

NEW HOME COLLECTION

at Seabrook Island

BUILDING MADE SIMPLE



1. Select the plan



2. Select the lot



3. Select the finishes



The process is seamless and there are NO UNKNOWNS.



NHC PROGRAM BENEFITS

The New Home Collection is designed for people who want a beautiful new home without the sometimes arduous, time-consuming steps and decisions of designing and building a custom home. Our program offers thoughtfully designed plans that are then built by our highly skilled professional team. Alleviate the unknown and minimize the challenges and unexpected expenses that can be associated with building a custom home.

WE ASSEMBLED THE BEST FOR YOU

Each member of the New Home Collection building team has been meticulously vetted and purposefully selected. These well-respected firms have been active on Seabrook Island, Kiawah Island, or both for years and take a hands-on approach to serving clients.

FINANCIAL INFORMATION

FUNDING THE HOUSE CONSTRUCTION

The home will be built with the client's cash, or part cash and the balance provided through a construction-permanent loan. The builder will draw from the funds to pay for the construction. If a loan is obtained, the lender will require the builder to draw from the owner's cash first, then the bank will fund the balance until the construction is completed.

Draws are submitted periodically during construction, usually 6 or 7 times, once a portion of the work is complete. The lender usually will lock in an interest rate approximately 60 days prior to closing the loan. Closing of the loan would take place prior to the construction starting.

CONSTRUCTION FINANCING

Permanent-Construction loans may be obtained for up to 75% of the contract price in most cases. There are several local lenders in the Seabrook Island market that are active in this type of new home lending and are familiar with Seabrook Island's requirements for lending. Please see the NHC website for the contact information of the preferred lenders: SeabrookIslandNewHomes.com.

RECOMMENDED BANKERS

- Betsy Good, *Citizens Bank* - 843.323.2941
- Bobby Medlin, *South State Bank* - 843.425.6690
- Dan Butts, *First National Bank* - 843.343.8609

STANDARD FEATURES

INTERIOR ITEMS

10" BASEBOARDS (*First Floor*)

8" BASEBOARDS (*Second Floor*)

CROWN MOLDING (*Throughout entire house*)

WAINGSCOTTING (*In entry, foyer, & stairwell*)

SOLID CORE (*Interior doors*)

TILE AND HARDWOOD FLOORING ALLOWANCE
(*Per Plan*)

LIGHTING ALLOWANCE (*Per Plan*)

KITCHEN/BATHS

CABINET ALLOWANCE (*Kitchen & Bathrooms*)

THERMADOR APPLIANCE PACKAGE

LAUNDRY

WASHER

DRYER

EXTERIOR/STRUCTURAL

ICE AND WATER SHIELD (*Underlayment of roof*)

COPPER WINDOW/DOOR FLASHING

HANDRAILS AND PICKETS – PRE-PRIMED, TOP GRADE

DECKING - IPE

FRONT AND REAR EXTERIOR STAIRS - IPE

PORCH CEILINGS – TONGUE AND GROOVE PINE
(*To be painted or stained*)

ANDERSEN 400 SERIES IMPACT RATED WINDOWS

IMPACT RATED GARAGE DOORS (*Per Plan*)

FIBER CEMENT SIDING OR SHAKES (*Per Plan*)

BORACARE TERMITE PROTECTION

SUBFLOORING – $\frac{3}{4}$ "ADVANTEC

$\frac{5}{8}$ " ROOF SHEATHING

$\frac{1}{2}$ INCH WALL SHEATHING

2" X 6" EXTERIOR FRAMING

16 SEER HVAC UNITS

30-YEAR ARCHITECTURAL SHINGLES

TANKLESS HOT WATER HEATER

MAHOGANY FRONT ENTRY DOOR IMPACT RATED

STRUCTURE WIRING AND SECURITY ALLOWANCE

SPRAY FOAM INSULATION

500 GALLON PROPANE TANK (*Buried*)

SMOOTH CEILINGS (*Throughout entire house*)

GENERAL INFORMATION

PRICES BASED ON CURRENT BUILDING COSTS AND ARE SUBJECT TO CHANGE

- Prices include: home plan design, construction, landscape design and installation, and interior/exterior design selection & coordination.
- Plans will require conceptional and final review by the SIARC.
- Some plans are available with front loaded garages to accomodate the narrower widths of some lots.
- House plans are for the exclusive use of the New Home Collection.
- Due to delivery issues, any material may be substituted with an equal replacement product.
- Prices do not include the cost of the homesite.





PENDING
ARC APPROVAL

EDISTO COTTAGE OPTION A

3 or 4 Bedrooms • 3 Full Baths

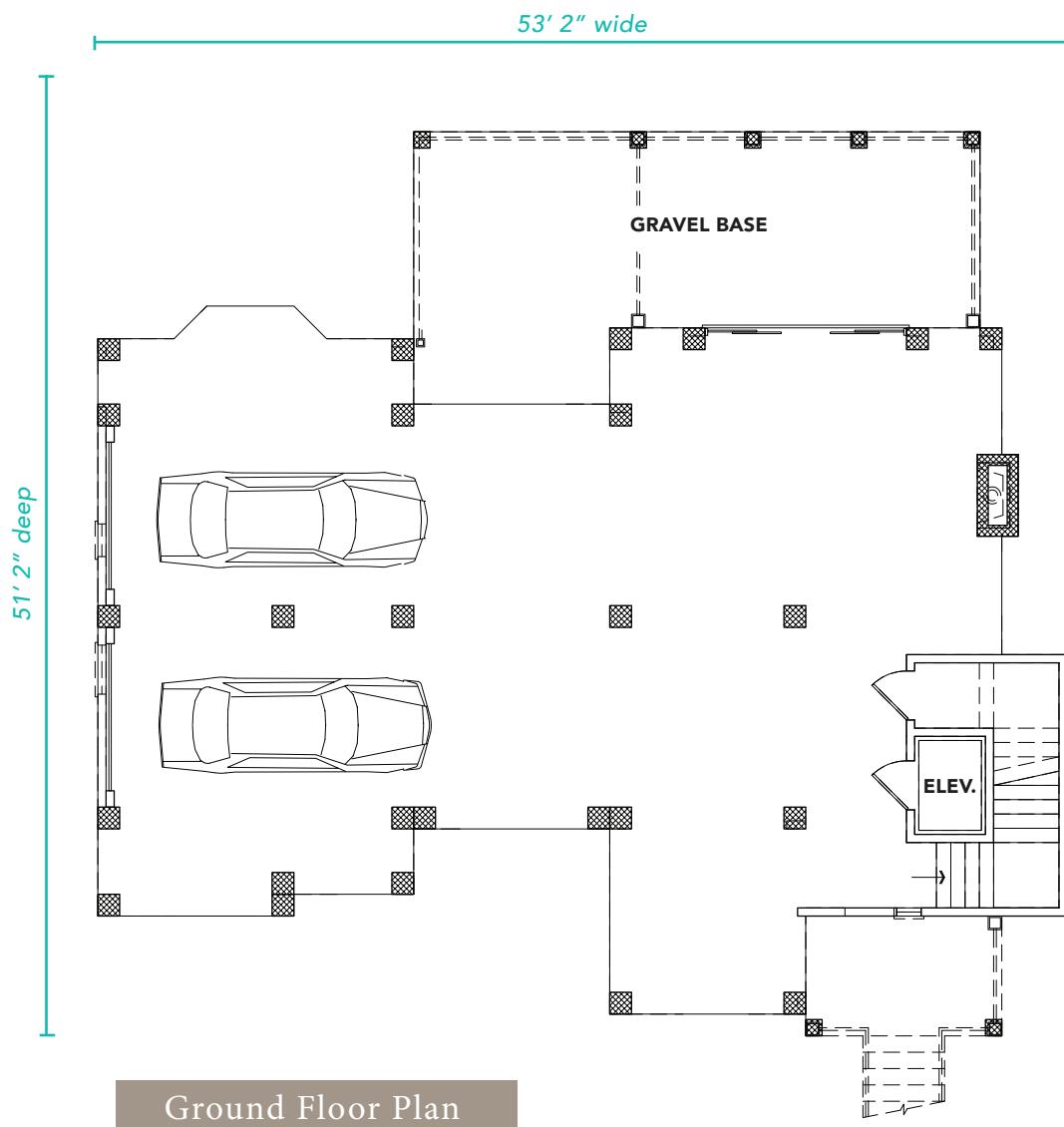
Total Heated - 2,688 SF

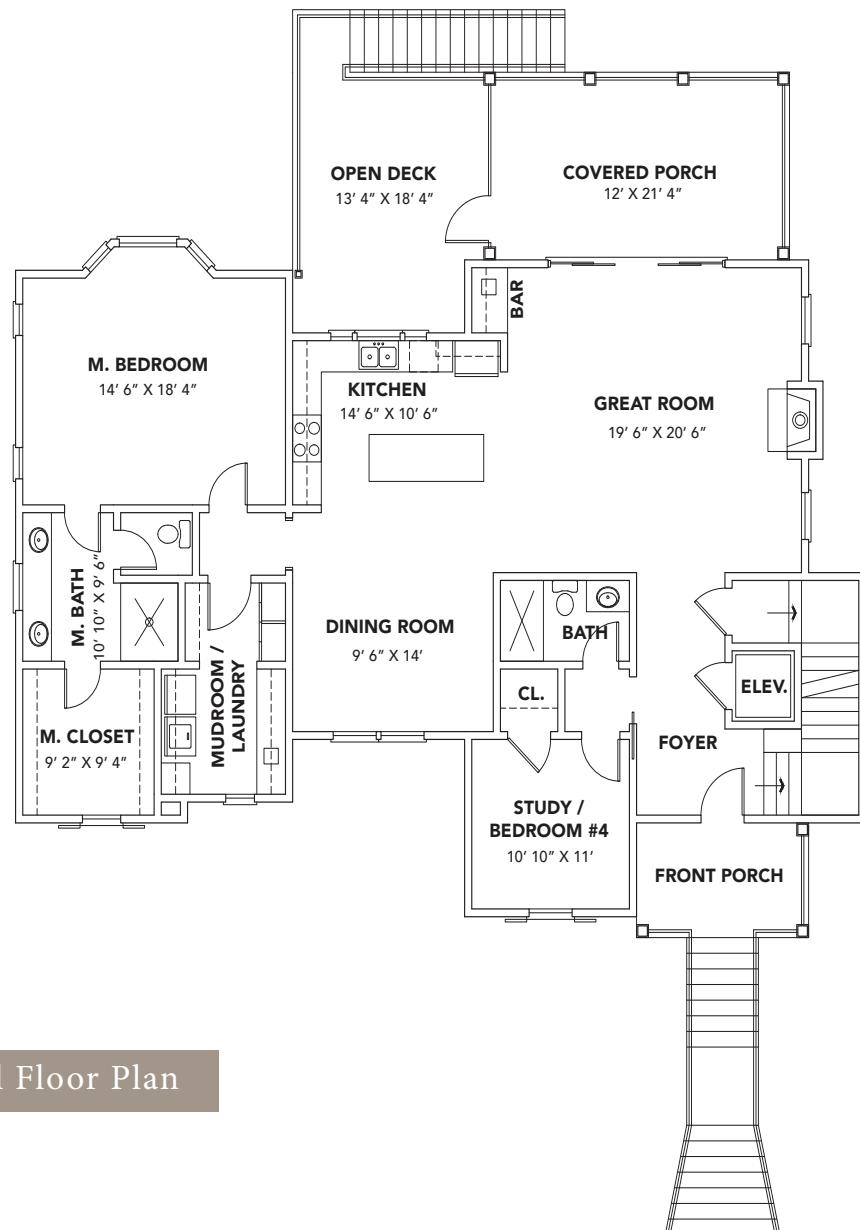
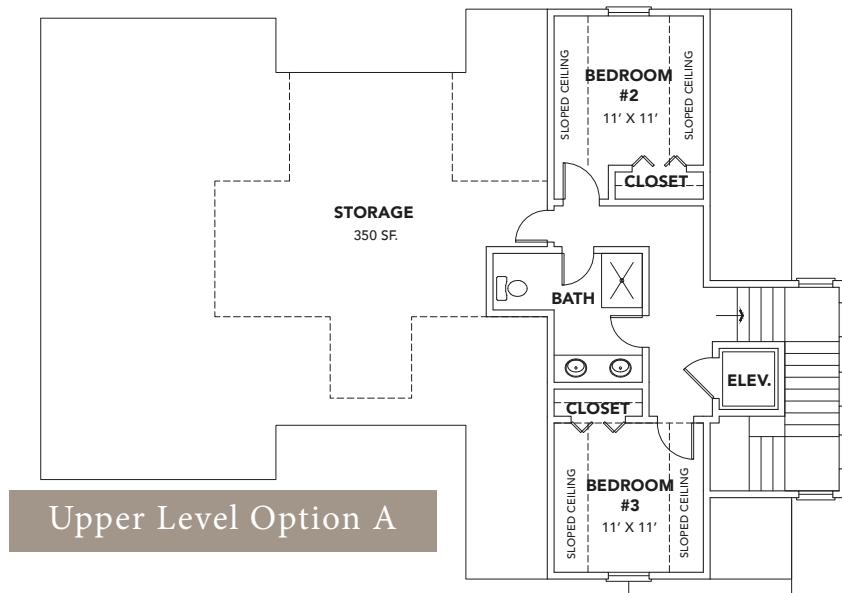
Covered Porches - 354 SF

