



# CUSTOM HOMES OF SEABROOK

*at Seabrook Island Real Estate*

*BUILDING MADE SIMPLE*



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A photograph of an older couple, Charles and Donna Salcetti, standing in front of a modern, two-story custom home. Charles is on the left, wearing a light blue polo shirt and dark trousers, with his hand on Donna's shoulder. Donna is on the right, wearing a colorful patterned top. The house behind them has light grey siding, white railings, and palm trees in the yard.

CHARLES AND DONNA SALCETTI

*When you build a custom home, there are infinite decisions to be made and the whole process can take forever. With the Design & Build program, that was all streamlined. They have a great selection of plans to choose from, so you can find the one that best fits your homesite and lifestyle. And the team they put together is first-rate, very responsive and easy to work with. We made lots of changes and alterations to the interior, and spec'd different features and fixtures, and they were all very accommodating. The quality, of course, speaks for itself. It's superb.*

A photograph of an older couple, Ron and Luann Sweeney, standing in front of their custom home. Ron is on the left, wearing a blue short-sleeved button-down shirt with sunglasses hanging from the collar. Luann is on the right, wearing a black top and glasses. The house behind them is a two-story home with light grey siding and white railings, surrounded by trees and landscaping.

RON AND LUANN SWEENEY

*We definitely recommend the Design & Build program. It streamlines the process and speeds up your move-in date, while removing the anxiety and stress you'd deal with building a custom home all on your own. We didn't have to go find an architect or a builder. The team was already in place—a very good team, I might add. When it was complete, we had several builder friends come do a walk-through. Each one said it was really well done and confirmed the quality was very high. The Design & Build team went to great lengths to make sure we were happy, and we got the beach home we always wanted.*

## PROGRAM & BENEFITS

Seabrook Island is one of the most coveted private communities on the East Coast. Five years ago, we saw an opportunity to provide prospective owners who wanted something unique as an alternative to updating a resale or taking on a custom build themselves. As a result, we launched the Design & Build Custom Home Program.

The Design & Build Custom Home Program is a streamlined custom homebuilding program especially for those who want a beautiful new custom home, without the time-consuming and stressful processes often associated with building one.

Our program offers thoughtfully-designed plans that are then built — to your preferences and selections — by our highly skilled professional team.

We've meticulously vetted and assembled an elite team of architects, builders, landscapers, and interior designers. These well-respected firms have been active on Seabrook Island and Kiawah Island for years and take a hands-on approach to serving clients.

Because we've simplified and streamlined the design and building process, and minimized the typical challenges and unexpected expenses, your custom home can be built in less time, for less expense, and with less stress for you.

### Select the plan



### Select the homesite



### Select the finishes



At Seabrook Island Real Estate, we believe building your dream home should be an enjoyable process. The Design & Build team will be with you every step of the way to ensure it is.

A photograph of a man and a woman standing in front of a modern, two-story house with light grey siding and dark grey accents. The man is wearing a blue patterned short-sleeved shirt and glasses, and the woman is wearing a white long-sleeved top. A dark teal banner with white text is overlaid on the top left of the image.

KEVIN AND LISA PUGH

*It's a no-brainer in terms of cost, stress, and time. We were able to get into the house much quicker going this route. One thing that really impressed us was the quality of the construction and the care the team put into the building of our house. They were very professional and easy to work with. And that's important. Any time you build a home there will be unexpected developments, so you want a team that is responsive and committed to getting it done right. The Design & Build program made that happen. They really earned our trust.*

A photograph of a man and a woman standing on a balcony with a white railing and wooden handrails. The man is wearing a dark blue sweater and the woman is wearing a maroon top. They are standing in front of a large arched window with dark frames. A dark teal banner with white text is overlaid on the top left of the image.

DR. DAN AND DEANNA FORSYTHE

*Seabrook Island's Design & Build program made it possible for us to build a custom home on a homesite that we previously purchased. The team made the process simple, and saved us time and money. We individualized our home's exterior and interior to make it unique to us. Their builder was outstanding in providing excellent quality, communication, and professionalism throughout the entire building process. We would highly recommend the Design & Build team to make your dream home a reality.*

# 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 & BATHROOMS

Cabinet allowance

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

5/8" roof sheathing

½ 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*)

