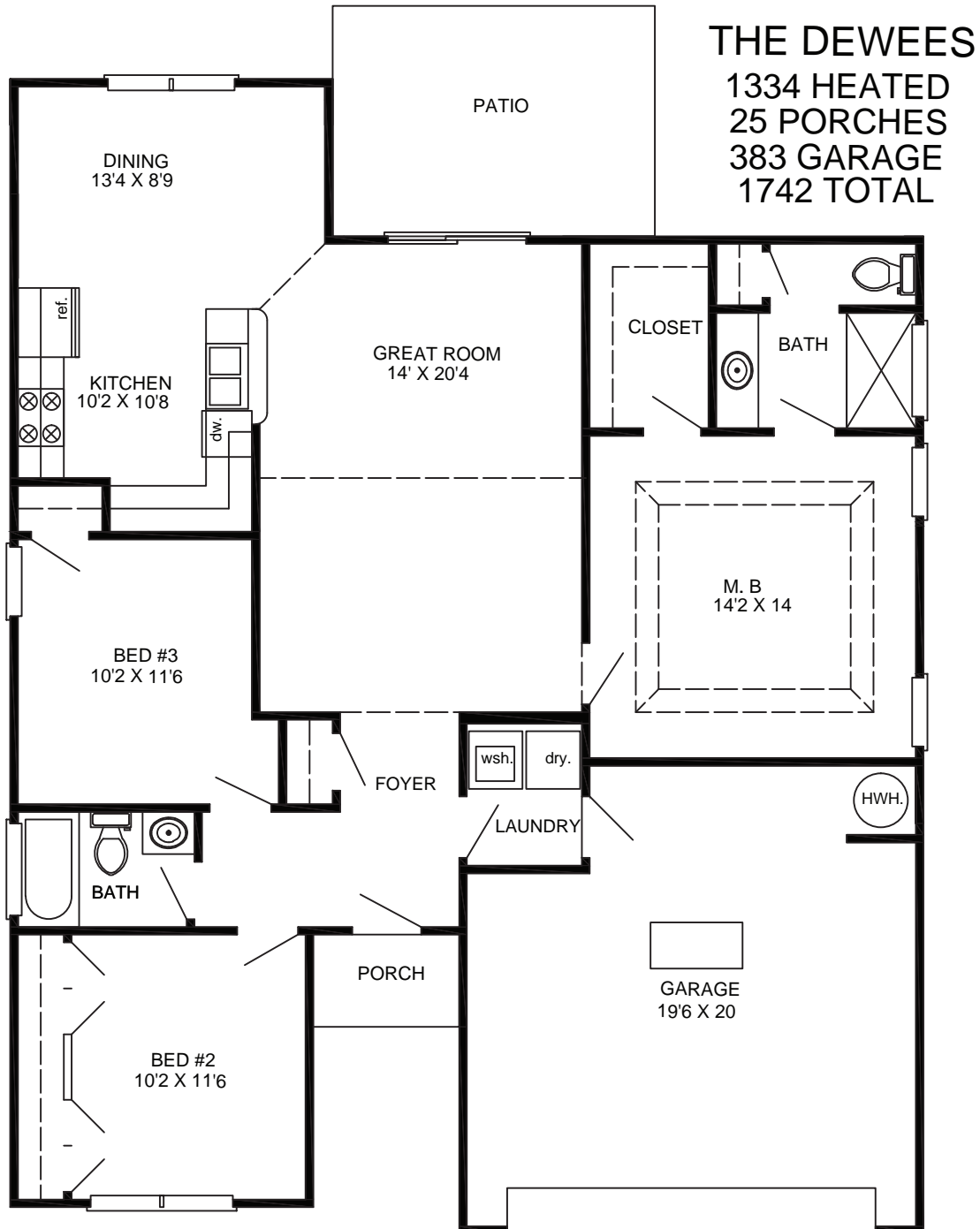






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# The Dewees