Second Floor - 688 SF

Ground Floor - 2,000 SF

Total Under Roof - 5,042 SF





Main Level Floor Plan



EDISTO COTTAGE OPTION B

3 or 5 Bedrooms • 4 Full Baths

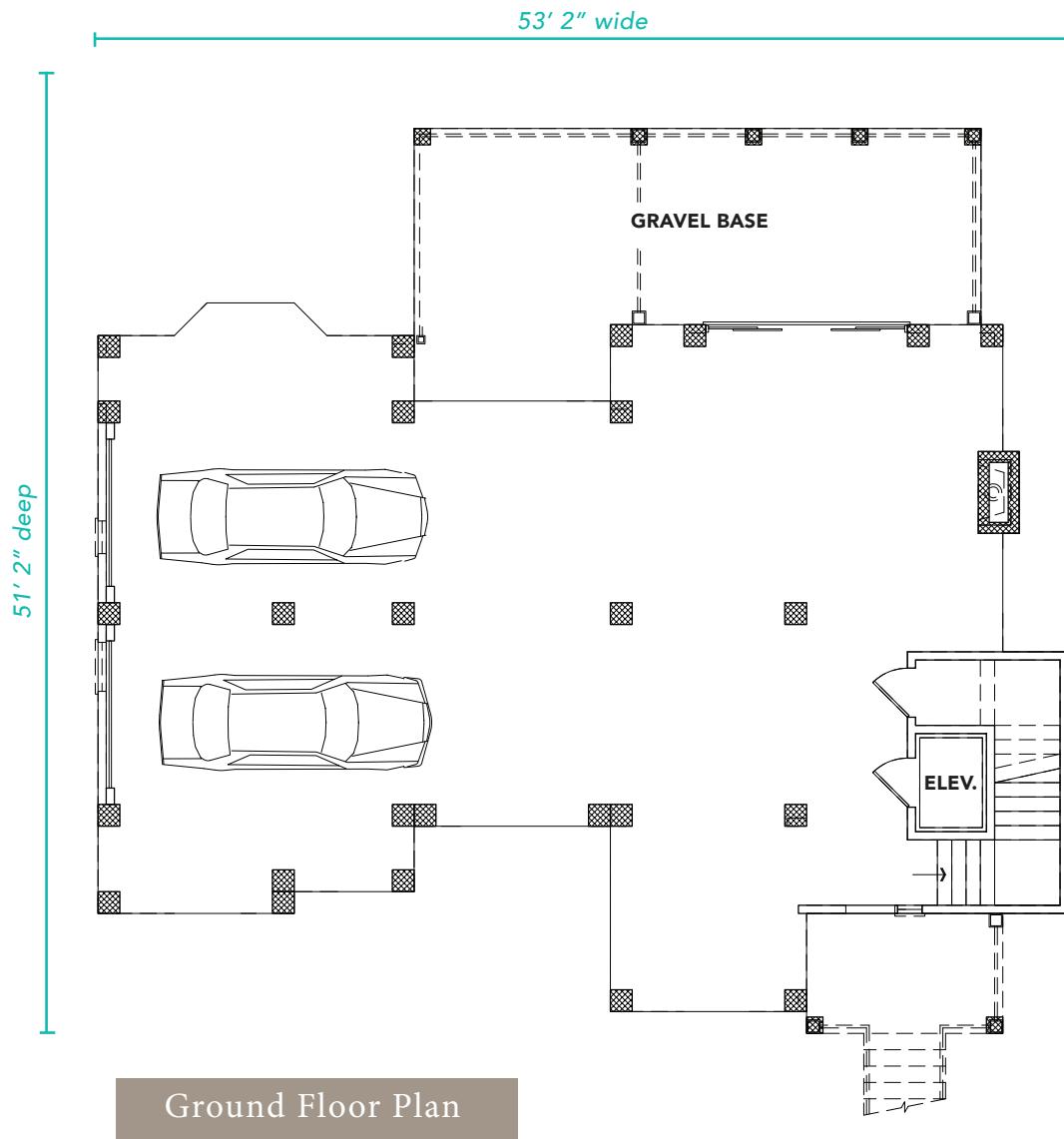
Total Heated - 2,848 SF

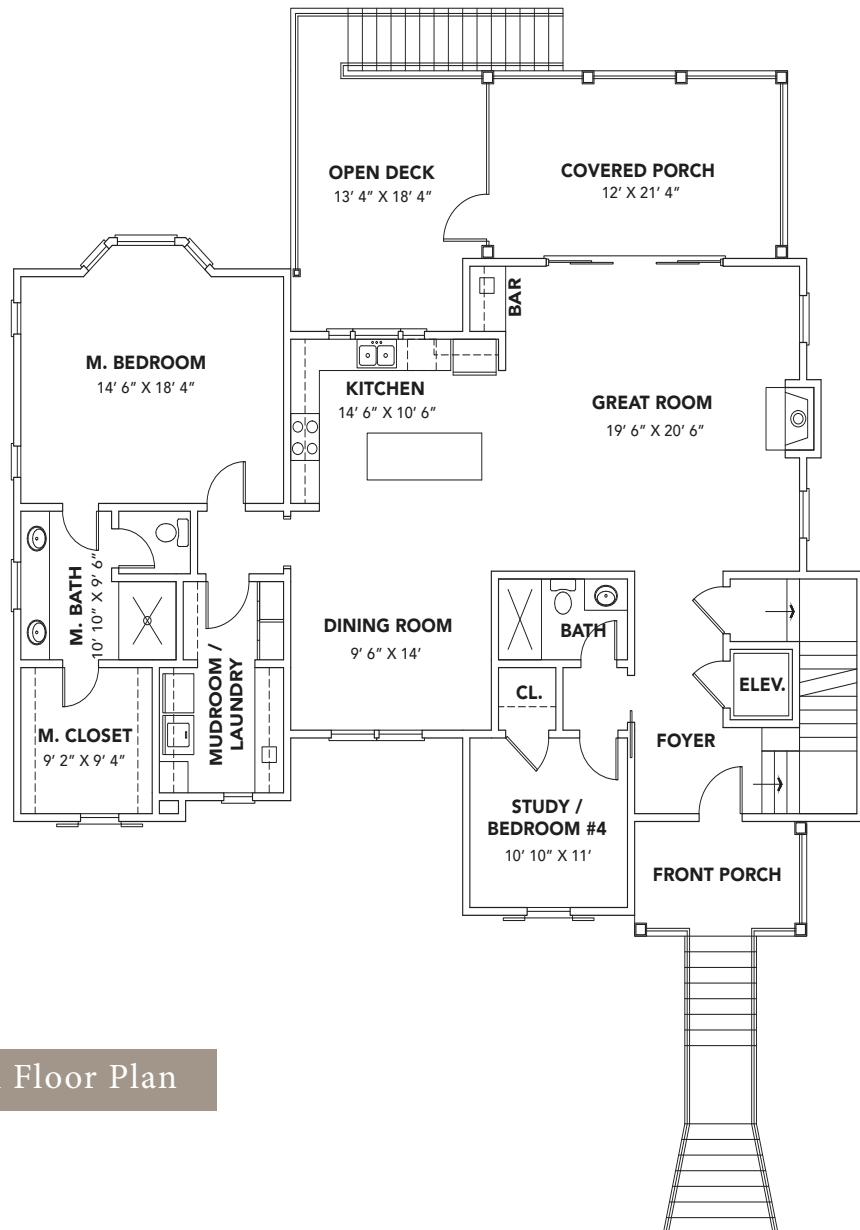
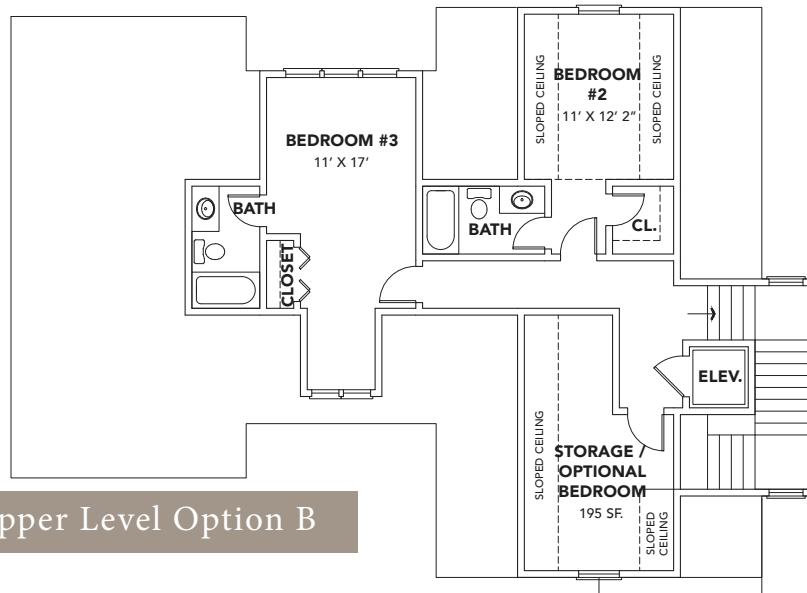
Covered Porches - 354 SF