# READY TO BUILD

*The following four home plans are ready for  
ARC approval and construction.*





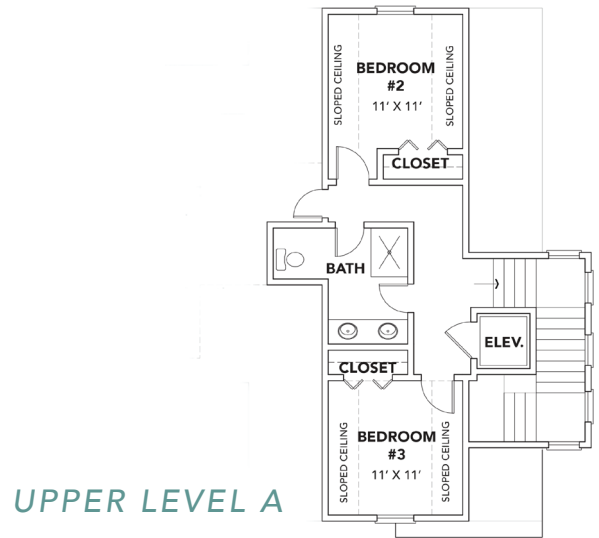
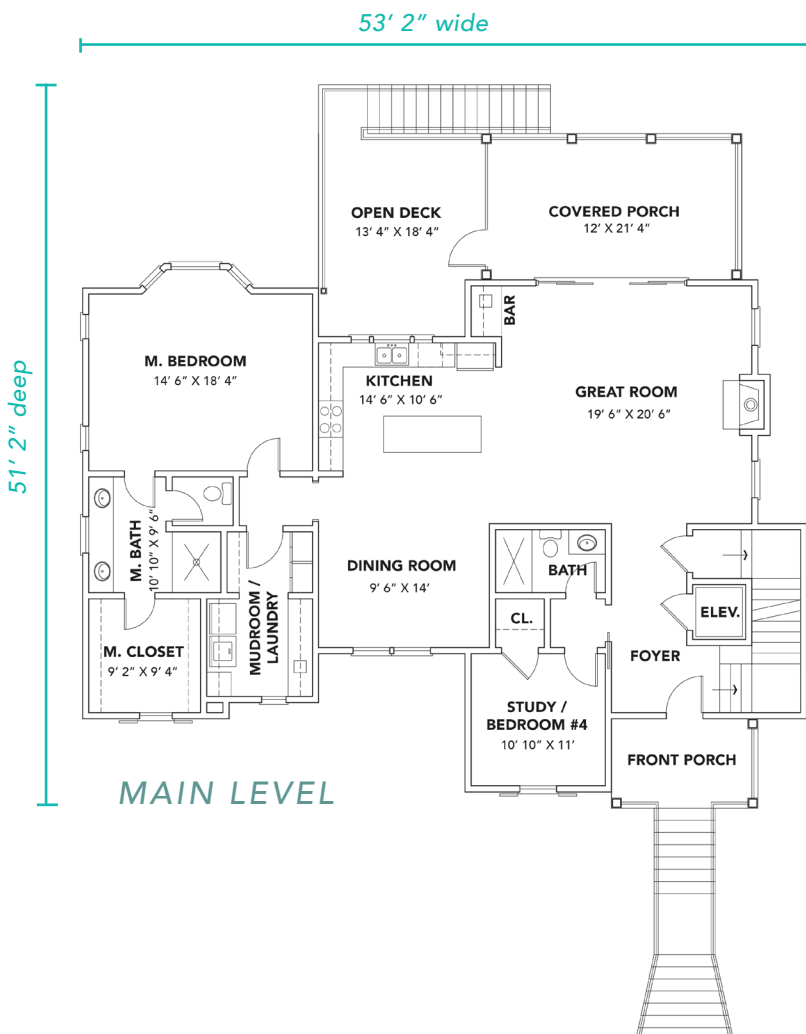
### OPTION A

4 Bedrooms | 3 Full Baths  
 Total Heated - 2,688 SF  
 Covered Porches - 354 SF  
 Second Floor - 688 SF  
 Total Under Roof - 5,042 SF

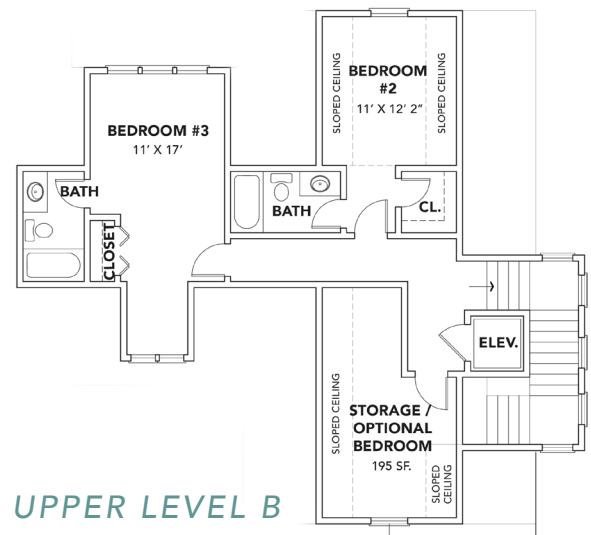
### OPTION B

4 or 5 Bedrooms | 4 Full Baths  
 Total Heated - 2,848 SF  
 Covered Porches - 354 SF  
 Second Floor - 848 SF  
 Total Under Roof - 5,202 SF