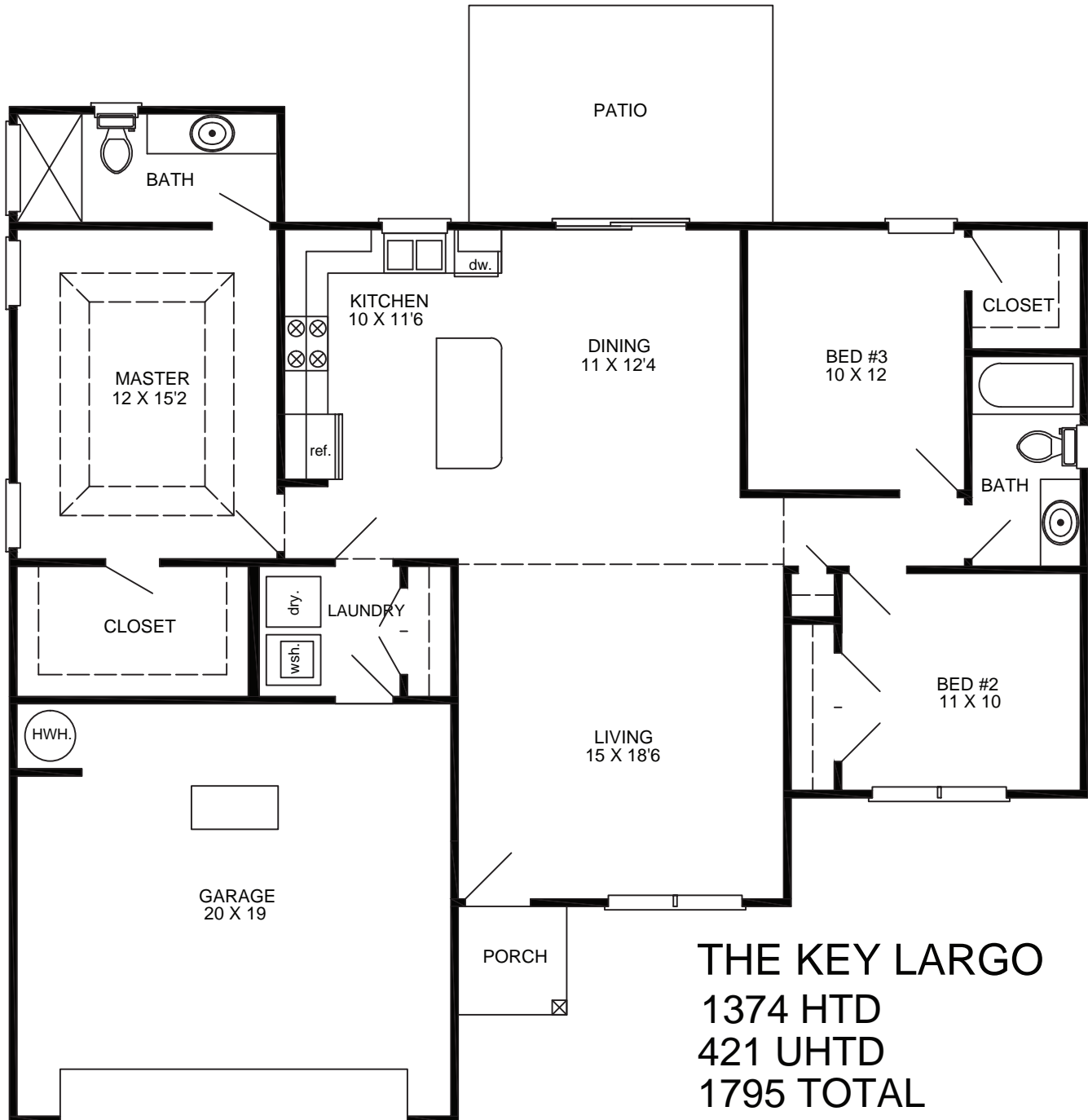
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# The Key Largo