Second Floor - 848 SF

Ground Floor - 2,000 SF

Total Under Roof - 5,202 SF







PALMETTO HALL

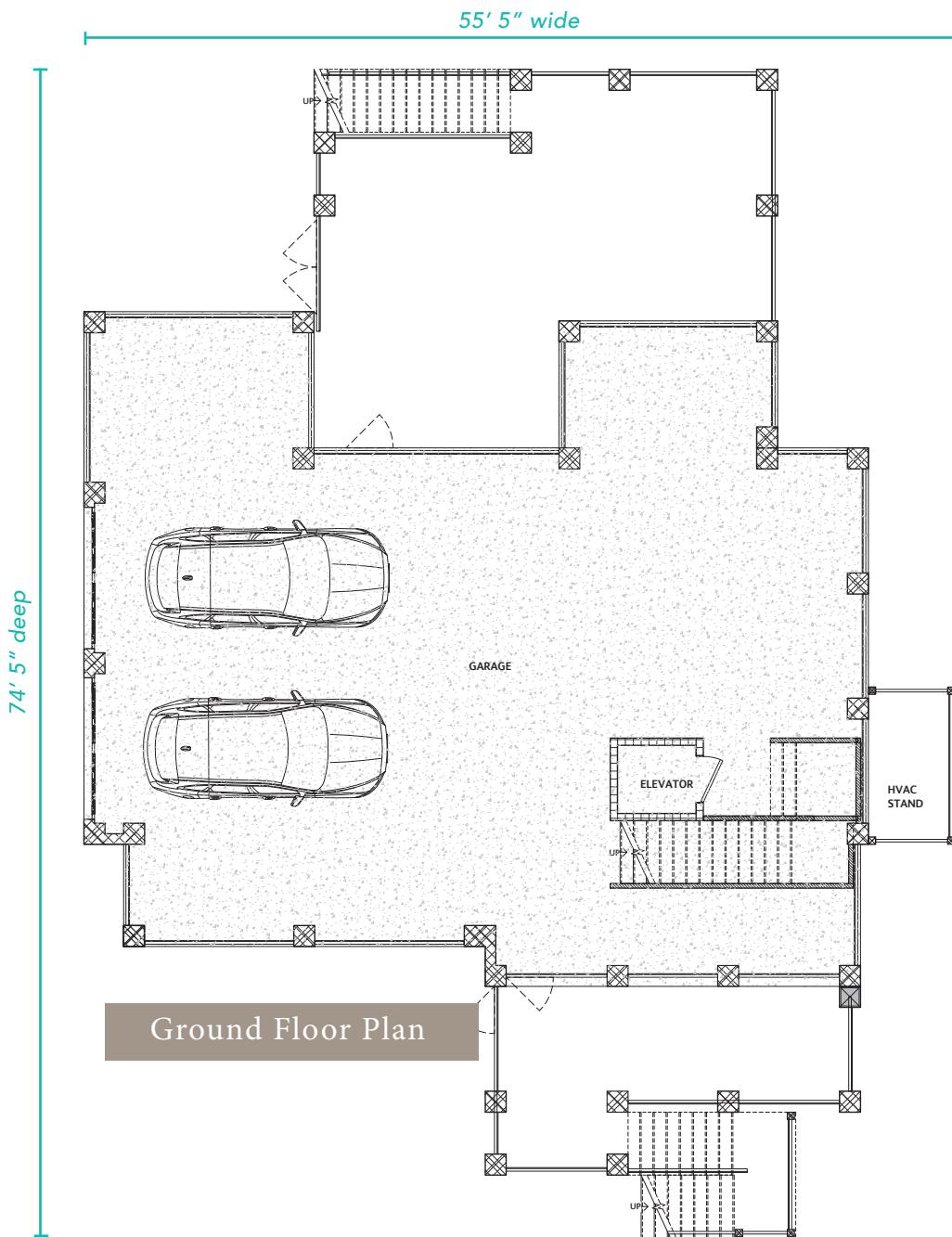
4 or 5 Bedrooms • 5 Full Baths, 1 Half Bath

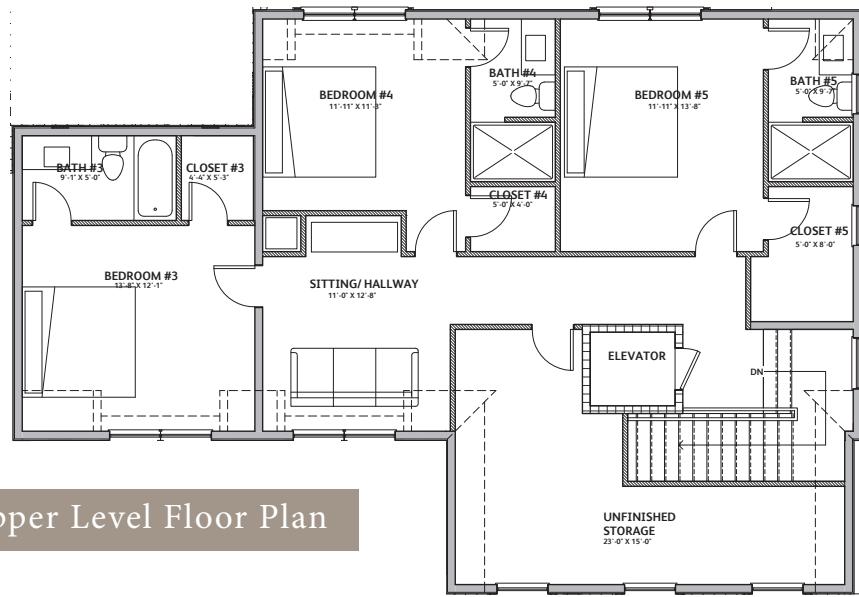
Total Heated - 2,900 SF

Covered Porches - 825 SF

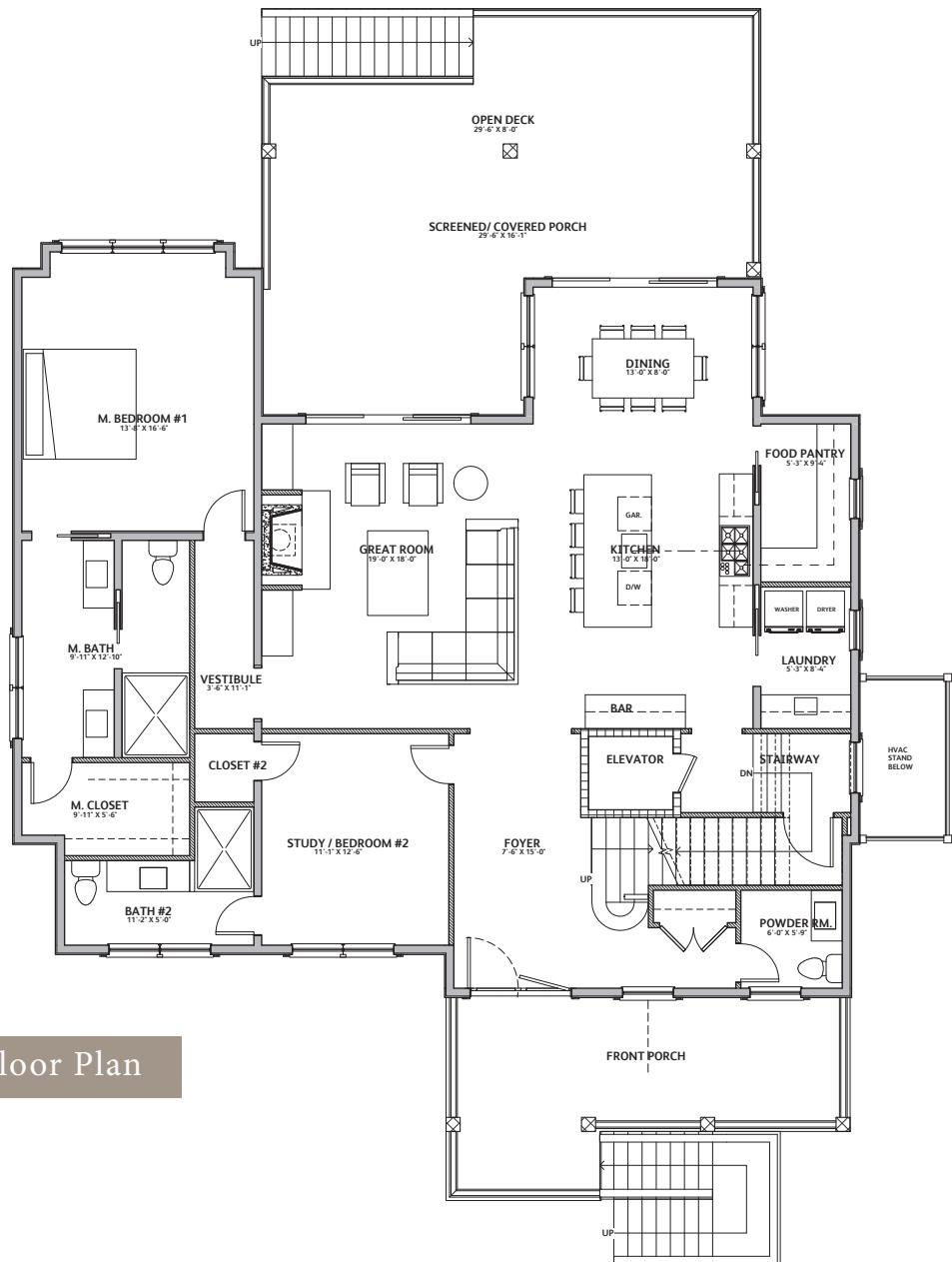
Ground Floor - 1,810 SF

Total Under Roof - 5,770 SF





Upper Level Floor Plan



Main Level Floor Plan



CAROLINA HOUSE

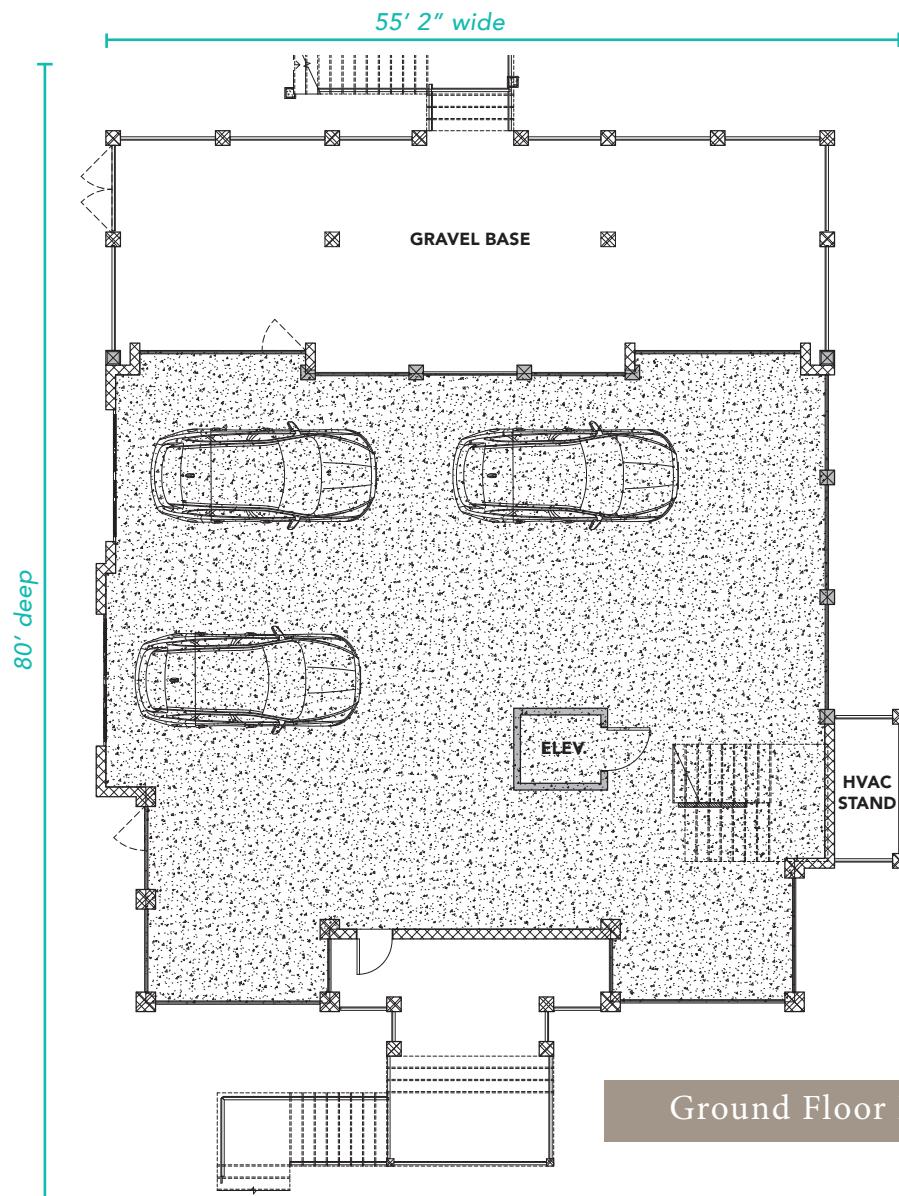
4 or 5 Bedrooms • 4 Full Baths, 1 Half Bath

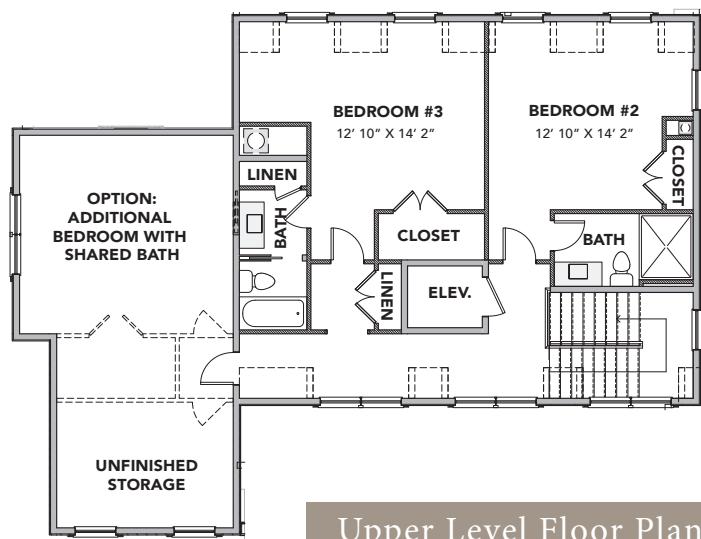
Total Heated - 3,059 sq. ft.