## EDISTO COTTAGE



UPPER LEVEL A



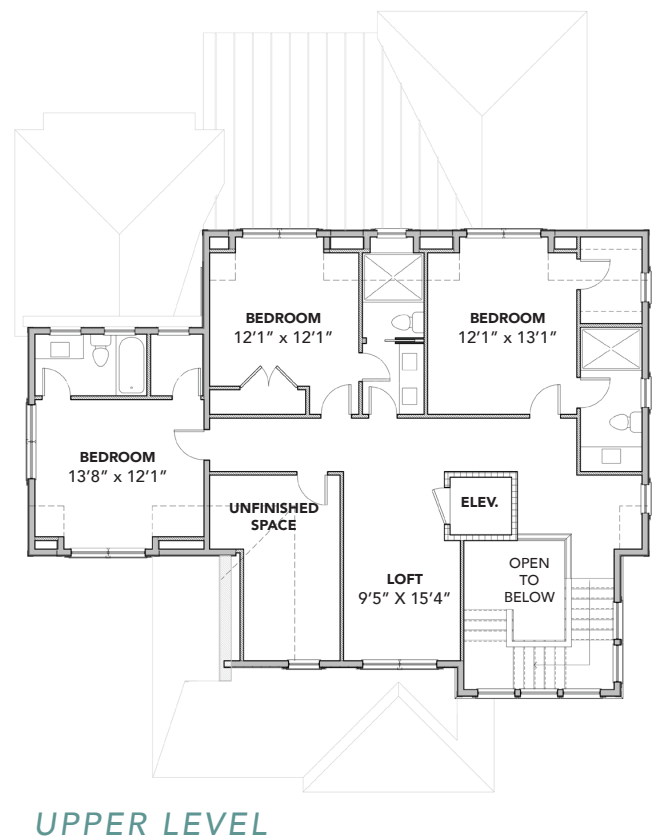
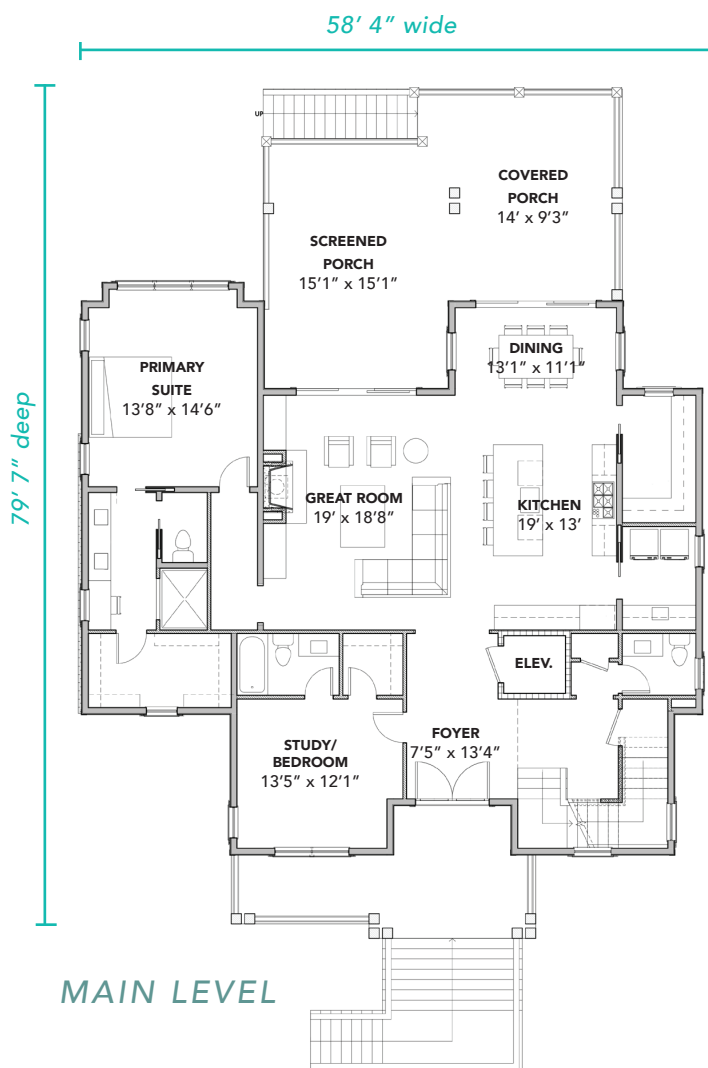
UPPER LEVEL B



## BASE PLAN

4 or 5 Bedrooms | 5 Full Baths, 1 Half Bath  
 Total Heated - 3,063 SF  
 Covered Porches - 550 SF  
 Ground Floor - 1,880 SF  
 Total Under Roof - 5,493 SF

# STONO RETREAT





### OPTION A

4 or 5 Bedrooms | 4 or 5 Full Baths, 1 Half  
 Total Heated - 3,496 SF  
 Covered Porches - 905 SF  
 Second Floor - 1,014 SF  
 Total Under Roof - 7,359 SF

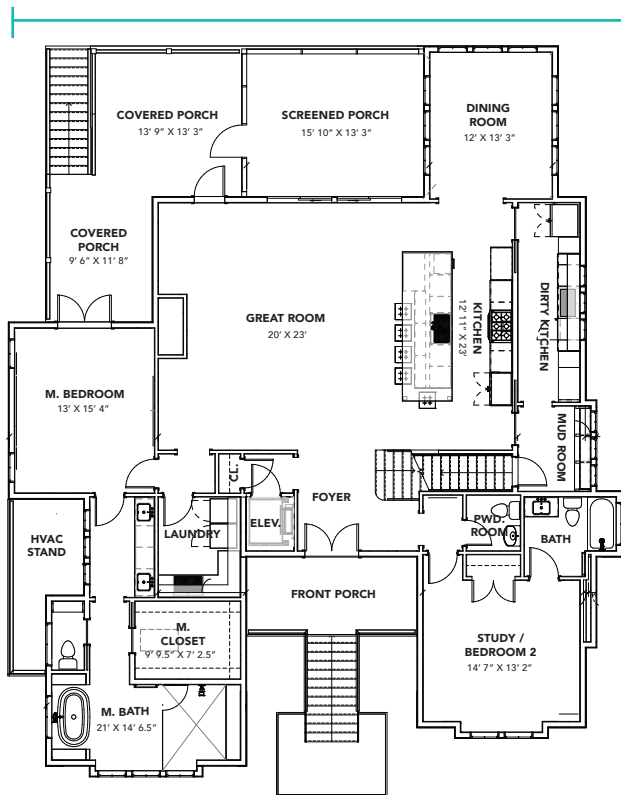
### OPTION B

4 or 5 Bedrooms | 4 or 5 Full Baths, 1 Half  
 Total Heated - 3,607 SF  
 Covered Porches - 905 SF  
 Second Floor - 1,125 SF  
 Total Under Roof - 7,470 SF

