NEW HOME COLLECTION

at Seabrook Island

A Building Program with Approved Plans

1. Select the plan
2. Select the lot
3. Select the finishes

The process is seamless and there are NO UNKNOWNS.

BUILDING MADE SIMPLE

The New Home Collection is designed for people who want a beautiful new custom home without the sometimes arduous, time-consuming steps and decisions of designing and building one. 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.

Financal 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
- Sandy O'Keefe, *First National Bank* - 843.471.0074

Standard Features

INTERIOR ITEMS

10” BASEBOARDS *(First Floor)*

8” BASEBOARDS *(Second Floor)*

CROWN MOLDING *(Throughout entire house)*

WAINSCOTTING *(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 – ¾”ADVANTEC

⅝” ROOF SHEATHING

½ INCH WALL SHEATHING

2” X 6” EXTERIOR FRAMING

16 SEER HVAC UNITS

30-YEAR ARCHITECTURAL SHINGLES

RINNAI 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 EXPENSES AND ARE SUBJECT TO CHANGE

- Prices include all plan design, landscaping design, and interior design fees.
- 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.

Seaside Retreat

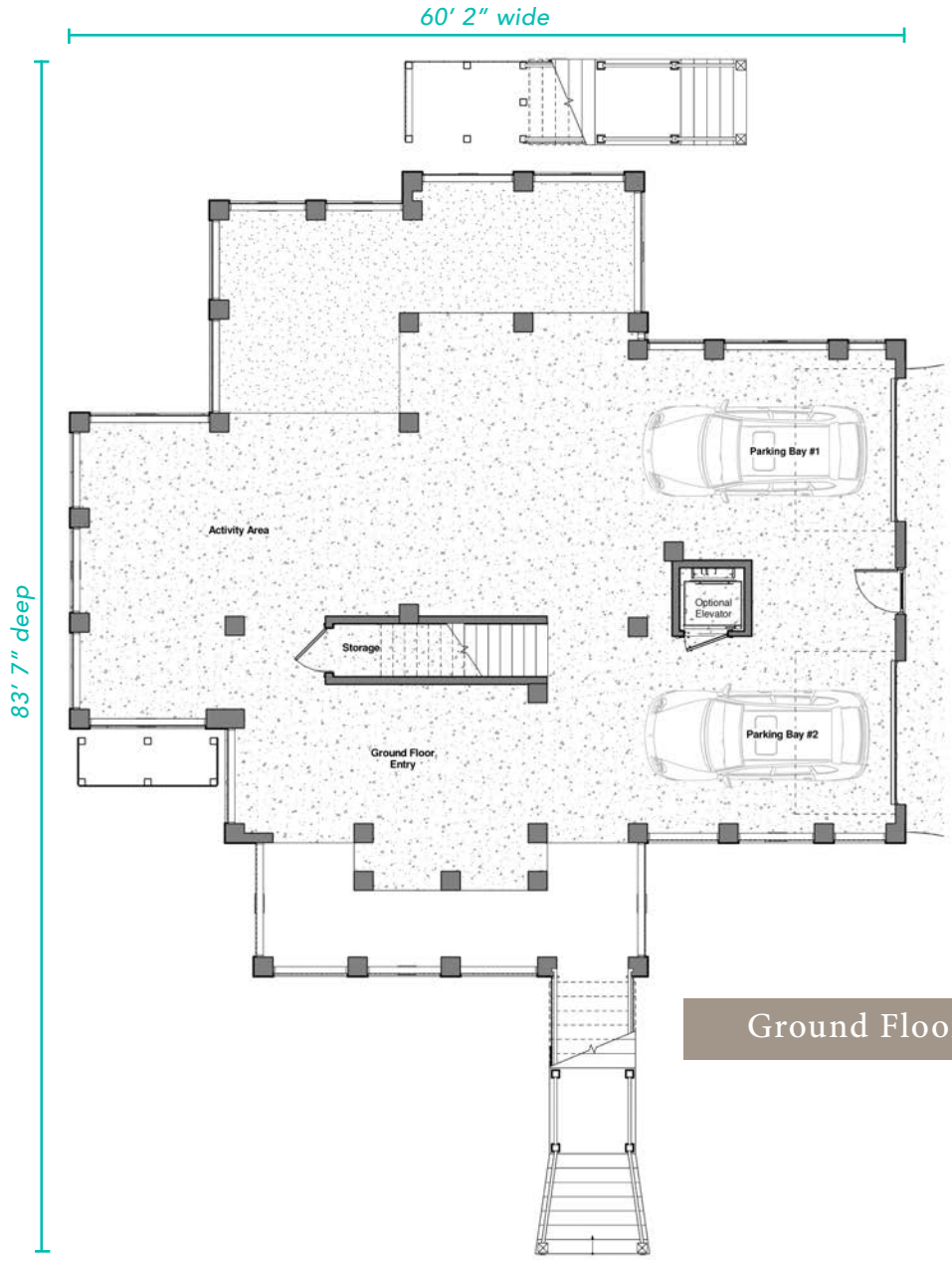
3 or 4 Bedrooms • 4 Full Baths

Total Heated - 2,654 sq. ft.