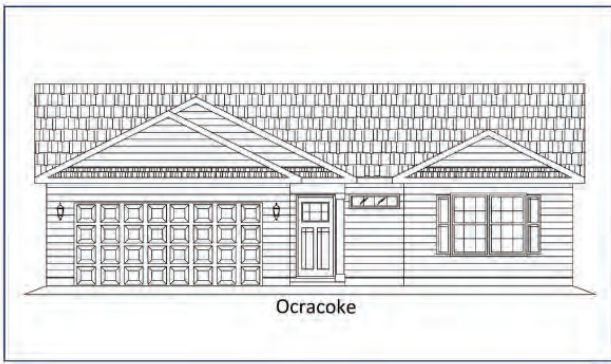


**THE KEY LARGO**  
**1374 HTD**  
**421 UHTD**  
**1795 TOTAL**



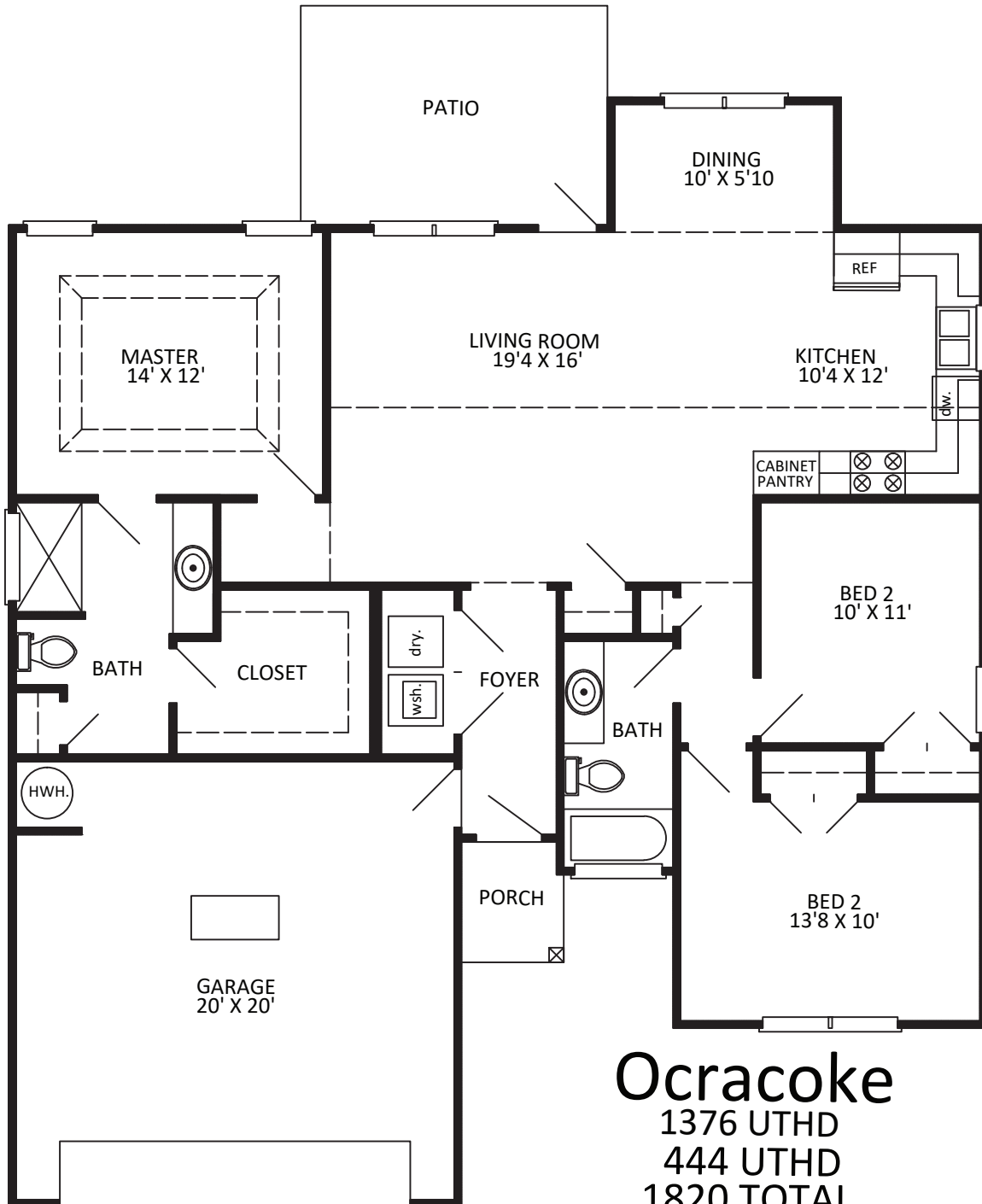
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# The Ocracoke