Covered Porches - 764 sq. ft.

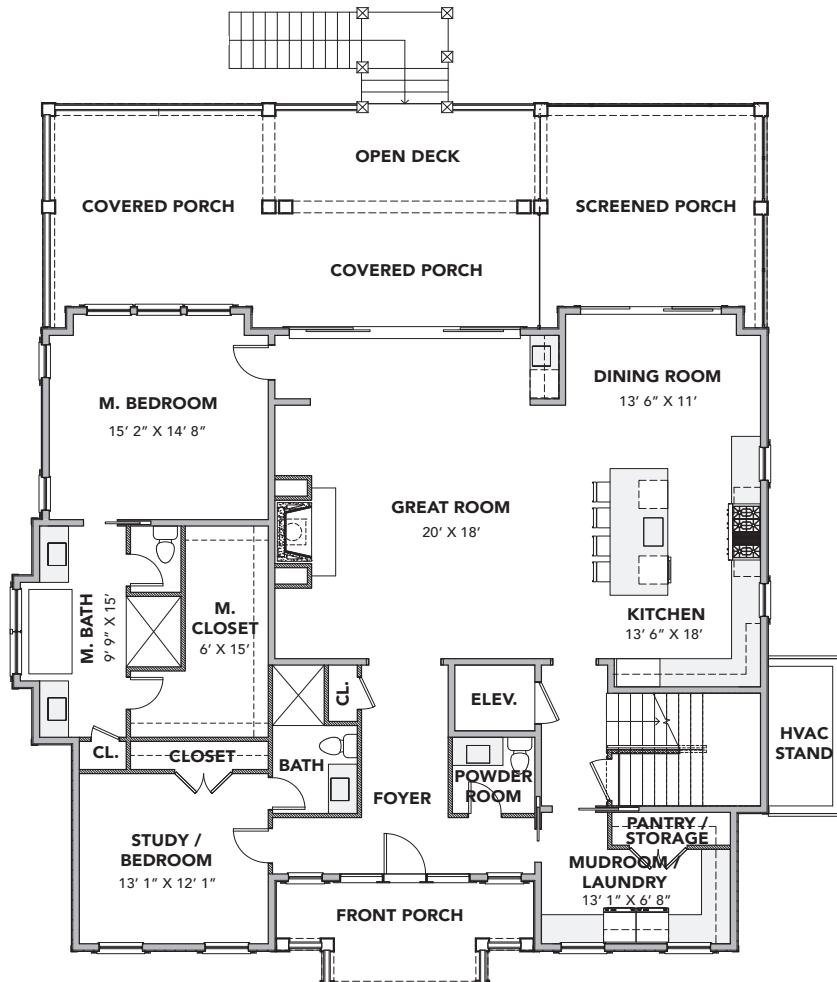
Ground Floor - 1,995 sq. ft.

Total Under Roof - 6,283 sq. ft.





Upper Level Floor Plan



Main Level Floor Plan



EAST BAY HOUSE

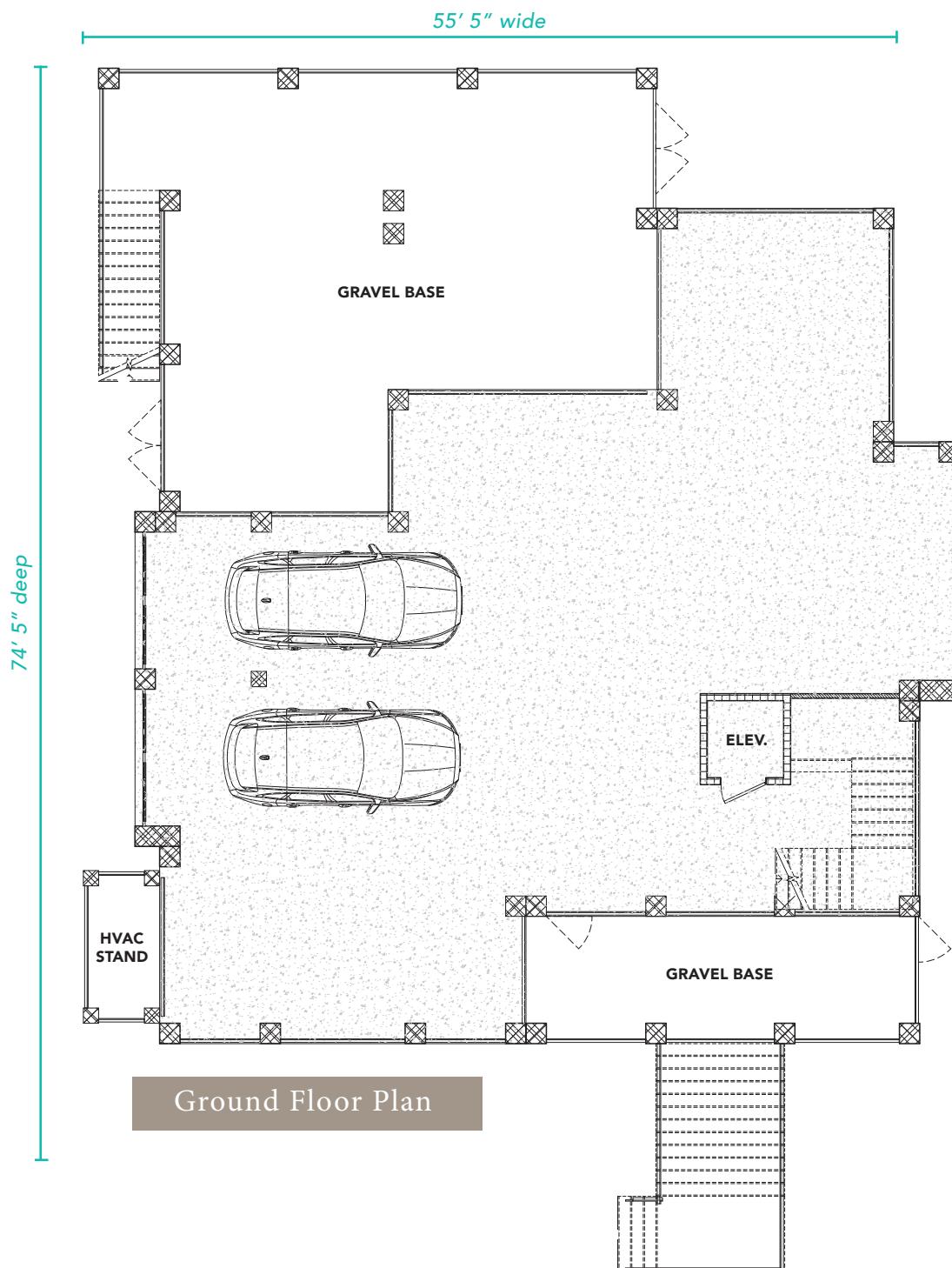
4 or 5 Bedrooms • 4 Full Baths, 1 Half Bath

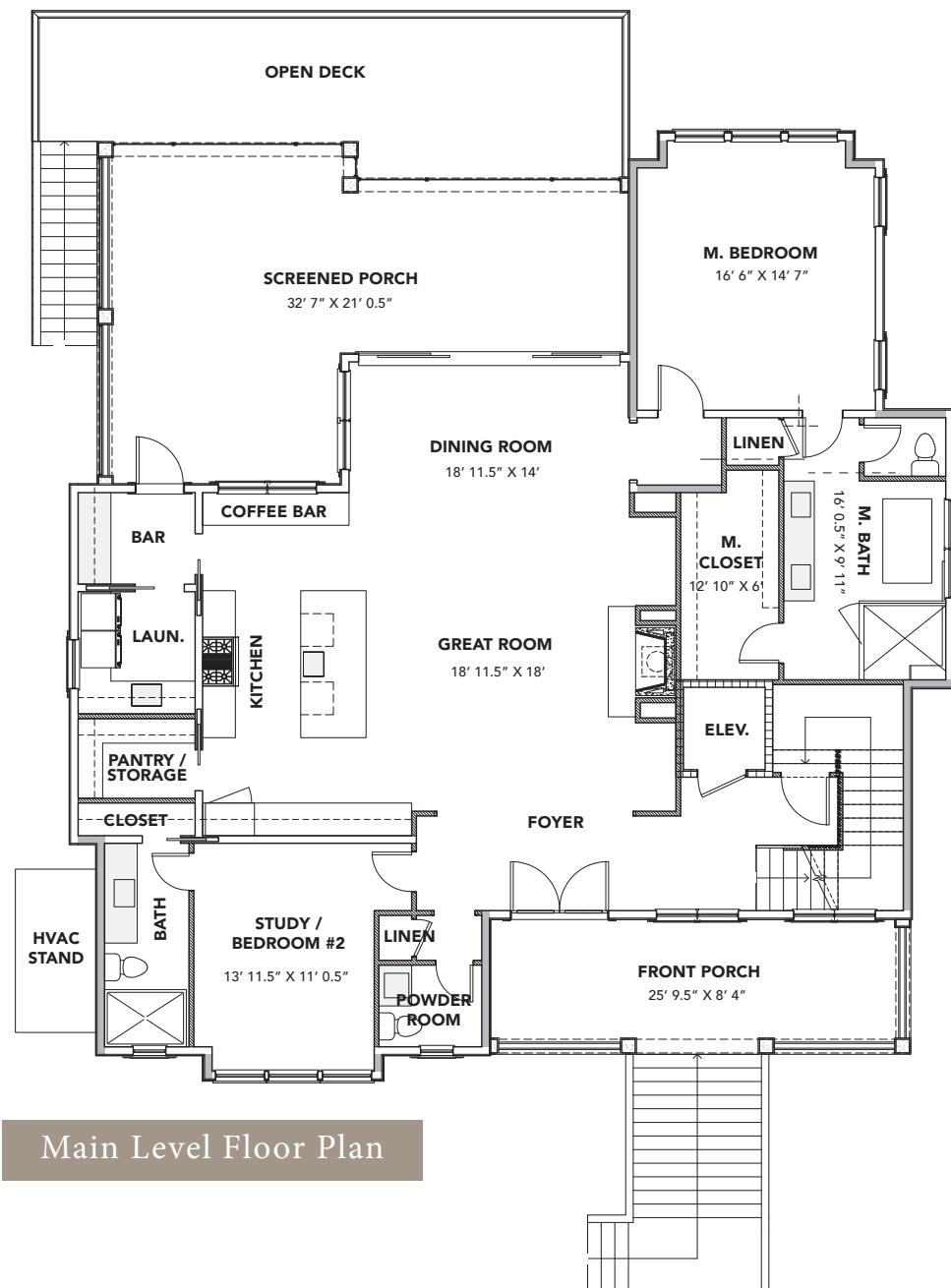
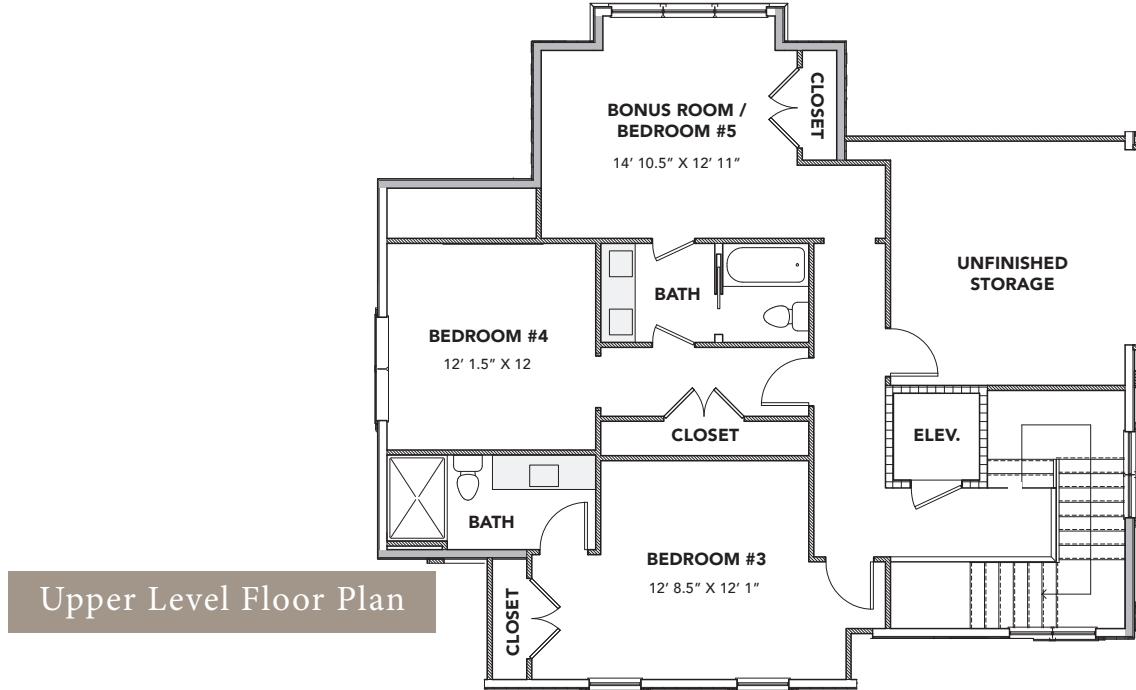
Total Heated - 3,100 SF