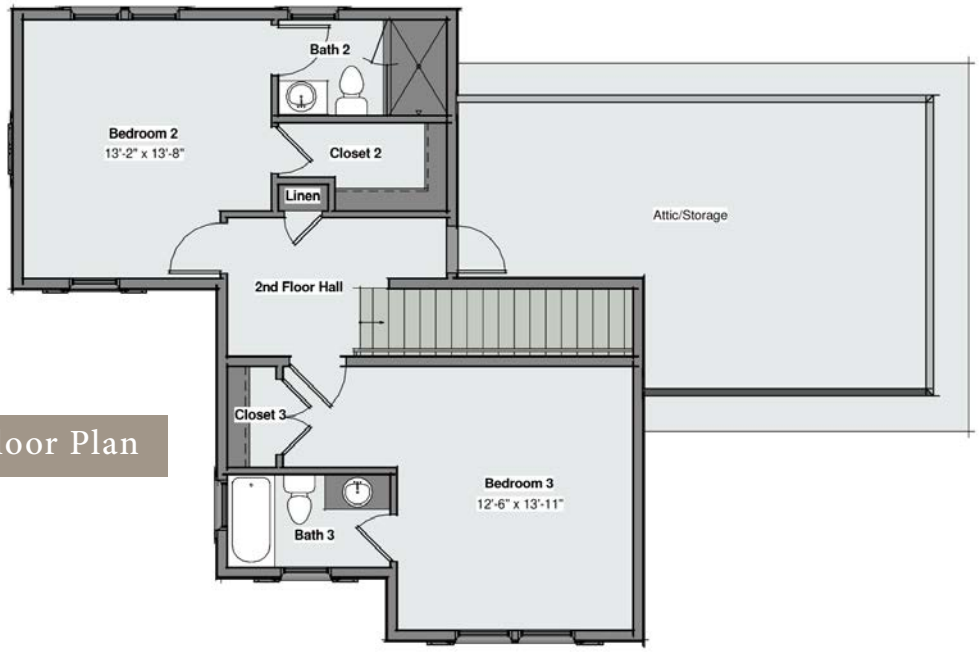
Covered Porches - 623 sq. ft.

Ground Floor - 2,495 sq. ft.

Total Under Roof - 5,772 sq. ft.



Ground Floor Plan



Upper Level Floor Plan

Main Level Floor Plan

Indigo House

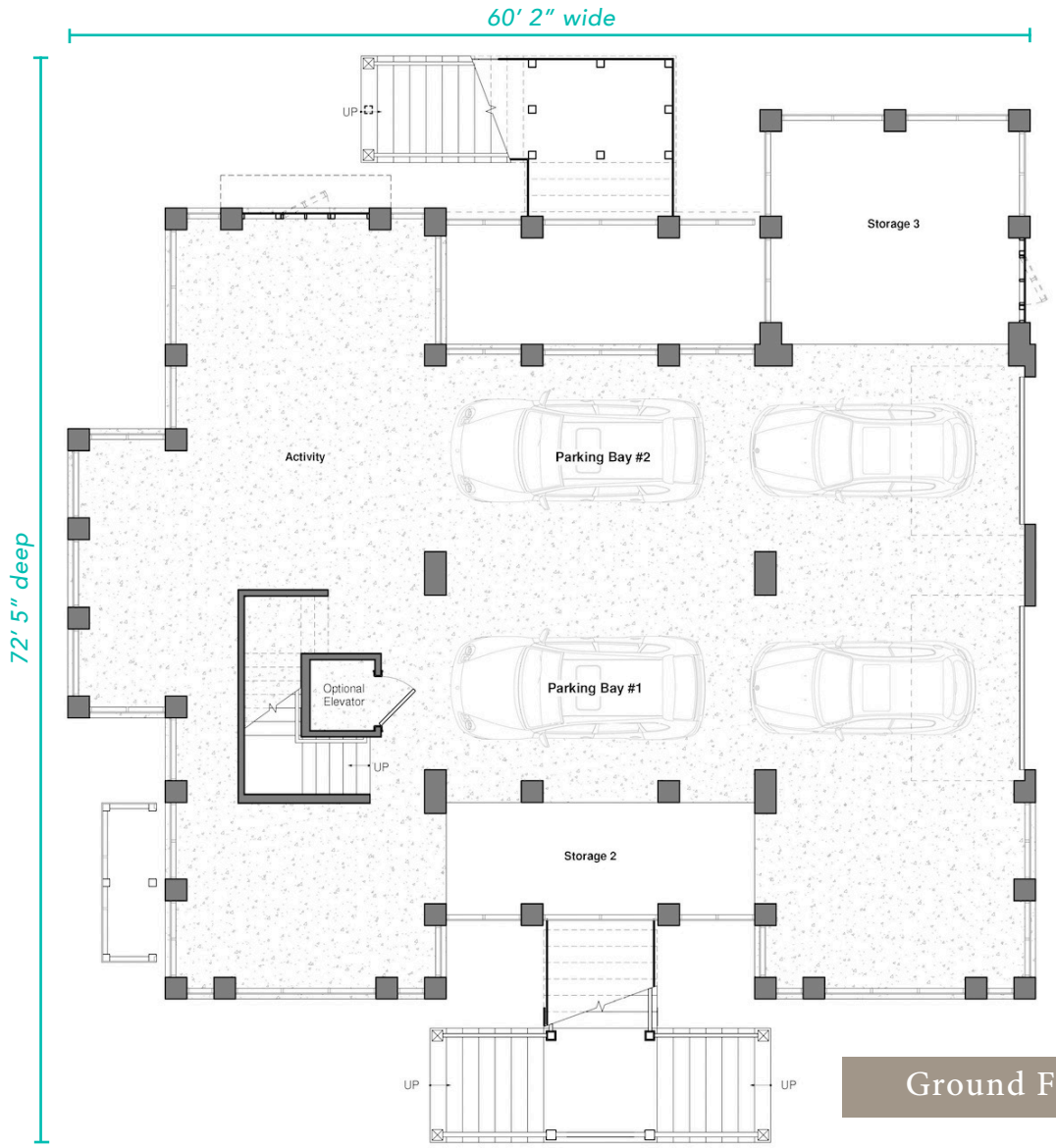
4 or 5 Bedrooms • 4 Full Baths, 1 Half Bath

Total Heated - 3,277 sq. ft.