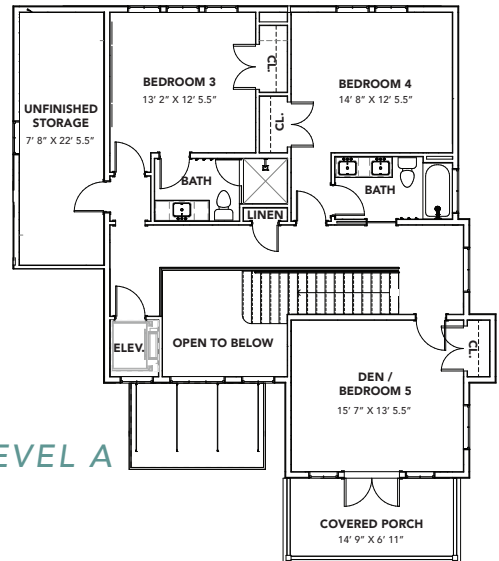
## HIGH TIDE RETREAT

57' 3" wide

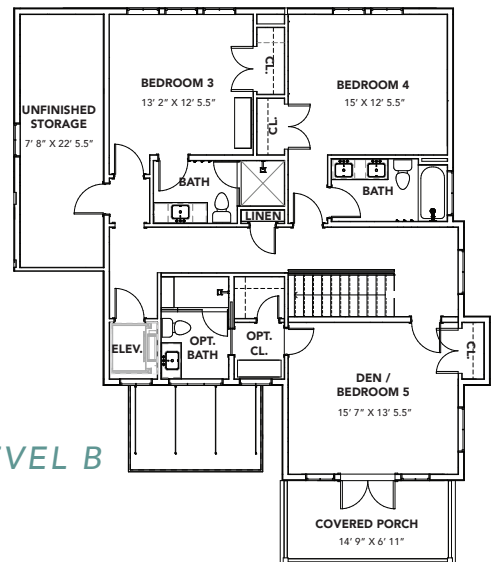
67' 10" deep



MAIN LEVEL



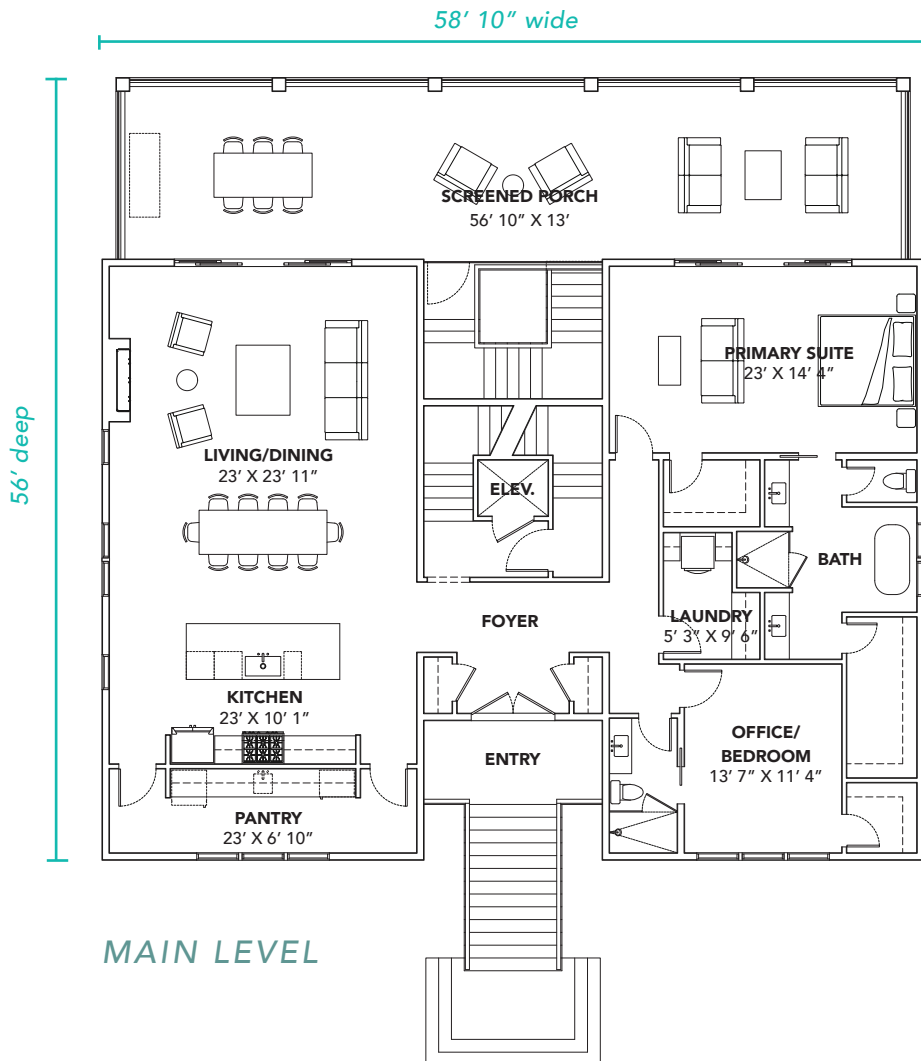
UPPER LEVEL A



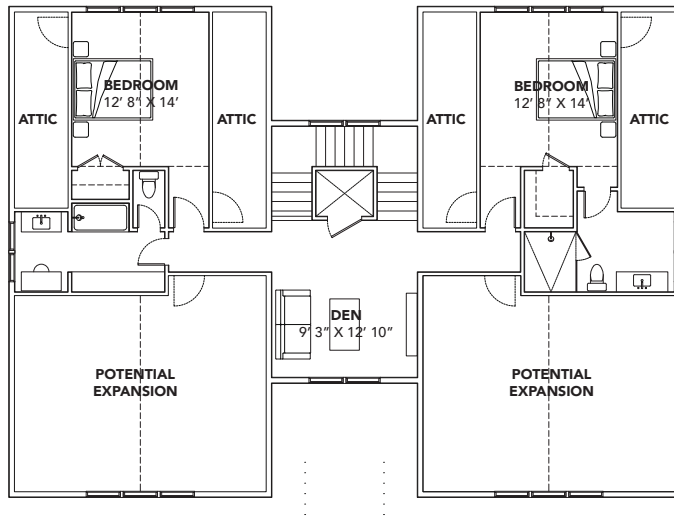
UPPER LEVEL B



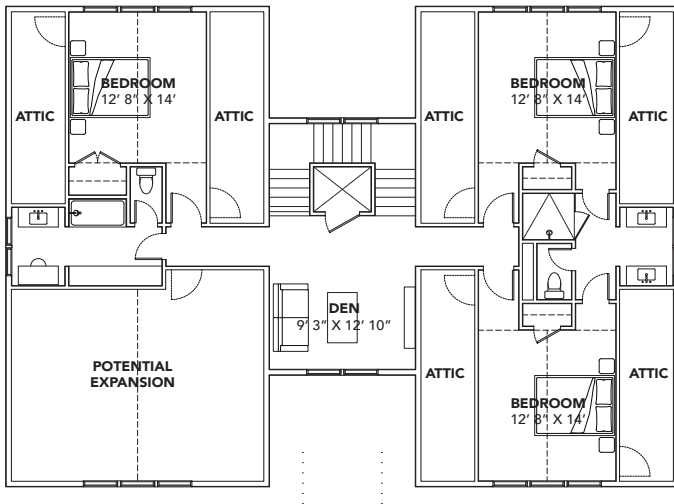
# PELICAN PERCH



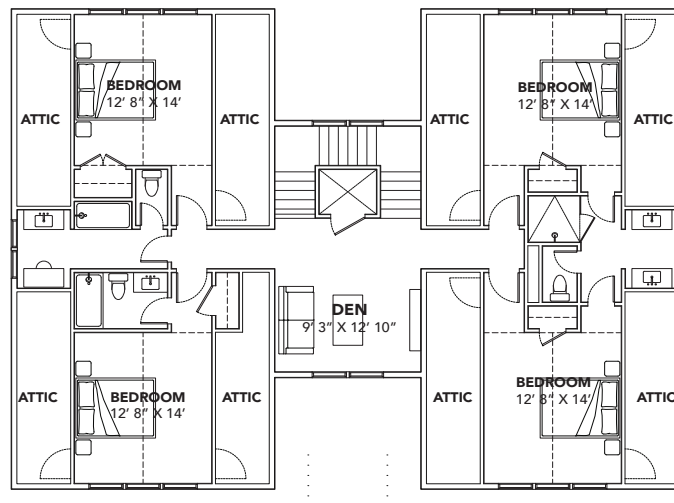
## UPPER LEVEL A



## UPPER LEVEL B



## UPPER LEVEL C



## 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

## 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

## OPTION C

6 Bedrooms | 5 Full Baths  
Total Heated (C) - 3,715 SF  
Covered Porches - 944 SF  
Second Floor (C) - 1,537 SF  
Ground Floor - 2,287 SF  
Total Under Roof - 7,682 SF