Covered Porches - 725 SF

Ground Floor - 2,056 SF

Total Under Roof - 5,881 SF







OCEAN COTTAGE

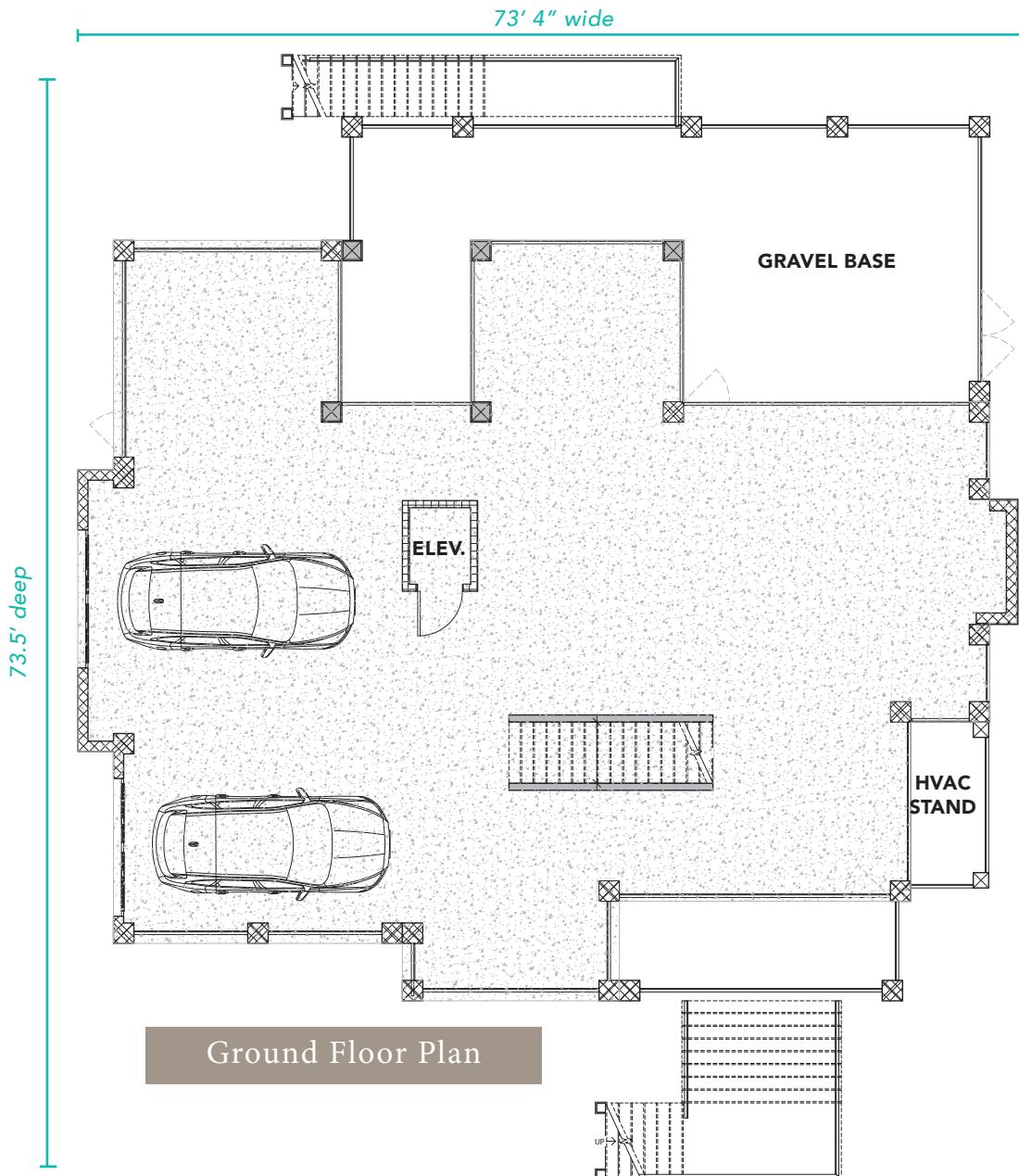
4 or 5 Bedrooms • 5 Full Baths, 1 Half Bath

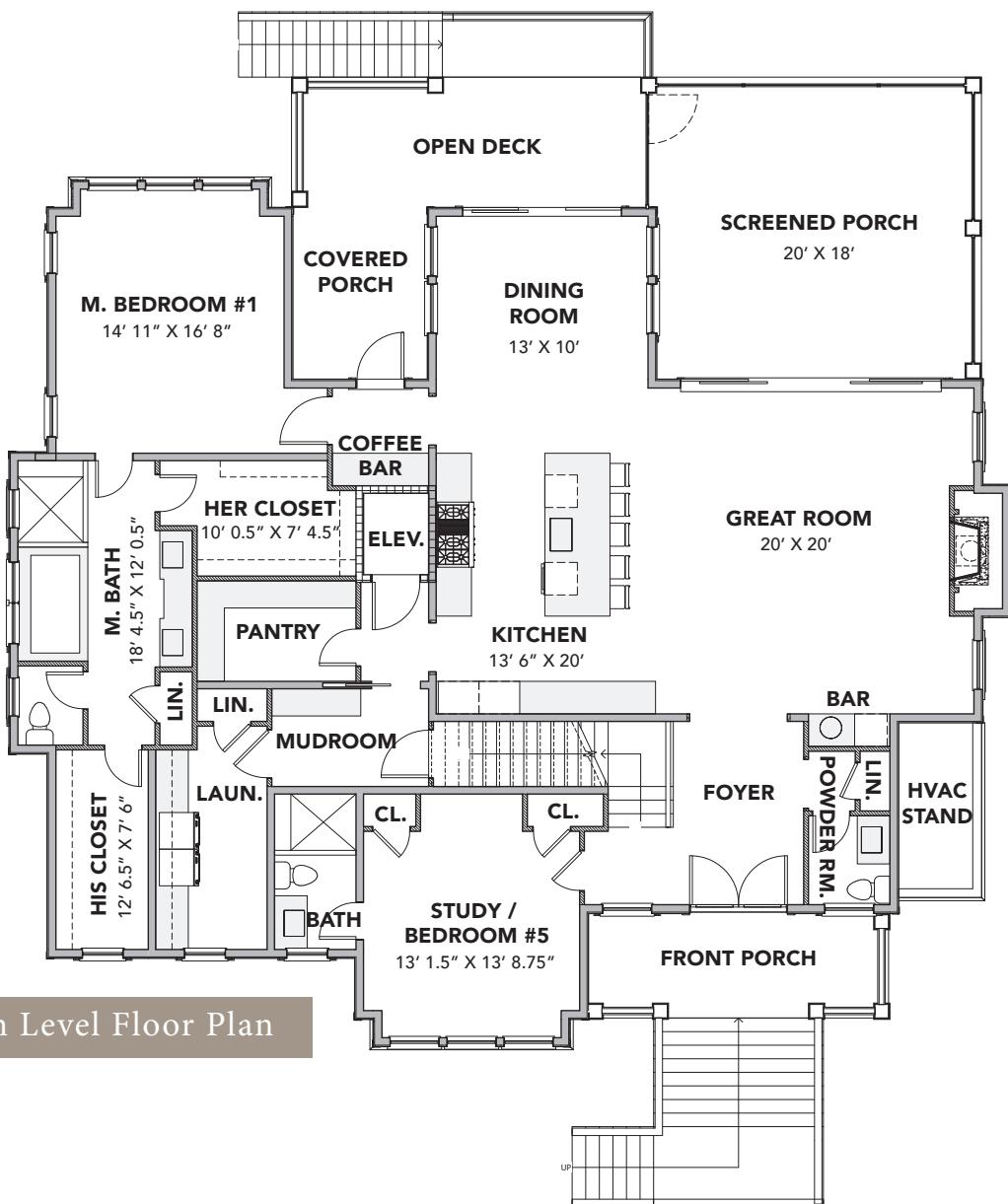
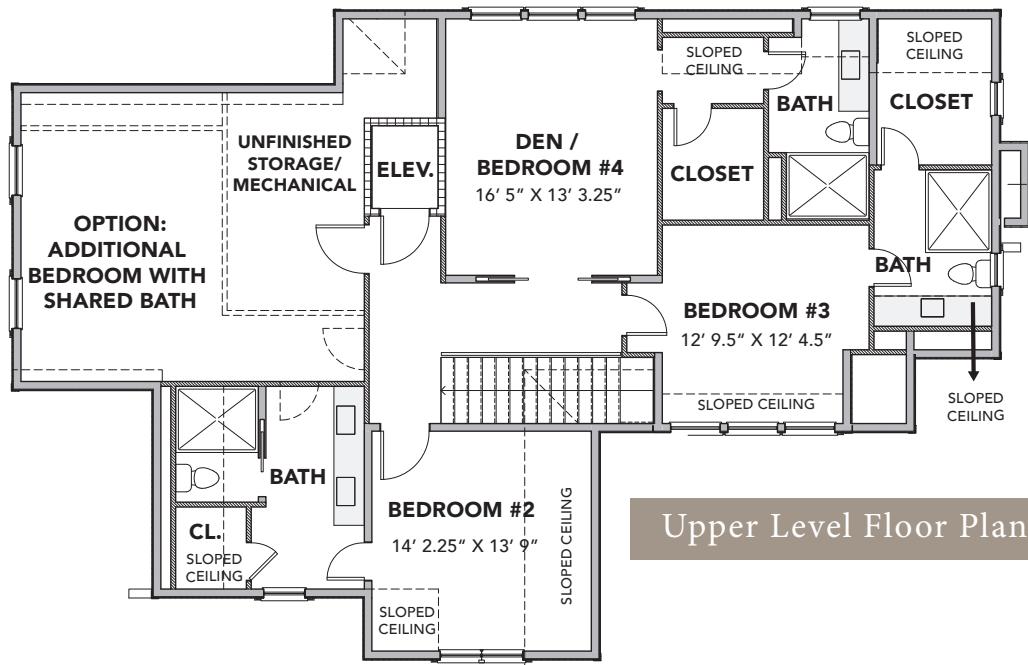
Total Heated - 3,510 sq. ft.

Covered Porches - 762 sq. ft.

Ground Floor - 2,310 sq. ft.

Total Under Roof - 6,967 sq. ft.