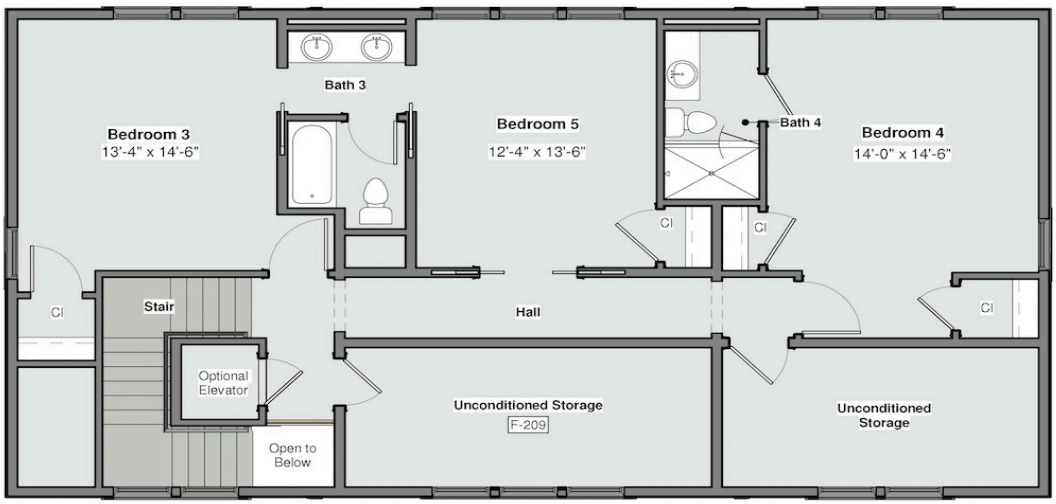
Covered Porches - 519 sq. ft.

Ground Floor - 2,550 sq. ft.

Total Under Roof - 6,154 sq. ft.



Ground Floor Plan



Upper Level Floor Plan

Main Level Floor Plan

Carolina House

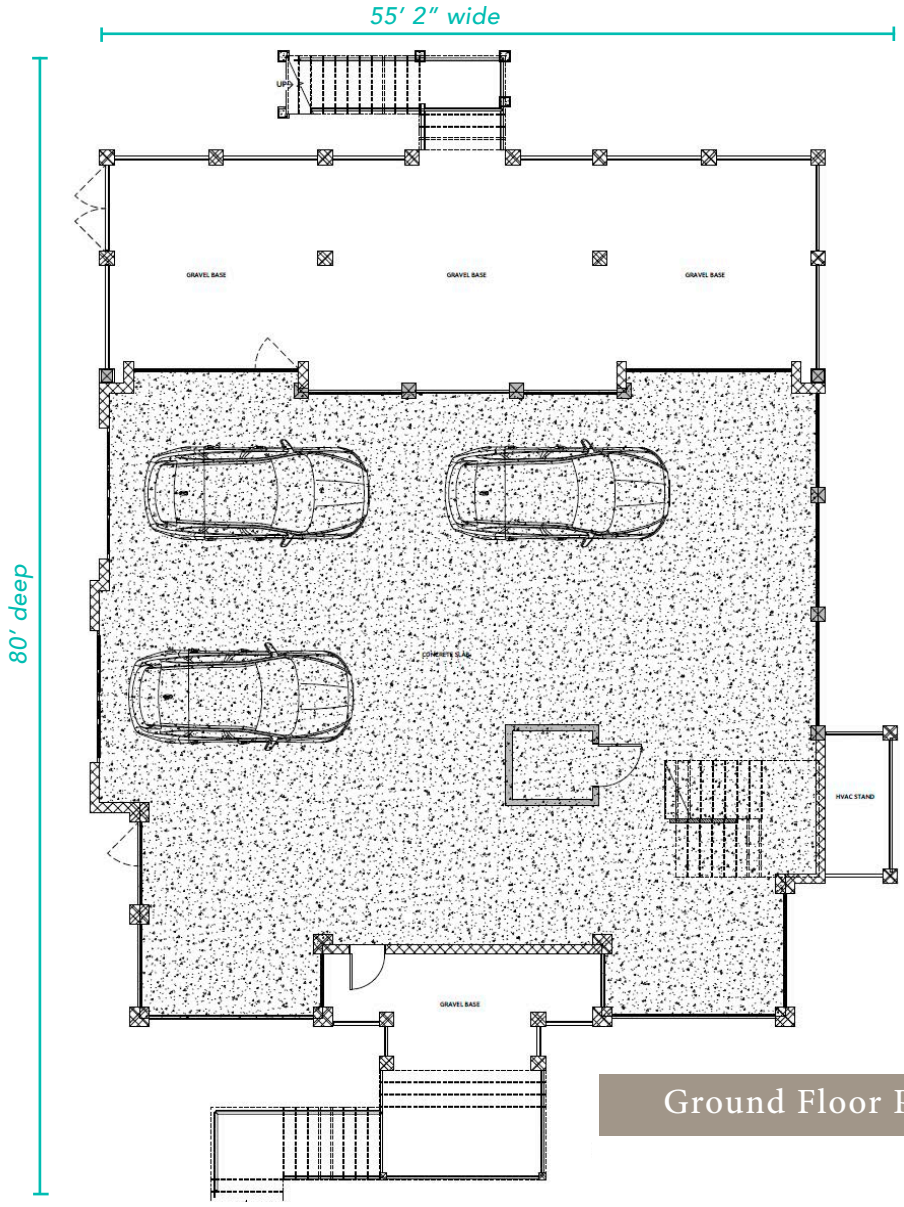
4or 5 Bedrooms • 4 Full Baths, 1 Half Bath

Total Heated - 3,059 sq. ft.

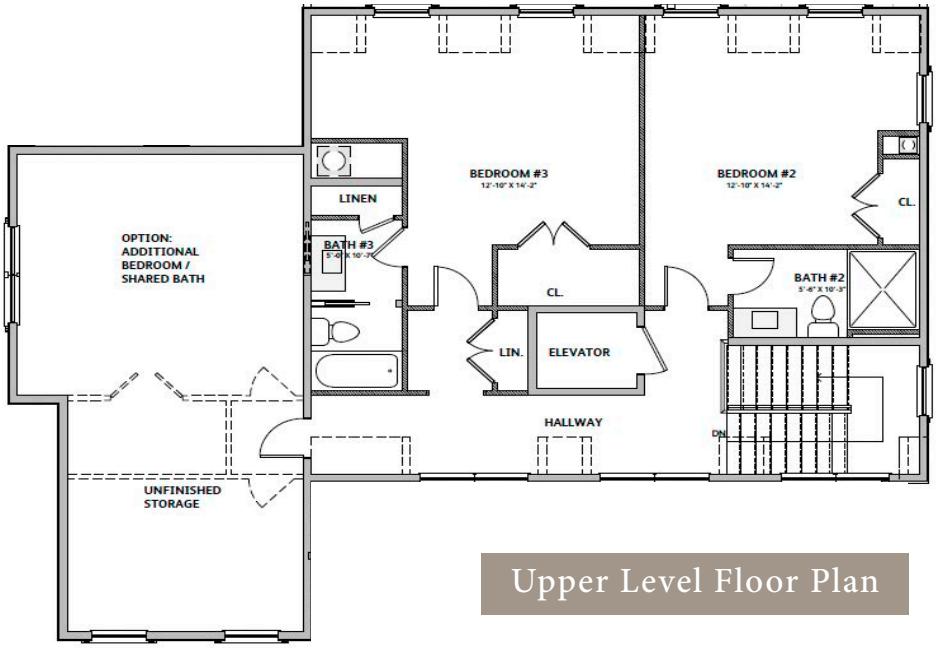
Covered Porches - 764 sq. ft.