# INSPIRATION

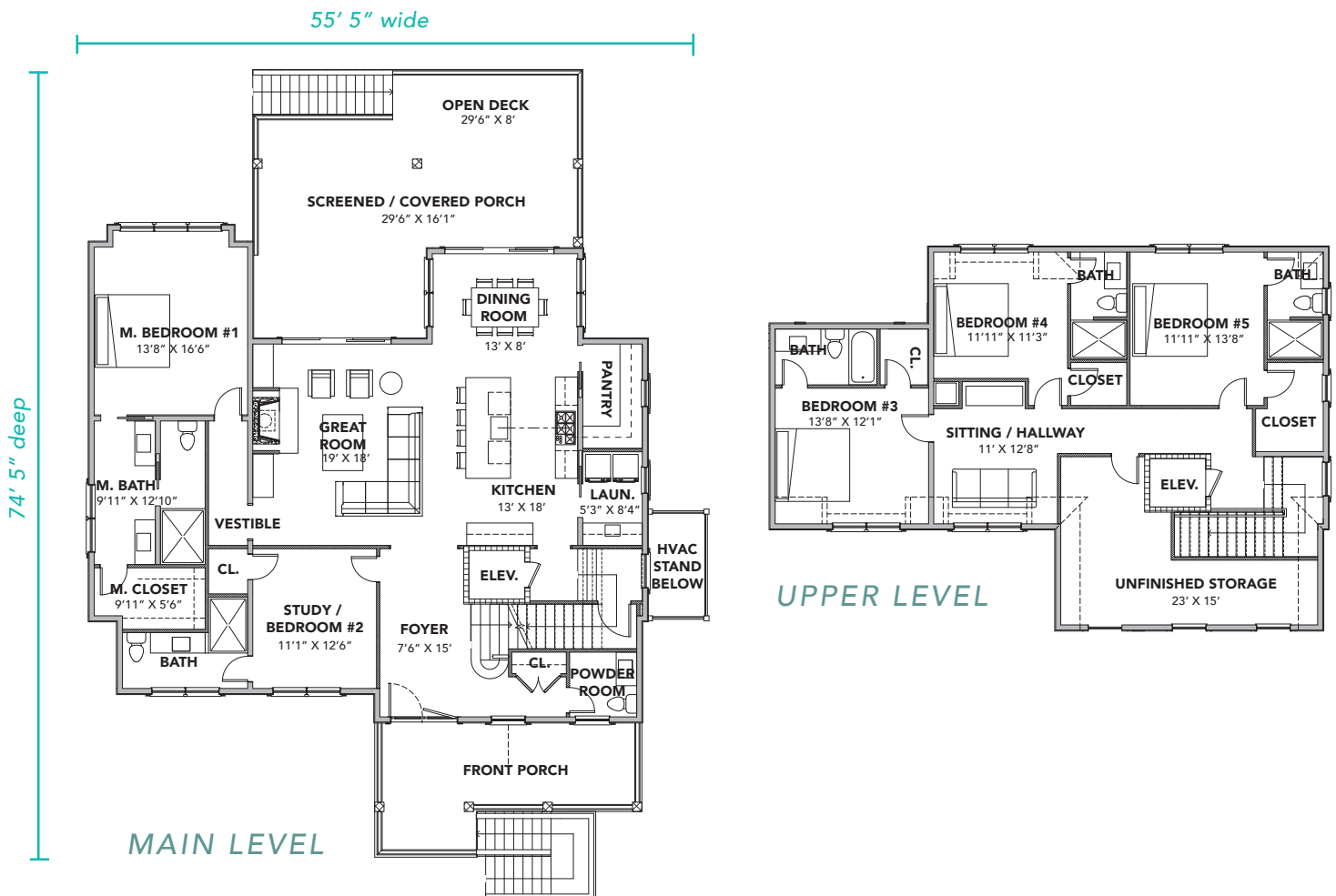
*While no two homes will be the same, the following plans can be altered using the original floor plan as a guide.*



## BASE PLAN

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

# PALMETTO HALL

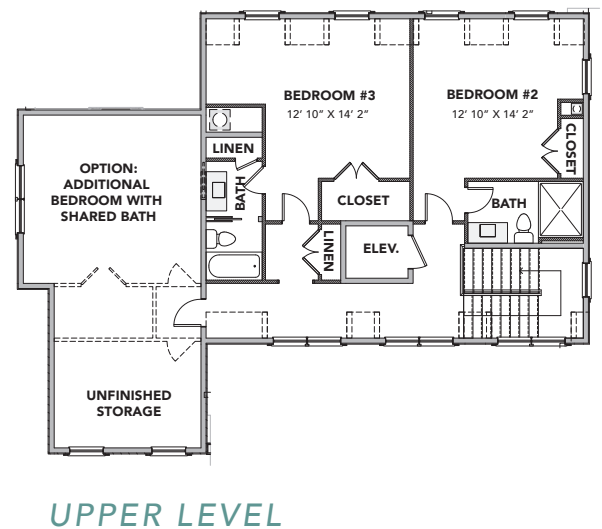
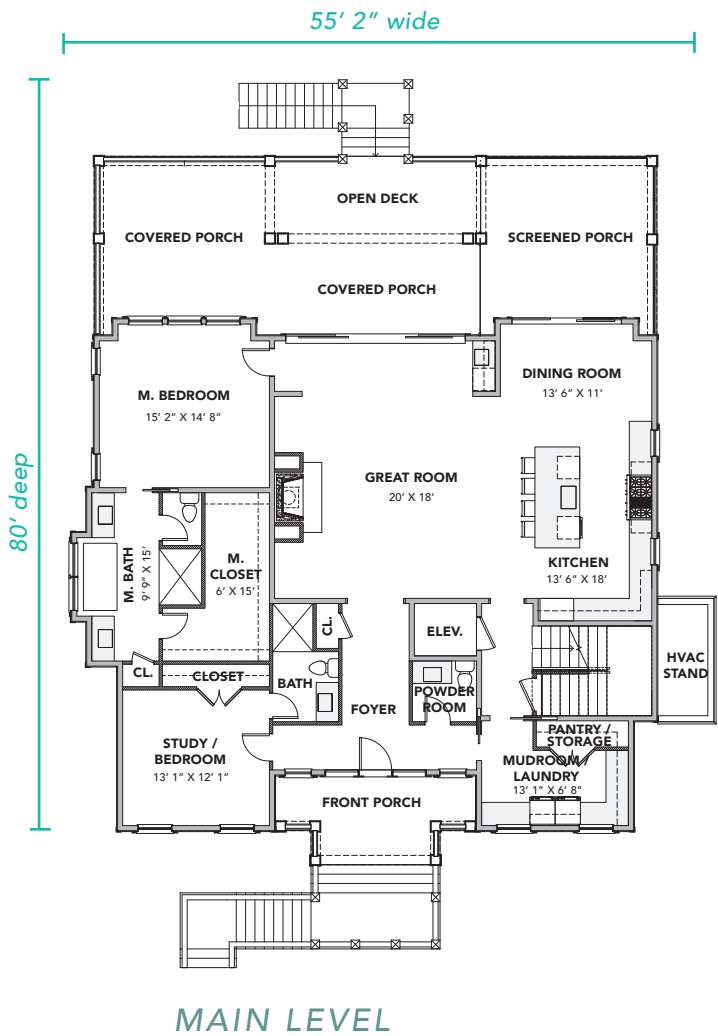