HIGH TIDE RETREAT OPTION A

4 or 5 Bedrooms • 4 Full Baths, 1 Half Bath

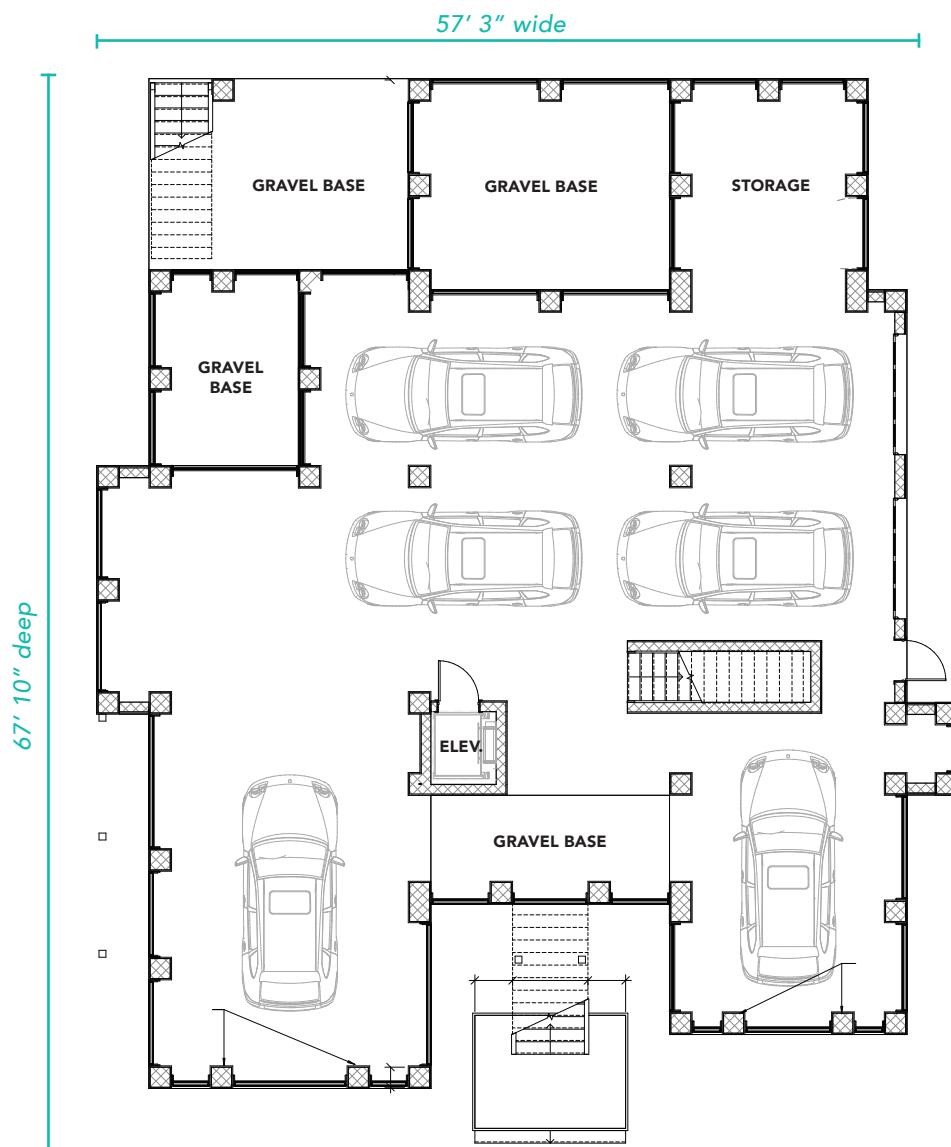
Total Heated - 3,496 SF

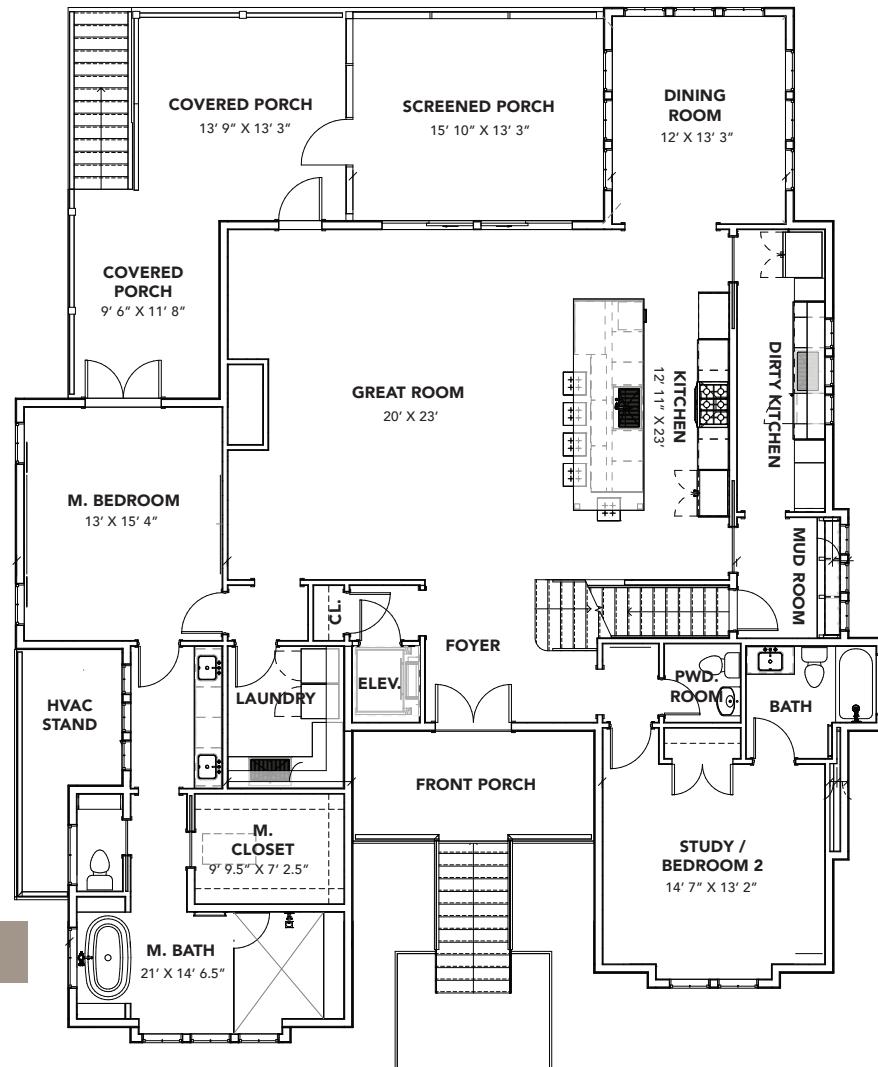
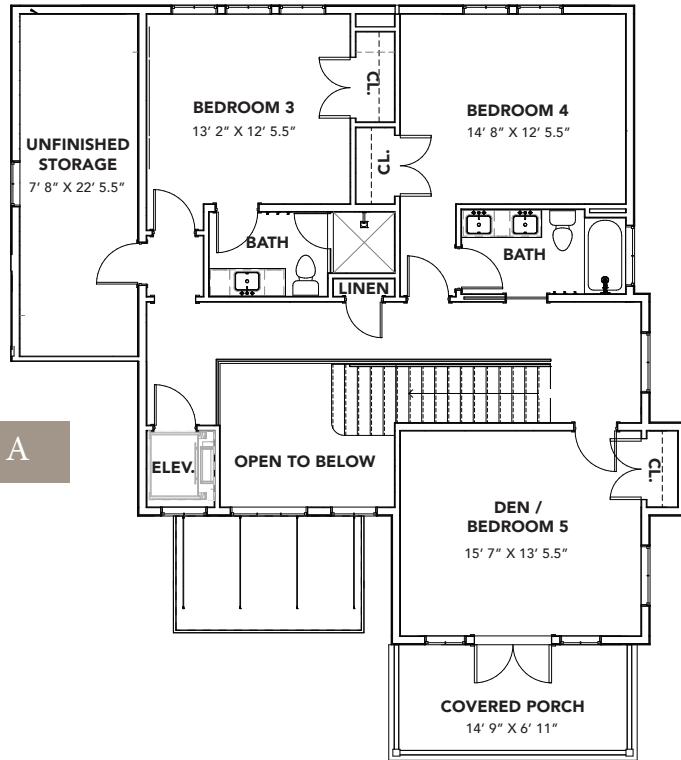
Covered Porches - 905 SF

