

# The Lowcountry w/ Garage

*at Peartree Farms*



The Lowcountry

3 Bed - 3.5 Bath

2764 sqft

**Exterior:**

High Quality Exterior  
 Low Maintenance Hardie Lap Siding  
 30-Year Dimensional Architectural Roof Shingles & Metal Roof  
 Covered Back Porch with vented vinyl ceiling  
 Exposed Rafter Tails  
 Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
 \$15,000 Landscaping Budget  
 2 Car Garage  
 10x10 PVC Box Columns  
 1x6 Shutters with 1x4 Raised Accents

**Building Standards:**

Slab on Grade Concrete Foundation  
 Traditional Stick Framing Methods  
 Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

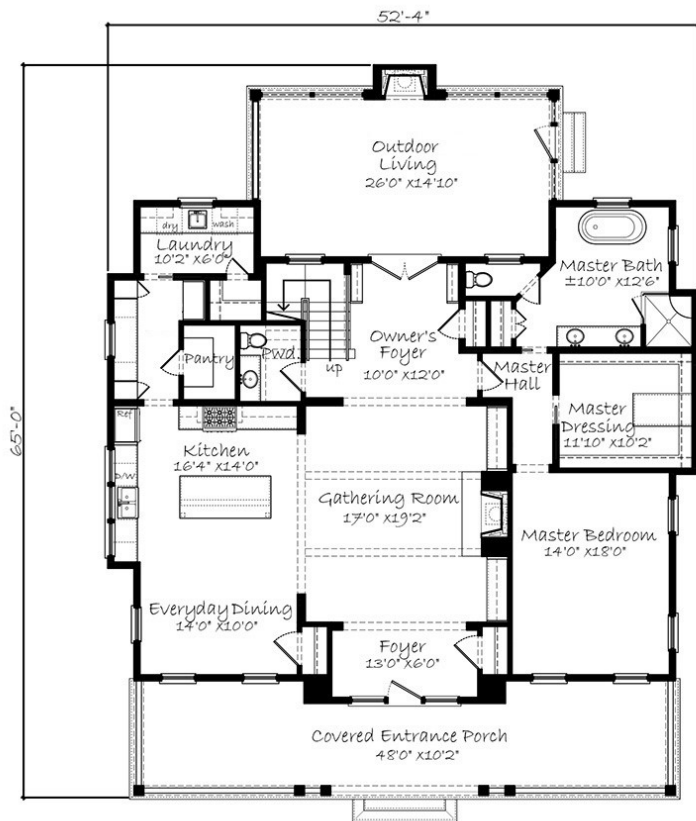
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
 Traditional R13 Batt/Fiberglass Insulation  
 Open Cell R20 Spray Foam Installed on Roof Deck  
 High Efficiency 50 Gallon Electric Water Heater  
 Energy Efficient 14 SEER Electric Heat Pump

**Upgraded Finish Options:**

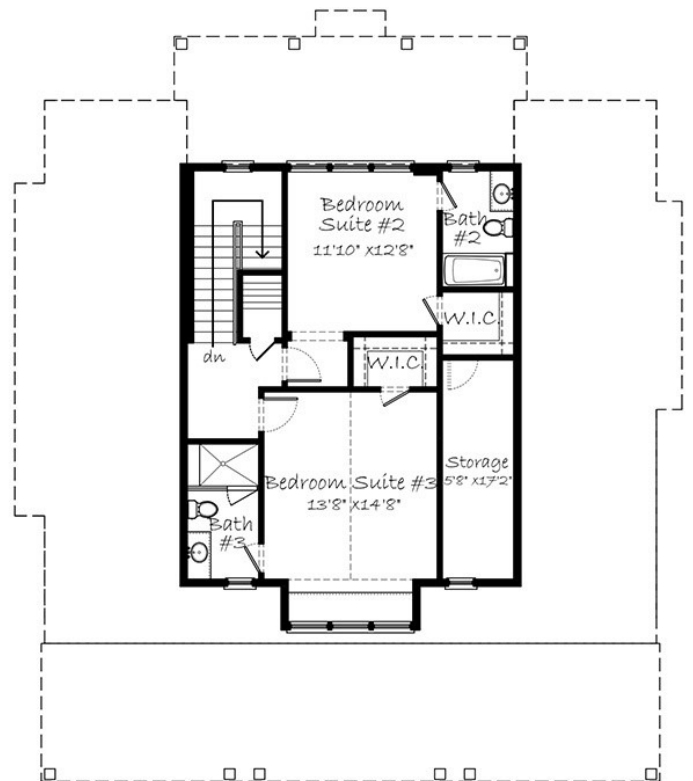
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	
10' Wide Gravel Driveway	\$1.85 per sq. ft.
Concrete Driveway	\$3.25 per sq. ft.
Culvert	\$1,250
Septic Tank Allowance	\$6,500
Basic Site Prep, non-wooded lots	\$2,750
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request
Clearing Lot, non-wooded lots	Price Available Upon Request

**Interior Finishes:**

Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor  
 Carpet in all Bedrooms  
 Ceramic tile in all Full Bathrooms  
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
 Granite countertops throughout  
 Stainless Steel Appliances by Whirlpool, including the Dishwasher, Glass Top Electric Range & Microwave  
 Delta Kitchen and Bath Fixtures  
 Double Vanity in Master Bathroom with Under-mount sinks  
 Vanity Mirrors  
 Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom  
 Shower Bench will be installed in Master Shower  
 Freestanding Tub in Master Bathroom  
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
 Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
 Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
 Interior walls primed & painted with Sherwin Williams products Includes two wall colors, one trim color, & one ceiling color  
 Baseboards throughout  
 Wood burning Fireplace  
 Two options for 5' tall Brick Surround Fireplace, including a cypress 6x12 mantel with corbels or a Shaker Style mantel.  
 Judges Paneling will be installed in Dining Room & Foyer  
 Shiplap above the fireplace mantel to the ceiling  
 Barn Doors will be installed as entrance to laundry



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

\*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



"Building Reputations"

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**(334) 332-7157**



**PEARTREE**  
F A R M S

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