## BASE PLAN

4 or 5 Bedrooms | 5 Full Baths, 1 Half Bath  
 Total Heated - 3,059 SF  
 Covered Porches - 764 SF  
 Ground Floor - 1,995 SF  
 Total Under Roof - 6,238 SF

# CAROLINA HOUSE



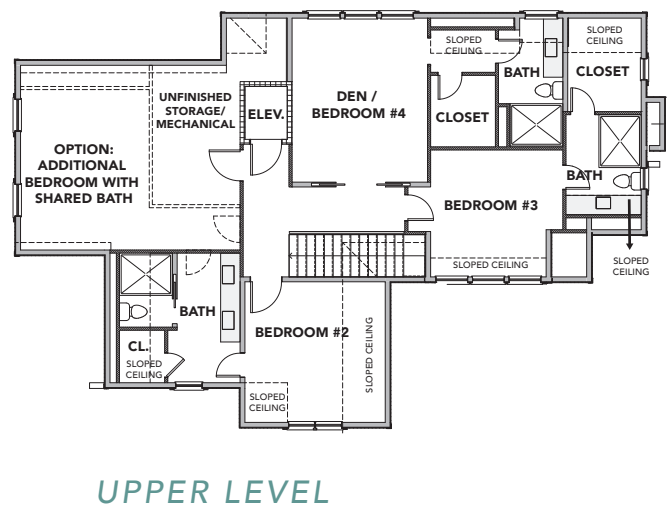
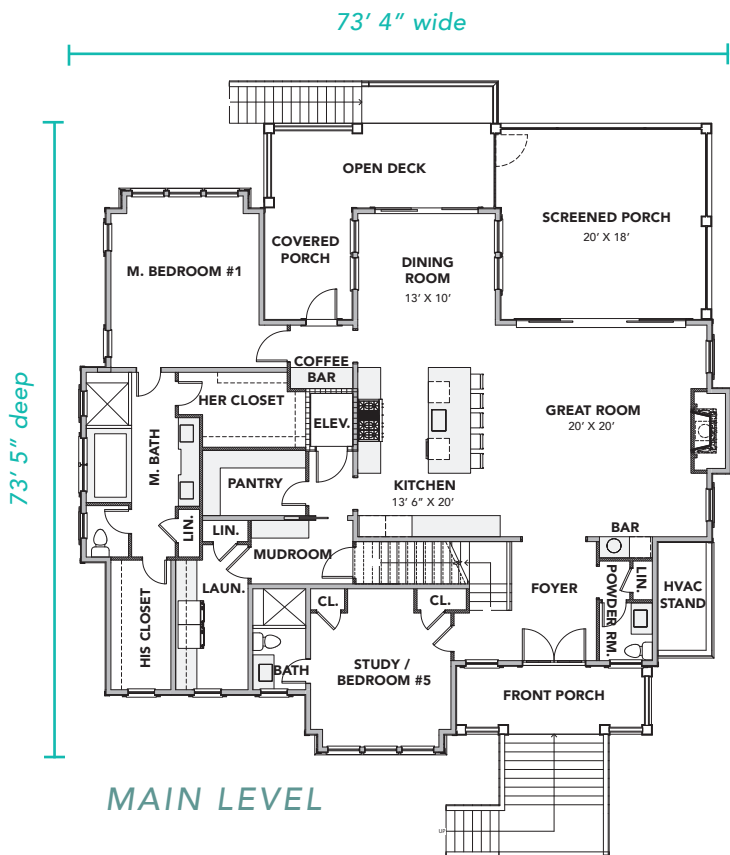




## BASE PLAN

4 or 5 Bedrooms | 5 Full Baths, 1 Half Bath  
 Total Heated - 3,510 SF  
 Covered Porches - 762 SF  
 Ground Floor - 2,310 SF  
 Total Under Roof - 6,967 SF