**Ocracoke**  
1376 UTHD  
444 UTHD  
1820 TOTAL



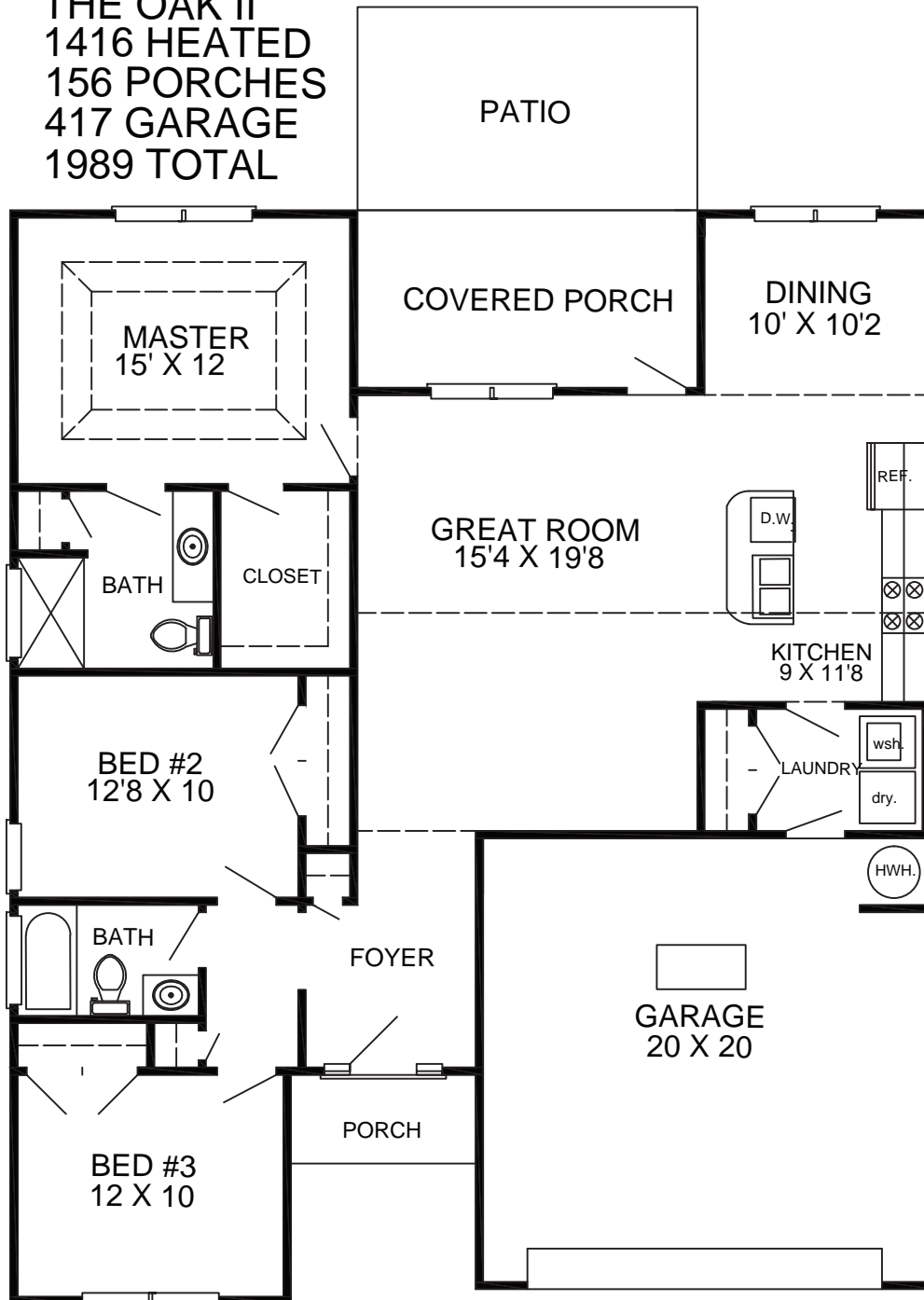
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# The Oak II