Ground Floor - 1,995 sq. ft.

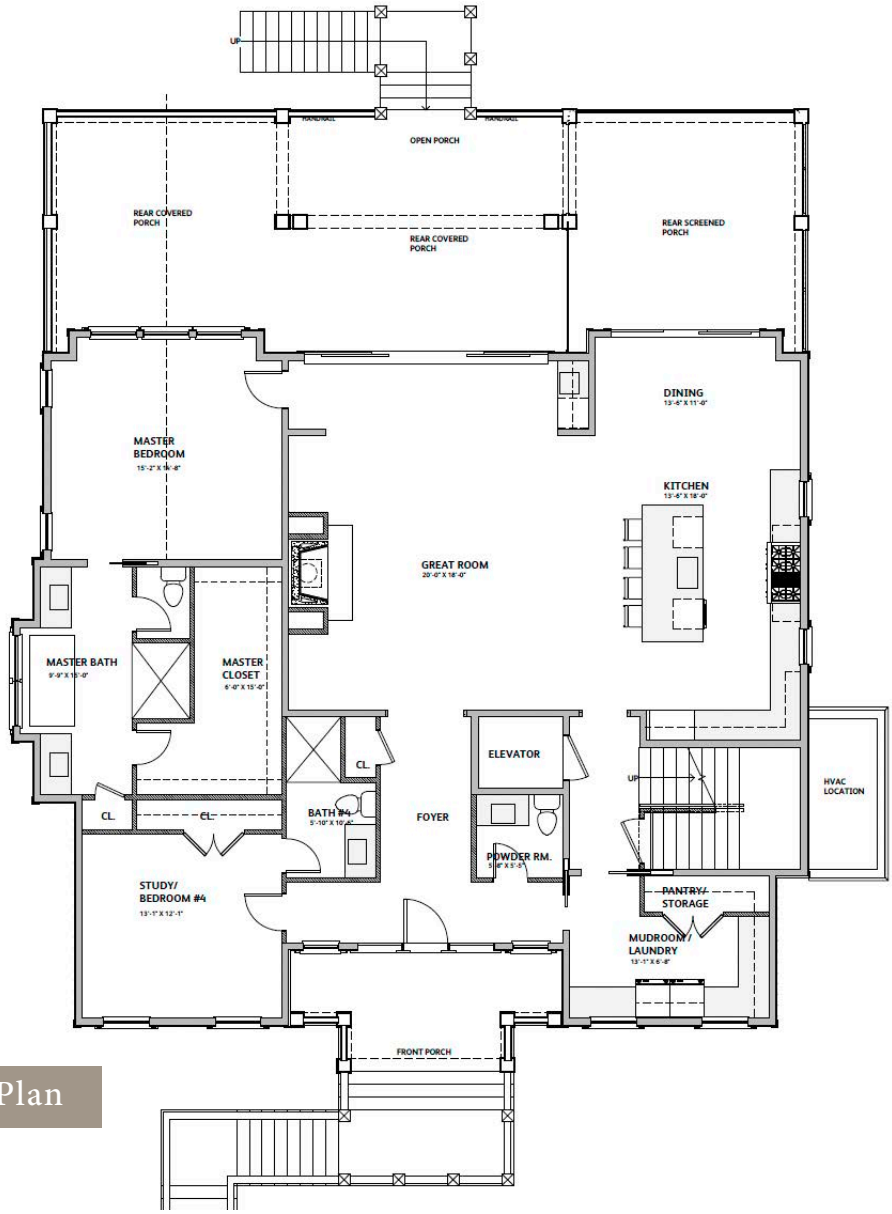
Total Under Roof - 6,283 sq. ft.