# OCEAN COTTAGE

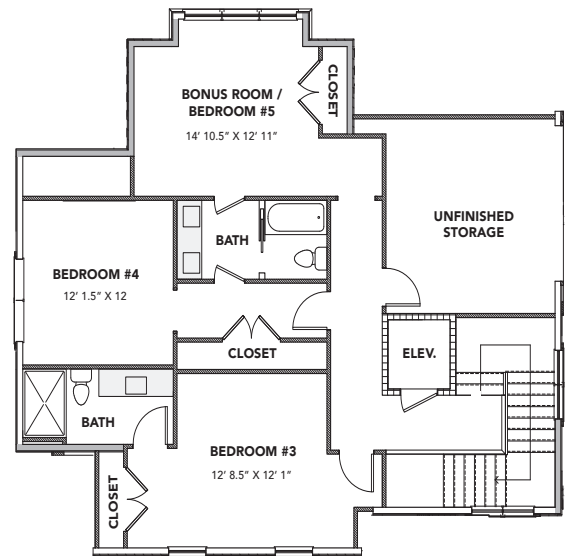
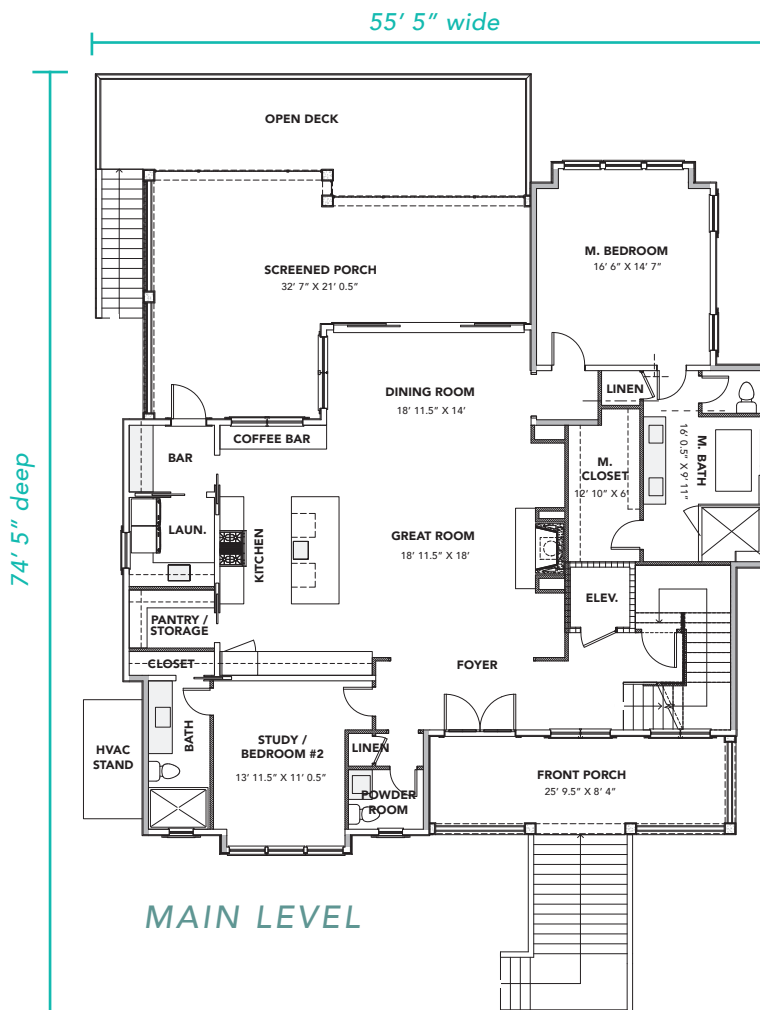




## BASE PLAN

4 or 5 Bedrooms | 4 Full Baths, 1 Half  
 Total Heated - 3,100 SF  
 Covered Porches - 725 SF  
 Ground Floor - 2,056 SF  
 Total Under Roof - 5,881 SF

# EAST BAY HOUSE





# COMPLETE CUSTOM

*Looking for something different? Design from scratch is also an option using our NHC team of architects, builders, landscapers, and interior designers.*



# 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 takes place after ARC approval is obtained, 30 to 60 days prior to the start of construction.

## *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.

## *RECOMMENDED LENDERS*

Betsy Good, Citizens Bank - 843.323.2941

Bobby Medlin, South State Bank - 843.425.6690

Dan Butts, Fifth Third Bank - 843.343.8609

# GENERAL INFORMATION

## *PRICES BASED ON CURRENT BUILDING COSTS AND ARE SUBJECT TO CHANGE*

- Prices include: home plan design, construction, landscape design and installation, real estate and marketing fee, and interior/exterior design selection and coordination.
- Plans will require conceptual and final review by the SIARC.
- Prices are locked in after SIARC approval is obtained and structural engineering plans are submitted for permitting.
- House plans are for the exclusive use of the Design & Build Custom Home Program.
- Due to delivery issues, any material may be substituted with an equal replacement product.
- Prices do not include the cost of the homesite.

# BUILDER PROFILES

*WE WANT TO BREAK GROUND ON YOUR HOME AS SOON AS APPROVALS AND PERMITS ARE RECEIVED, SO YOUR BUILDER IS SELECTED BY THE DESIGN & BUILD DIRECTOR BASED ON AVAILABILITY AND SCHEDULE.*



## HOLY CITY CONSTRUCTION

Holy City Construction is a full-service, residential contracting and development company specializing in custom home building in the greater Charleston area. Whether you are in the early planning phases, or are ready to go with plans in hand, Holy City Construction has the expertise to bring your ideas to life.



## CORNERSTONE ESTATES

People, Planning, and Purpose are the cornerstone of our business model. Cornerstone Estates is a family-owned custom home builder. Our 30+ years experience building in Luxury Coastal communities, like The Hamptons NY, has taught us the value and importance of clear communication, transparency, effective management and supervision and the implementation of creative and innovative techniques. Our owner lives on Seabrook and is on-site everyday. Our team is made up of highly skilled craftsmen with a focused mindset and goal, delivering a home that exceeds your expectations.



**SEABROOK ISLAND**  
*Real Estate*

Seabrook Island Real Estate | [seabrookisland.com](http://seabrookisland.com) | 1002 Landfall Way, Seabrook Island, SC

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