**THE OAK II**  
**1416 HEATED**  
**156 PORCHES**  
**417 GARAGE**  
**1989 TOTAL**



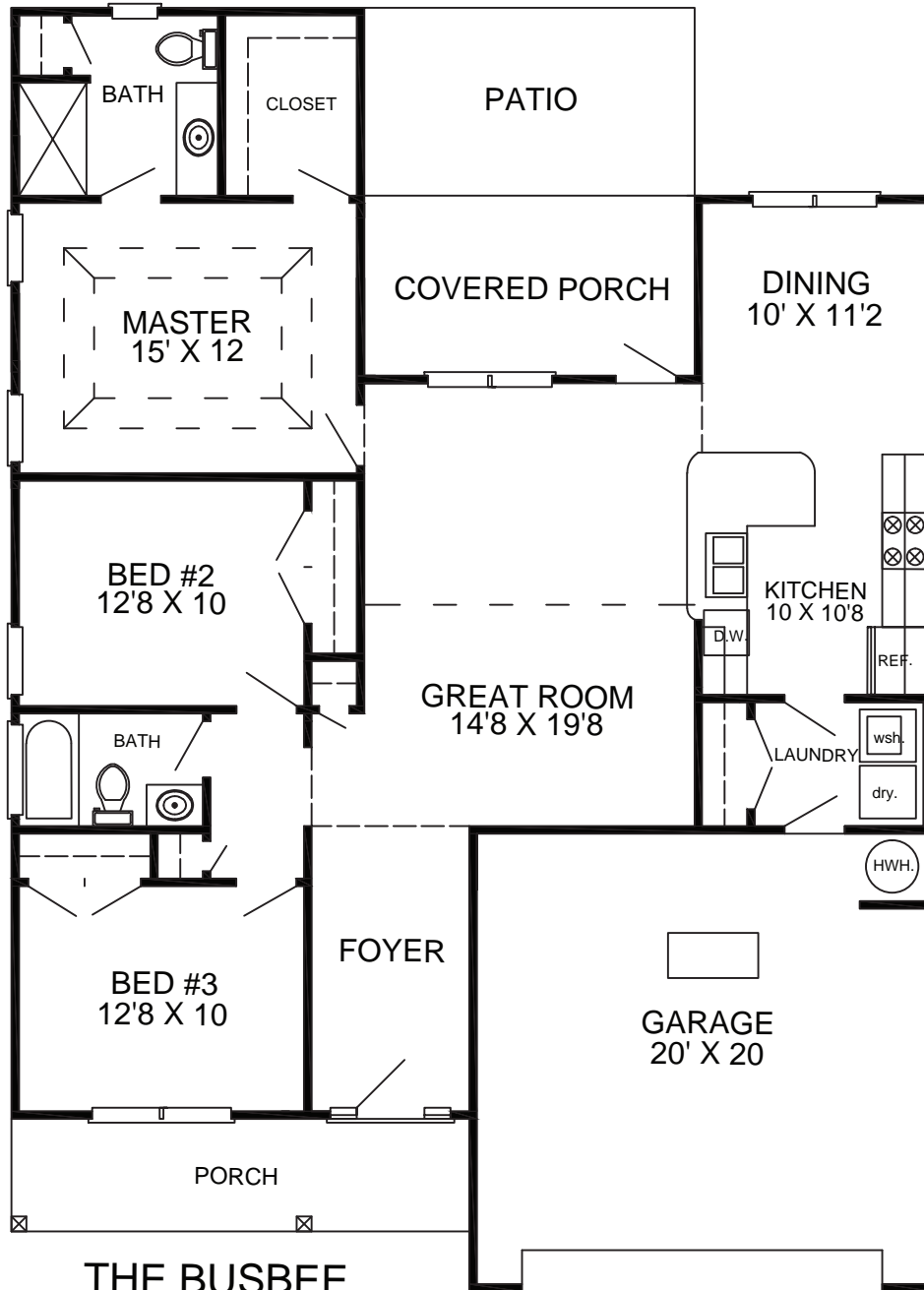
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# The Busbee



**THE BUSBEE**  
**1437 HEATED**  
**635 UN HEATED**  
**2072 TOTAL**



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