Ground Floor Plan



Upper Level Floor Plan



Main Level Floor Plan

Andell Manor

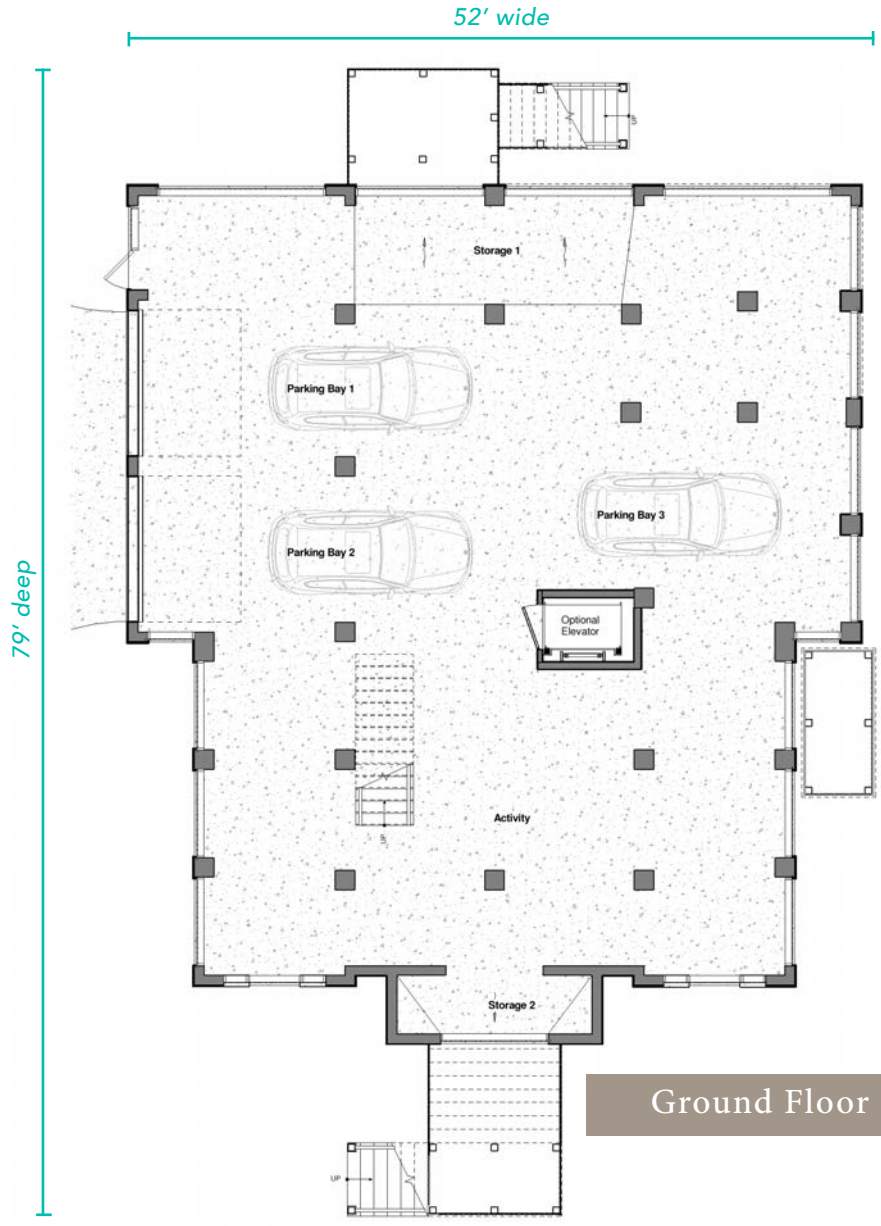
4 or 5 Bedrooms • 4 Full Baths, 1 Half Bath

Total Heated - 3,394 sq. ft.

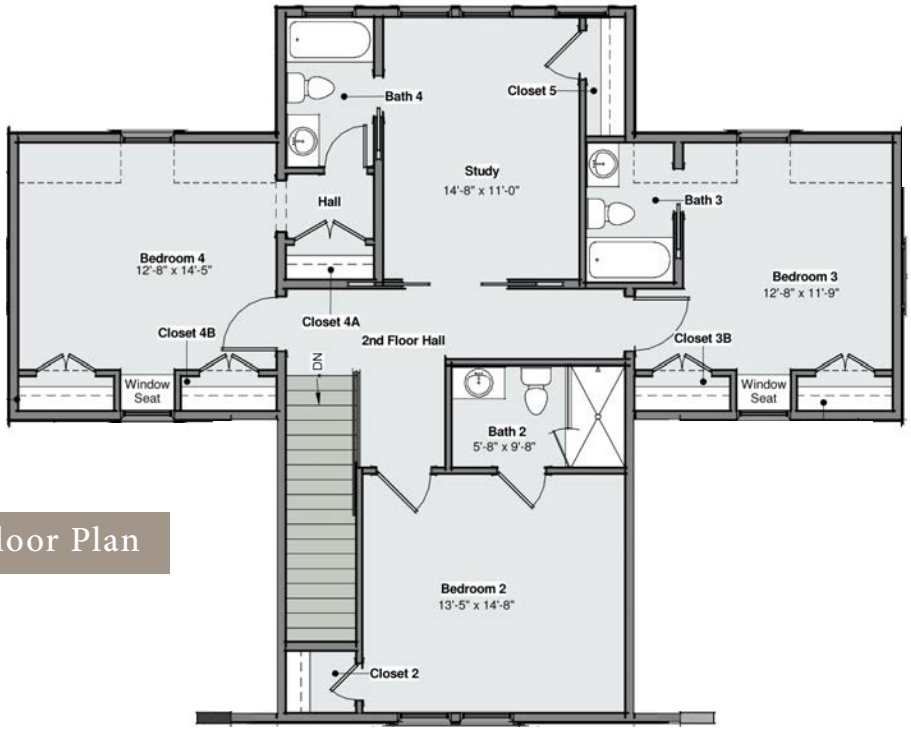
Covered Porches - 518 sq. ft.

Ground Floor - 2,550 sq. ft.

Total Under Roof - 6,462 sq. ft.