Second Floor - 1,014 SF

Ground Floor - 2,958 SF

Total Under Roof - 7,359 SF







HIGH TIDE RETREAT OPTION B

4 or 5 Bedrooms • 5 Full Baths, 1 Half Bath

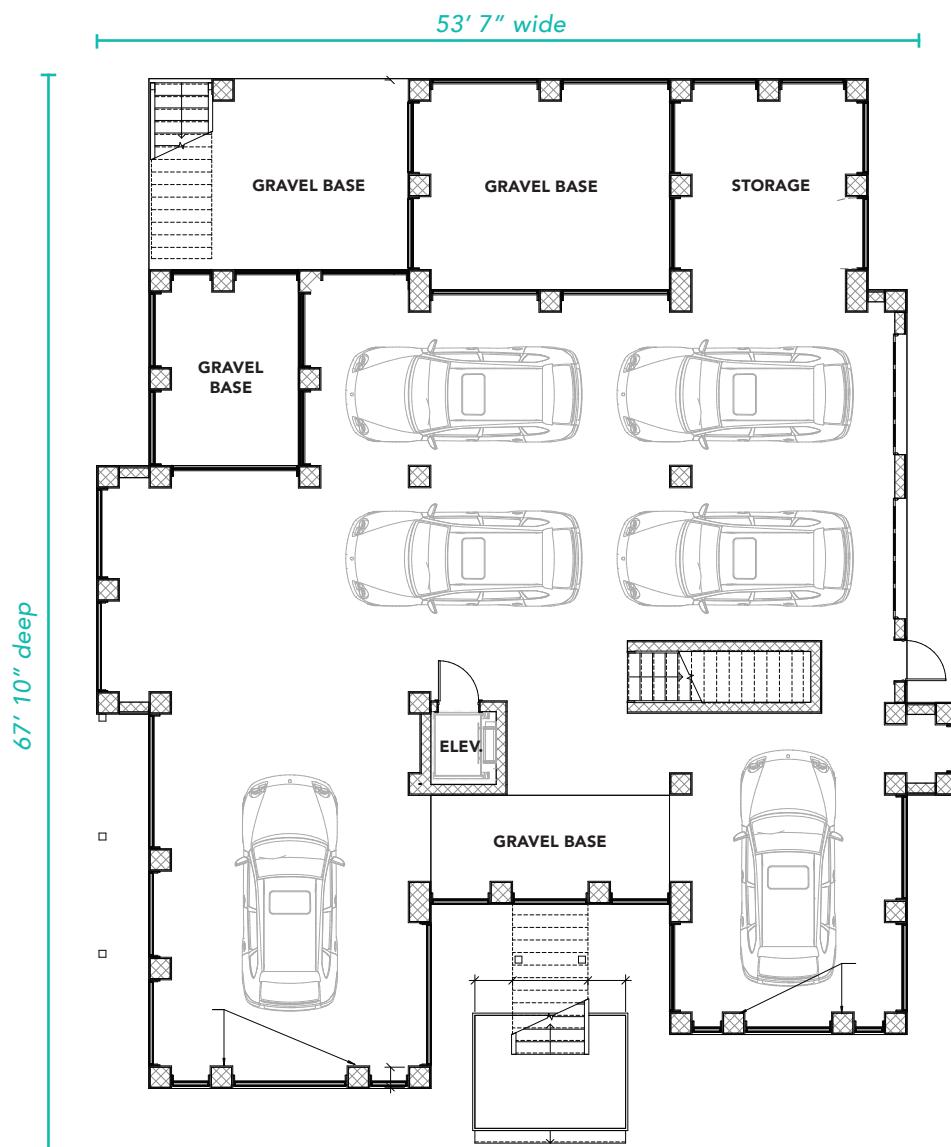
Total Heated - 3,607 SF

Covered Porches - 905 SF

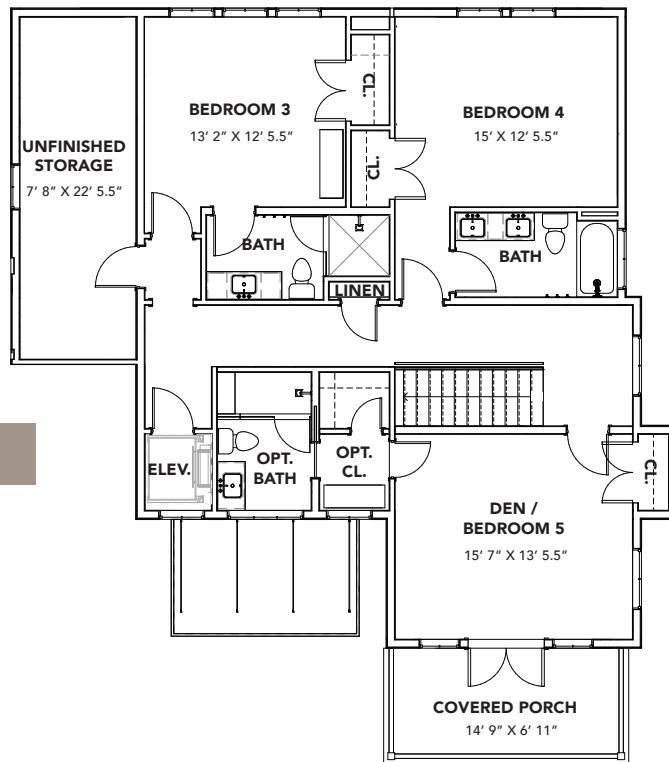
Second Floor - 1,125 SF

Ground Floor - 2,958 SF

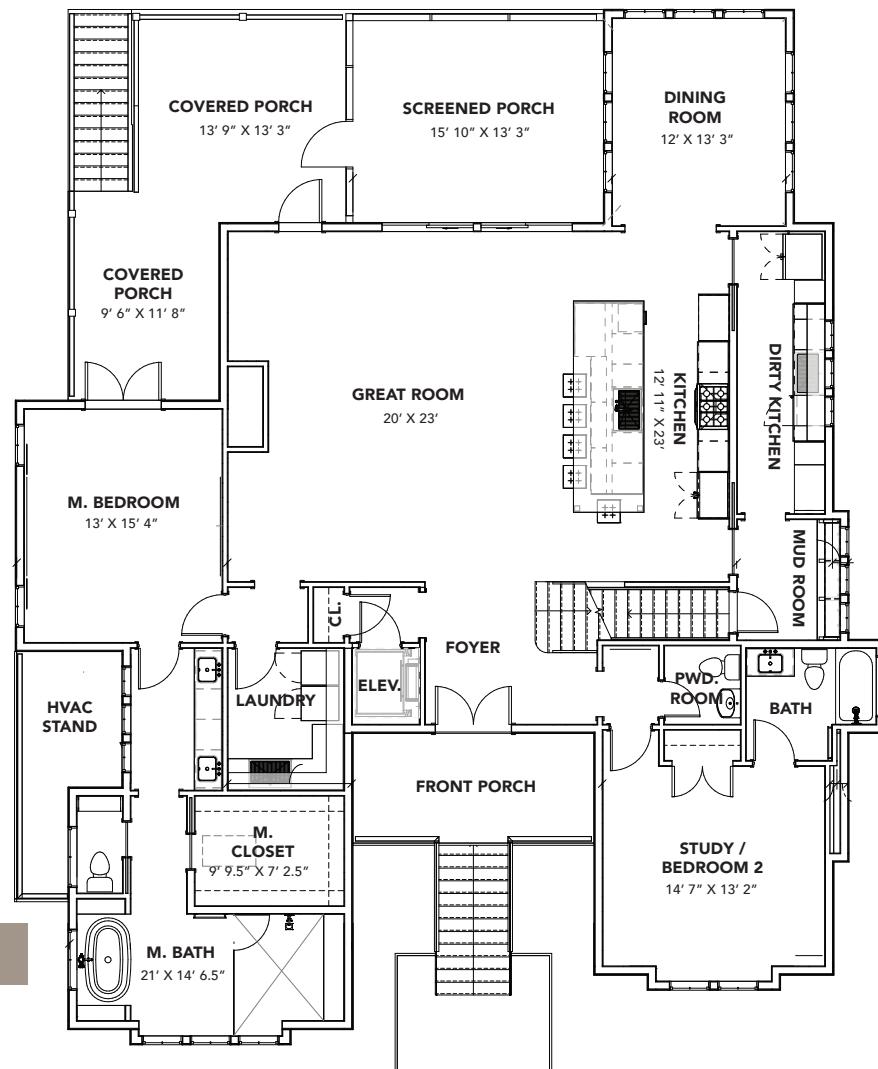
Total Under Roof - 7,470 SF



Upper Level Option B



Main Level Floor Plan





PELICANS PERCH OPTION A

4 Bedrooms • 4 Full Baths

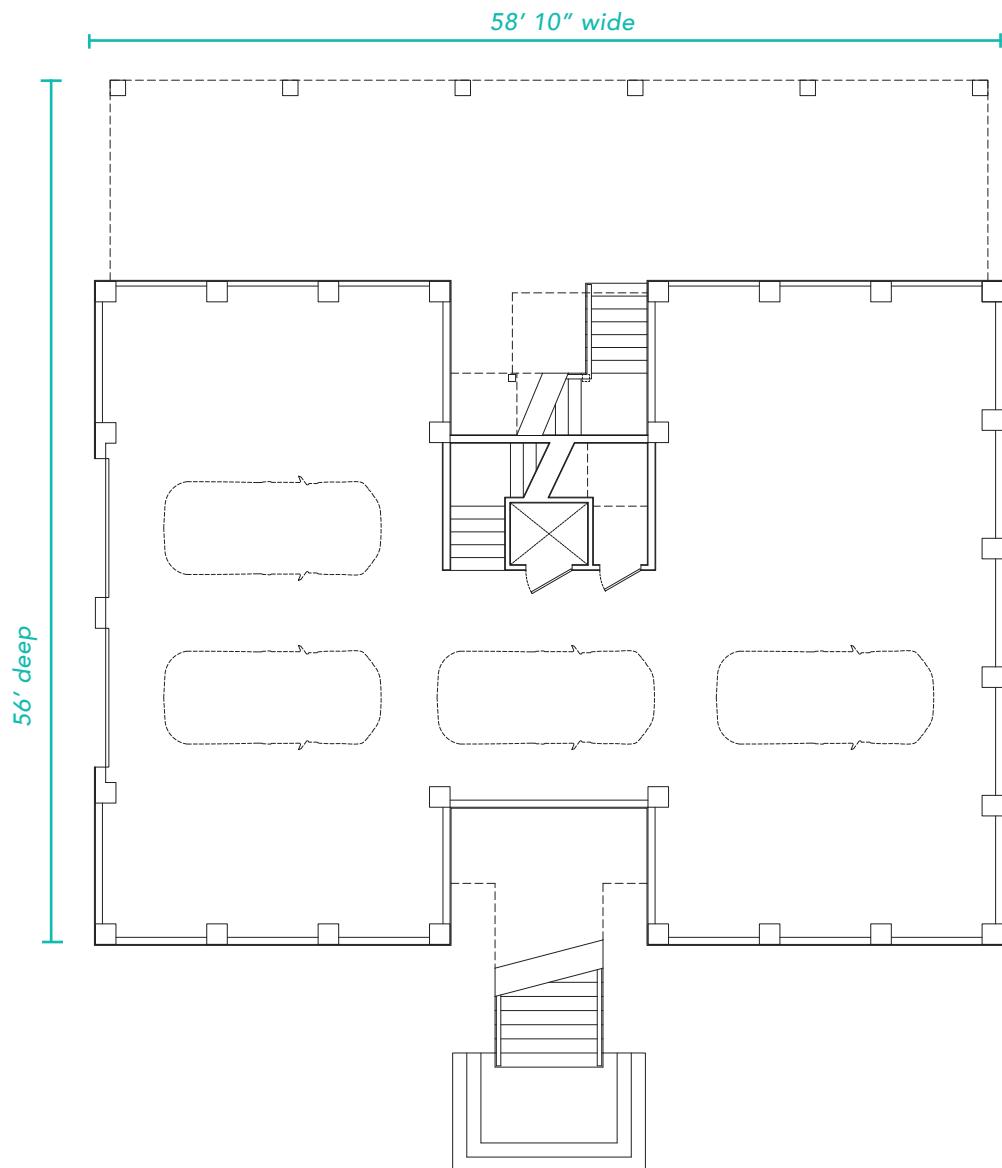
Total Heated (A)- 3,241 SF

Covered Porches - 944 SF

Second Floor (A) - 1,063 SF

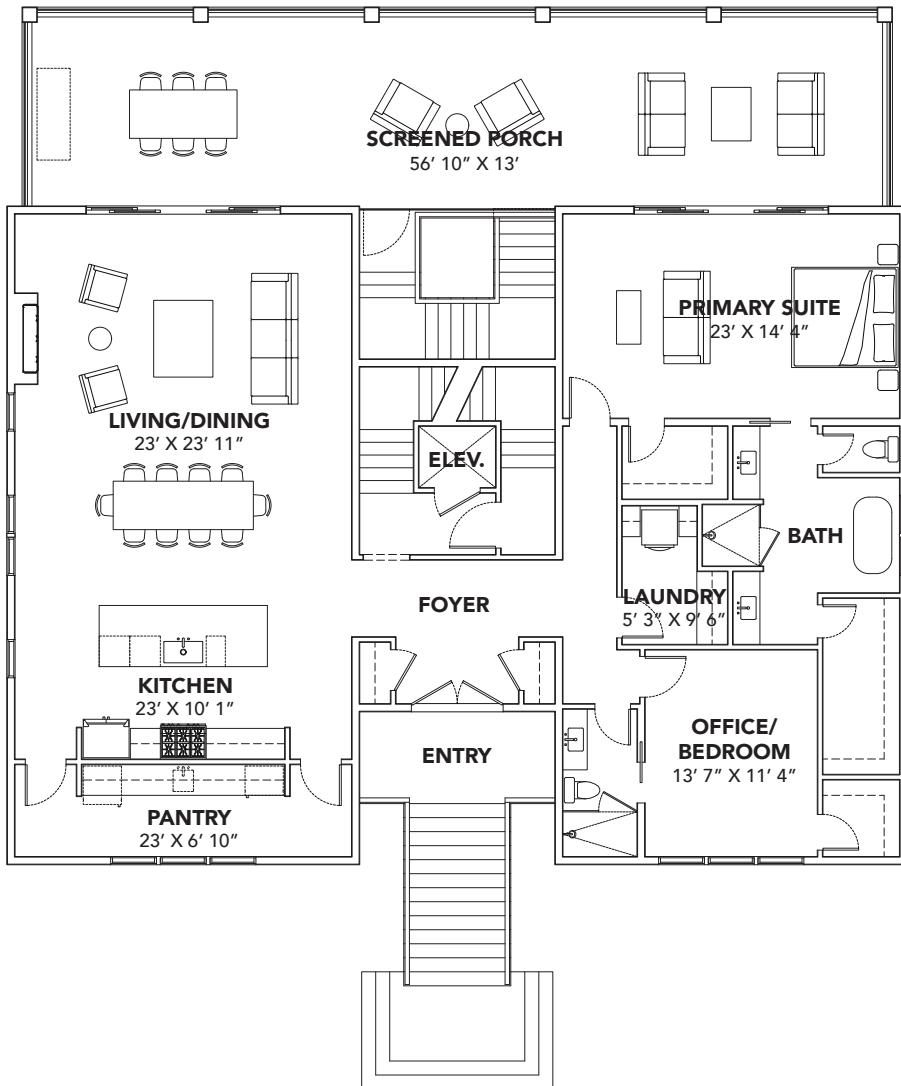
Ground Floor - 2,287 SF

Total Under Roof - 7,682 SF

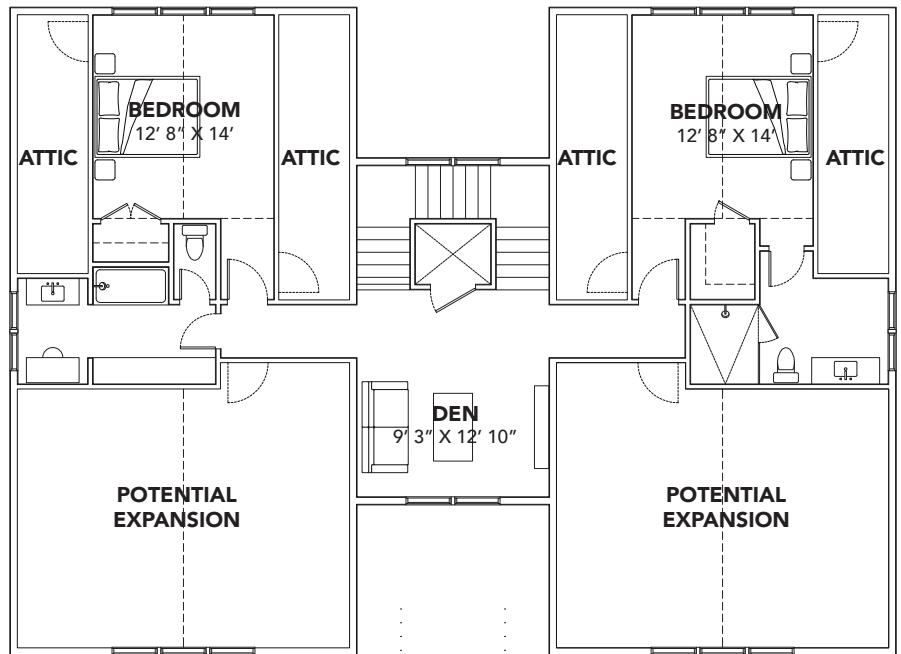


Ground Floor Plan

Main Level