Ground Floor Plan



Upper Level Floor Plan

Main Level Floor Plan

Ocean Cottage

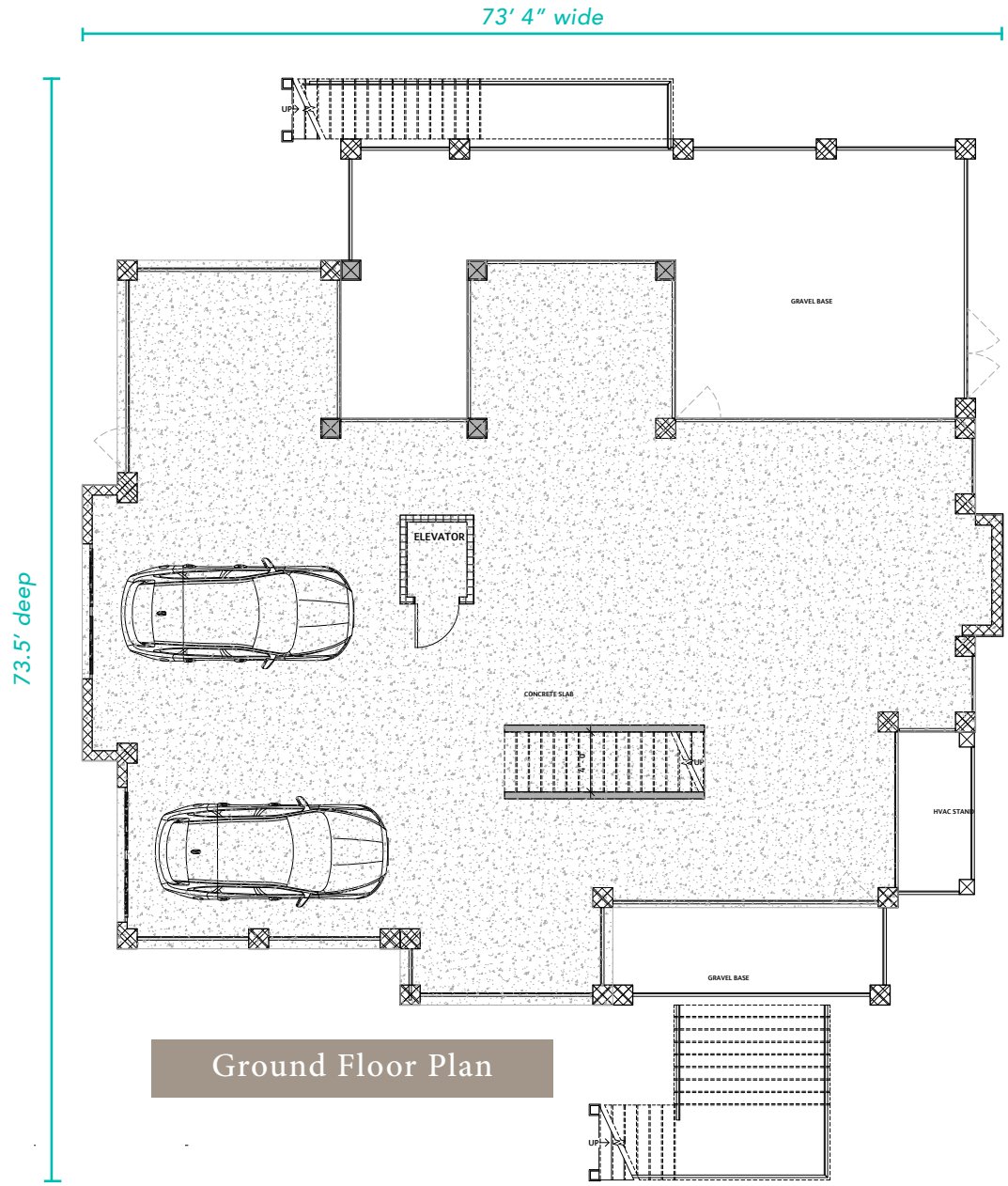
4 or 5 Bedrooms • 5 Full Baths, 1 Half Bath

Total Heated - 3,510 sq. ft.

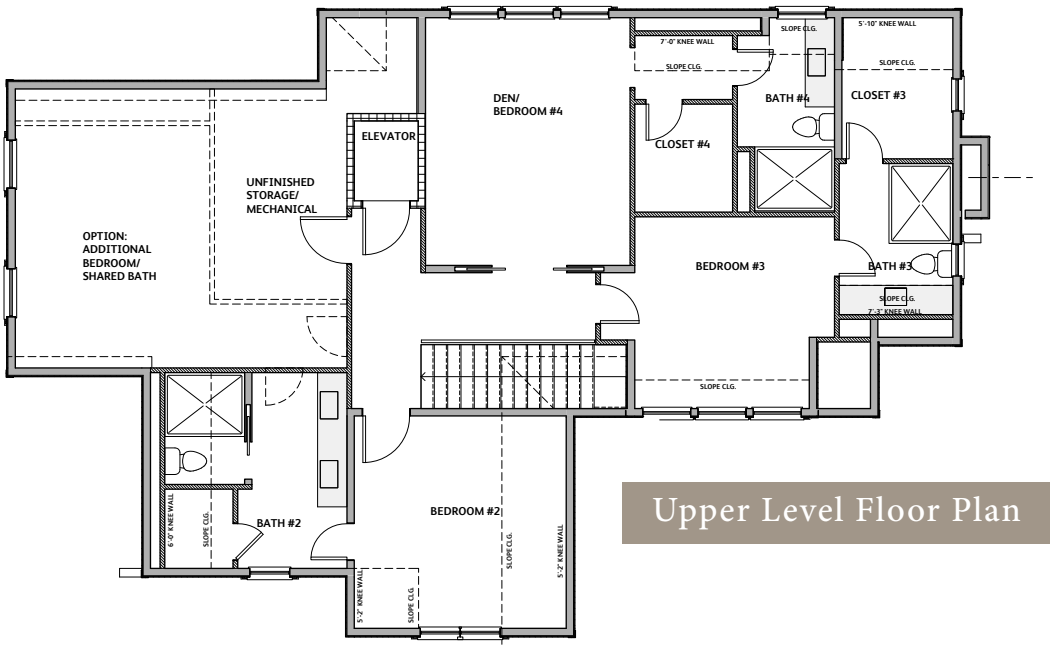
Covered Porches - 762 sq. ft.

Ground Floor - 2,310 sq. ft.

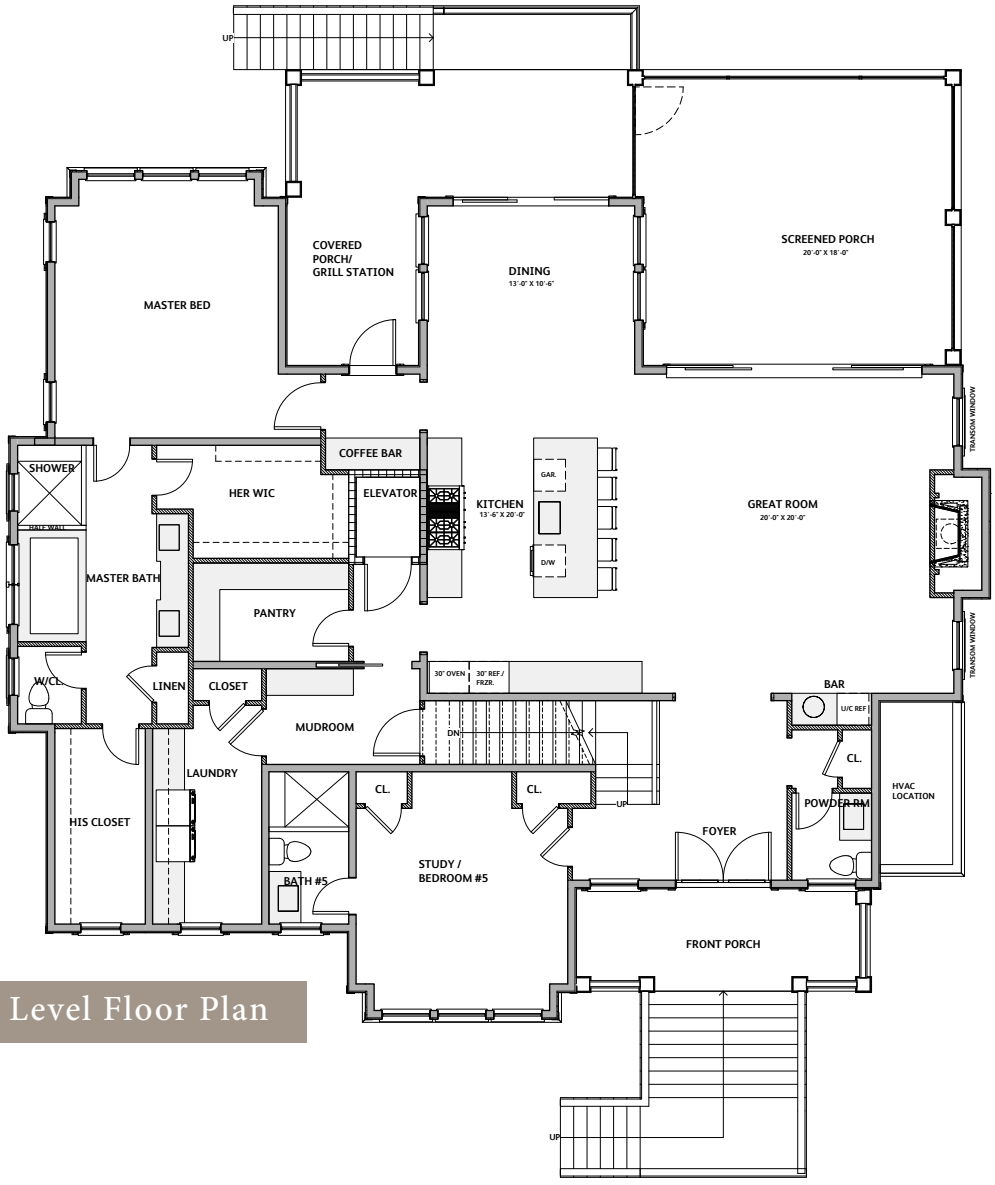
Total Under Roof - 6,967 sq. ft.