Upper Level Option A



OPTION B

5 Bedrooms • 4 Full Baths

Total Heated (B) - 3,471 SF

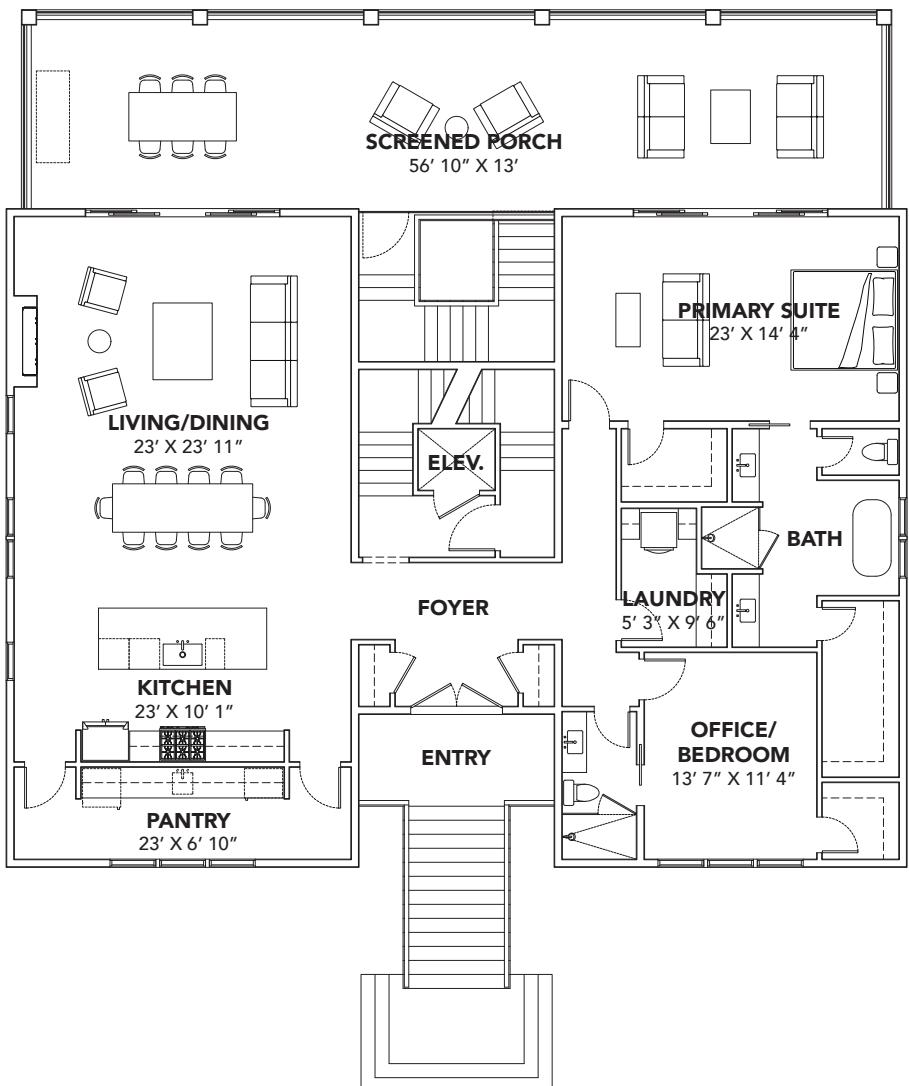
Covered Porches - 944 SF

Second Floor (B) - 1,293 SF

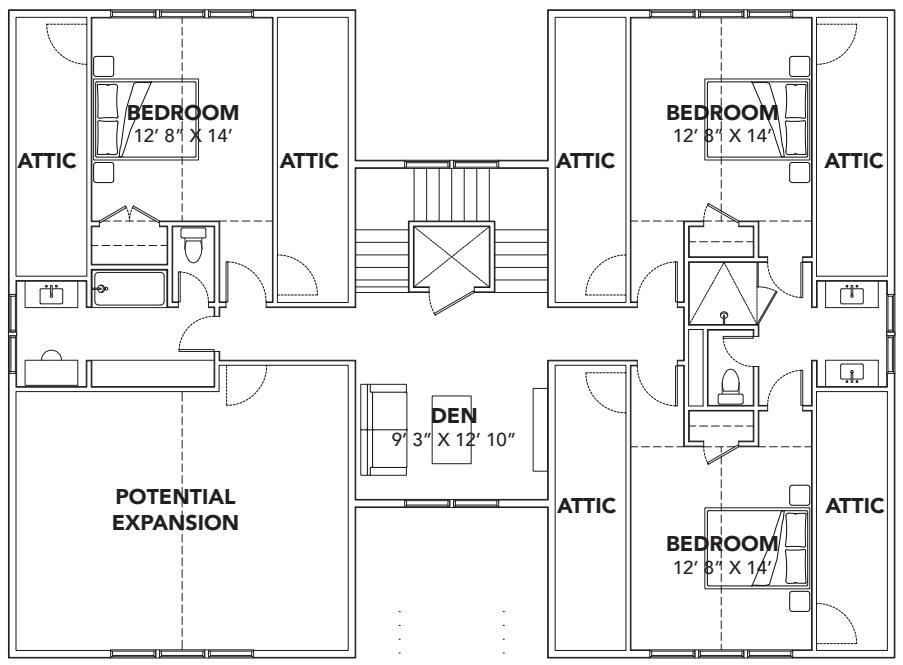
Ground Floor - 2,287 SF

Total Under Roof - 7,682 SF

Main Level



Upper Level Option B



OPTION C

6 Bedrooms • 5 Full Baths

Total Heated (B) - 3,715 SF

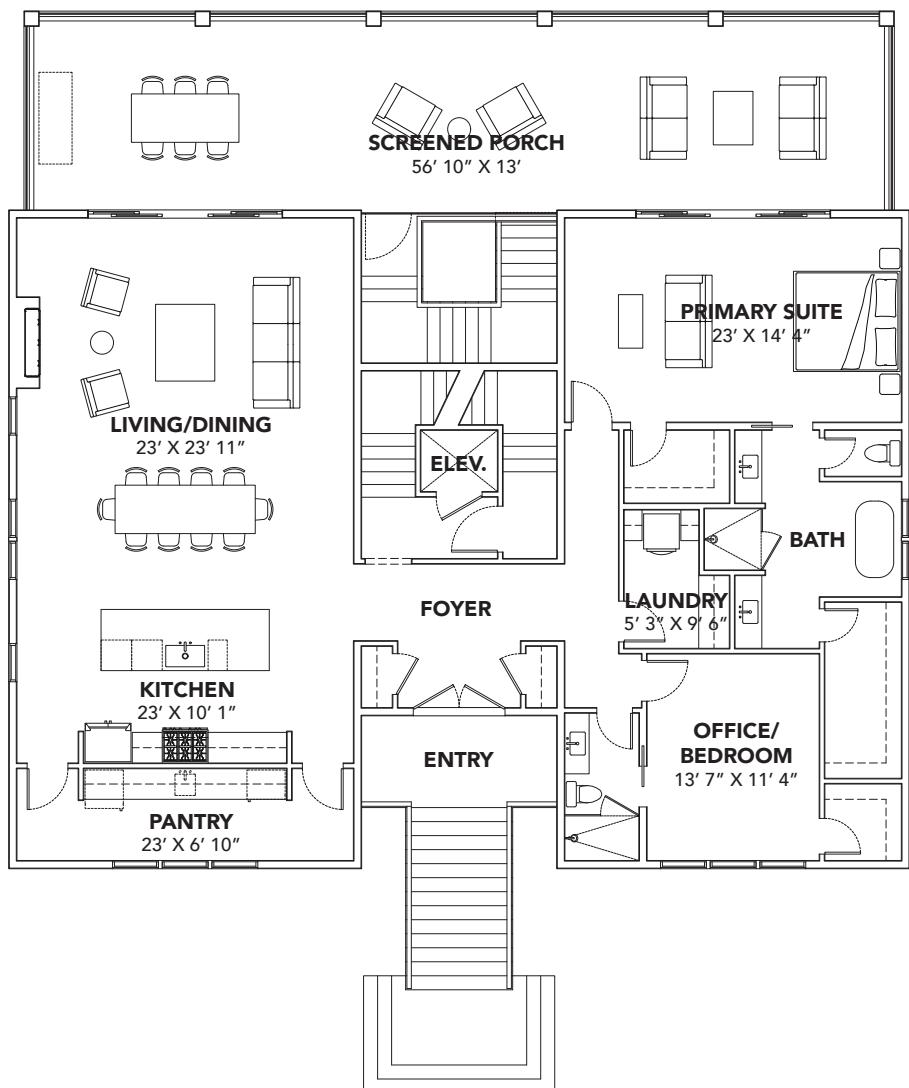
Covered Porches - 944 SF

Second Floor (B) - 1,537 SF

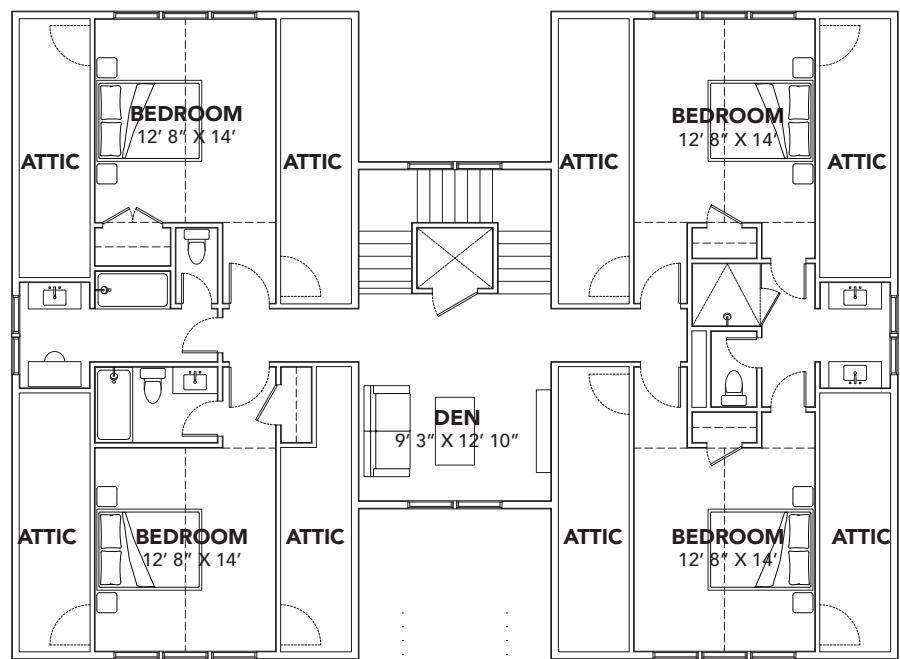
Ground Floor - 2,287 SF

Total Under Roof - 7,682 SF

Main Level



Upper Level Option C







S E A B R O O K I S L A N D

R e a l E s t a t e

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BILL BRITTON

New Home Collection Founder and Developer

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