Ground Floor Plan



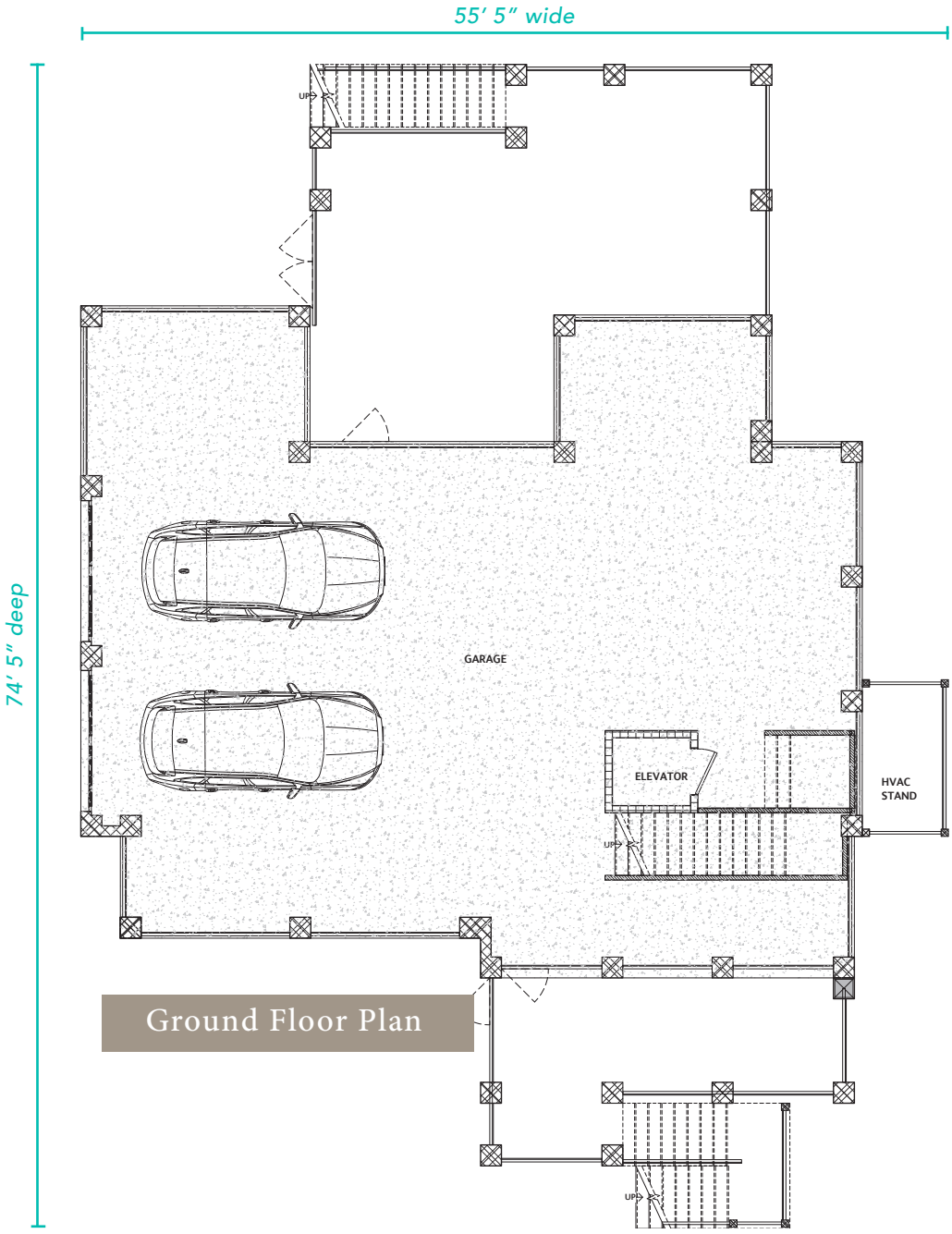
Upper Level Floor Plan



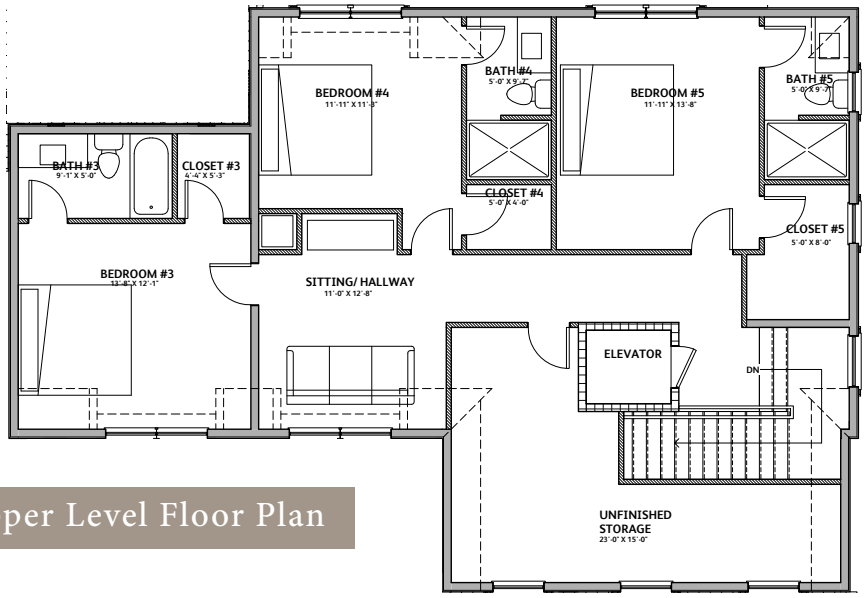
Main Level Floor Plan

Palmetto Hall

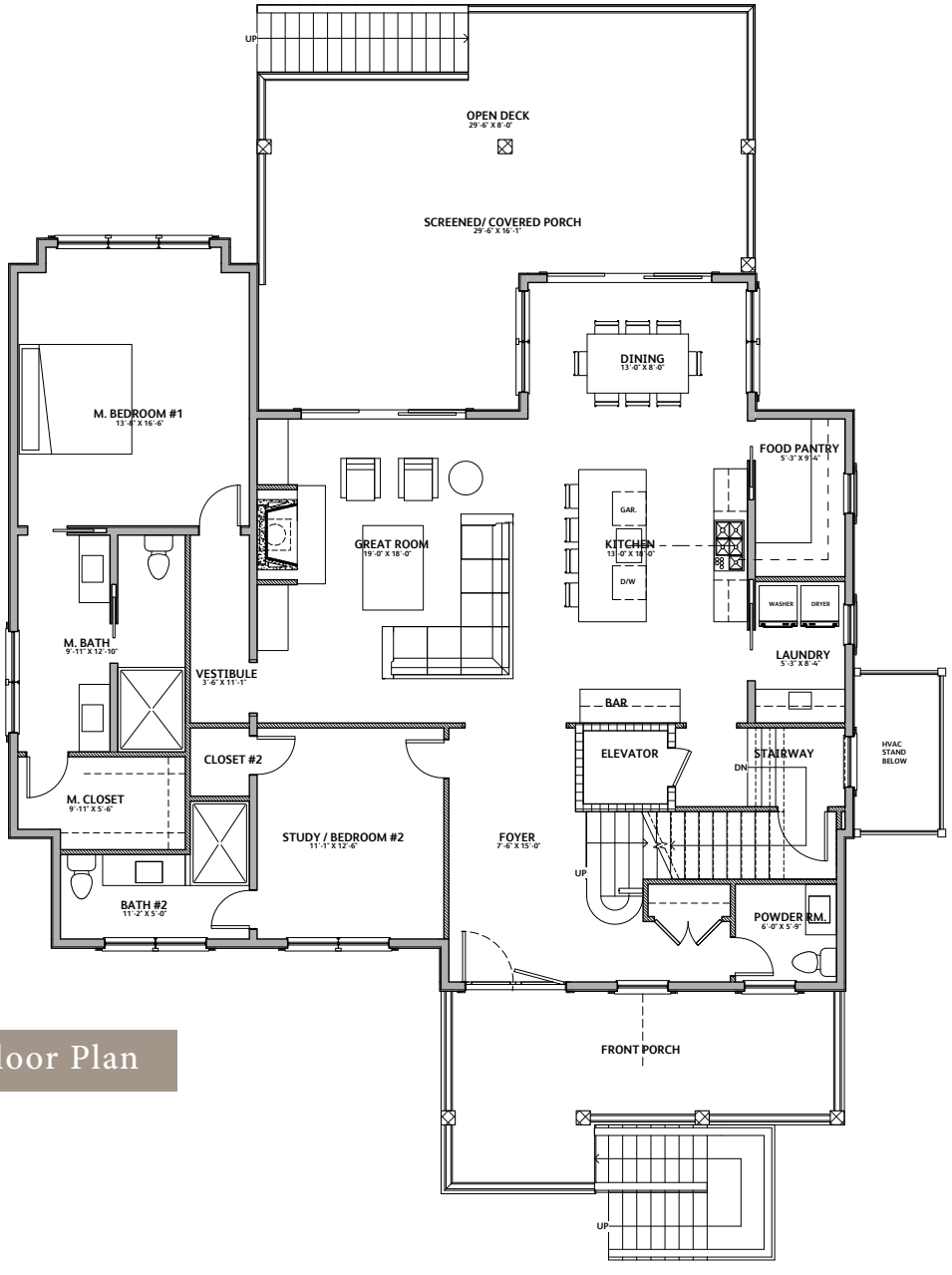
4 or 5 Bedrooms • 5 Full Baths, 1 Half Bath
Total Heated - 2,900 SF
Covered Porches - 825 SF
Ground Floor - 1,810 SF
Total Under Roof - 5,770 SF



Ground Floor Plan



Upper Level Floor Plan



Main Level Floor Plan

SEABROOK ISLAND

Real Estate

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