



Grande Dunes

ALL NEIGHBORHOODS

5000 SERIES HOUSE PLANS



NATIONS★HOMES II
Building the American Dream

MYRTLE BEACH, SOUTH CAROLINA

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OUR STORY

NATIONS HOMES II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose NATIONS HOMES II will quickly understand why the company's name has become synonymous with uncompromising customer service and outstanding value. National contracts with major suppliers and volume discounts with local subcontractors allow our pricing structure to be well below the market.

NATIONS HOMES II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make NATIONS HOMES II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

NATIONS HOMES II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.

"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our home-owners with dedicated customer service and the best values for their hard earned money."

Jeff Skelley, President Nations Homes II



5000 SERIES PRICE LIST

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
Villa Inverni	2000	You are invited to call our office for current pricing on any of our homes
Villa Valencia	2196	
Villa Verona «Courtyard»	2280	
Villa El Mar	2527	
Villa Tuscany «Courtyard»	2577	
Villa Trento	2722	
Villa Tramonti	2873	
Villa Pachino	3422	
Villa Rimini	3769	

Home plans are a Conceptual Design - Final Design subject to formal Architectural Review Committee Approval.

12/03/19 * 15/7

5000 SERIES CUSTOM HOME FEATURES

EXTERIOR

- Stucco exterior with ten year “warranty”
- Stucco details (Per Plan)
- Stucco fascia and soffit
- Mediterranean style concrete barrel roofing
- Maintenance free vinyl windows with insulated double pane Low E glass
- Covered entry tower
- 8’ high double entry door (\$6,000 Allowance)
- Handle set lock on front door
- Raised panel non insulated steel garage doors
- White vinyl insulated sliding patio doors with screens (Per Plan)
- Monolithic concrete foundation
- Concrete pavers driveway to street and front walkway (1,500 sq.ft. Allowance)
- Concrete pavers on front entry and lanai
- Grande Dunes Properties approved mailbox
- Professional landscape package (TBD by site) (\$25,000 Allowance)
- Upgraded site work allowance (\$5,000 Allowance)
- 2x6 exterior walls
- R-38 insulation in ceilings
- R-19 insulation in exterior walls

INTERIOR

- Ceiling heights are 10’ on the first floor and 9’ on the second floor unless otherwise noted on the plans
- Living area to have volume ceiling heights with presidential ceiling (Per Plan)
- Smooth finish on ceilings
- Rounded sheetrock corners
- Latex semi-gloss finish paint on interior trim
- Latex flat finish paint on all interior walls
- Smooth 2-panel “Roman” 8’ tall hollow core interior doors
- 3½” (RB3) door casing and ¾” baseboard
- ¾” crown molding in main living areas
- Raised panel maple cabinets with 42” upper wall cabinets and soft close drawers (\$25,000.00 Allowance)
- Granite countertops in kitchen and master bath
- Ceramic tile backsplash in kitchen (\$1,500 Allowance including materials and installation)
- cultured marble vanity tops with bullnose edging in guest baths
- Ceramic tile or hardwood flooring in the main living areas
- Ceramic tile in all baths and laundry room
- Durable carpet with 8 lb pad in all bedrooms, lofts, bonus rooms and stairs

- 60” height mirrors with cut outs for lights in master bath
- Framed hanging mirrors in guest baths
- Brushed nickel or chrome lever door handles
- White melamine shelves in master closet and pantry per plan
- Ventilated vinyl coated wire shelving in guest bedrooms, linen and coat closets
- Garage walls to be smooth finished sheetrock, painted with baseboard trim
- Pull down stairway to lighted attic storage
- Washer and dryer connections

PLUMBING

- Decorative bath faucets with 8” spread
- Master bath to have a dropped tiled shower
- Fiberglass drop in garden tub in master bath with ceramic tile deck and skirt (Per Plan)
- Fiberglass tub/ shower base with ceramic tile walls in guest baths
- Moen Brantford brushed nickel chrome washerless faucet or equivalent
- Water saving comfort height toilet with elongated bowl and soft close lid
- 8” deep stainless steel kitchen sink with single handle faucet
- Water line for ice maker
- 50 gallon electric water heater
- (2) exterior hose bibs

APPLIANCES

- \$10,000 Allowance for all appliances and installation

HEATING, AIR CONDITIONING AND VENTILATION

- 15 SEER HVAC system professionally sized for each home with programmable thermostat and master suite separately zoned
- Bathroom exhaust fans vented to the outside
- Dryer vent to the outside

ELECTRICAL

- 120 / 240V 200 Amp (or larger) service with 200 Amp breaker panel box located in garage
- Garage door opener with (2) remotes – sized per plan
- Smoke and carbon monoxide detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets

- Ceiling fan pre-wire in great room and all bedrooms
- (2) phone/internet jacks
- (4) cable jacks – all bedrooms and great room
- Structured wiring panel located in garage
- (1) floor outlet
- Decorative lighting/ceiling fan package (\$10,000 Allowance)
- (35) LED recessed can lights with trim
- Basic security system – all doors contacted, 2 motion detectors, and 2 keypads

BUILDER FEATURES

- Sealed architectural plans
- Preliminary surveying and as-built surveys
- Builders risk insurance for home owner
- Homeowner manual
- Termite treatment
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent
- 8 year limited residential warranty (RWC) provided with each home
- 1 year limited builder warranty

ALLOWANCES

- Site Work \$5,000
- Plumbing Per Plan
- Flooring Per Plan
- Appliances \$10,000
- Lighting \$10,000
- Front Door \$6,000
- Landscaping \$25,000
- Cabinets \$25,000
- Security \$1,200
- Mirrors Per Plan
- Countertops Per Plan
- Backsplash \$1,500

Subject to change without notice. All options may not be available on all plans. Please consult your sales agent for plan specific options.

10/13/2021* 18/7

VILLA INVERNI



* Conceptual Design - Final design subject to formal Architectural Review Committee Approval.

3 BEDROOMS, 2 BATHS O. D. 53'-8" x 66'-2"

Heated Area..... 2000 SQ. FT.
Total Heated 2,000 SQ. FT.

Garage..... 458 SQ. FT.
Entry..... 62 SQ. FT.
Total Area 2,520 SQ. FT.

Patio 204 SQ. FT.

*Photos may show features not included in base price. All dimensions and areas are approximate.



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VILLA VALENCIA



3 BEDROOMS, 2 BATHS O.D. 52'x30'

Main Floor Heated	2,196 sq. ft.
Total Heated	2,196 sq. ft.
Garage	459 sq. ft.
Covered Entrance	60 sq. ft.
Covered Veranda	234 sq. ft.
Total	2,949 sq. ft.

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VILLA VERONA



MAIN LEVEL FLOOR PLAN

3 BEDROOMS, 3 BATHS
O.D. 51'6" x 85'6"

First Floor Heated 2,280 sq. ft.

Total Heated 2,280 sq. ft.

Garage 509 sq. ft.

Covered Lanai 387 sq. ft.

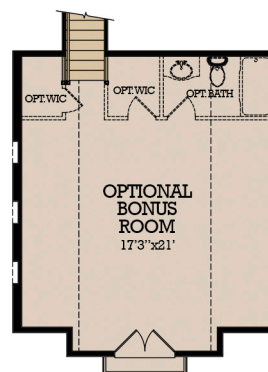
Covered Entrance 61 sq. ft.

Total 3,237 sq. ft.

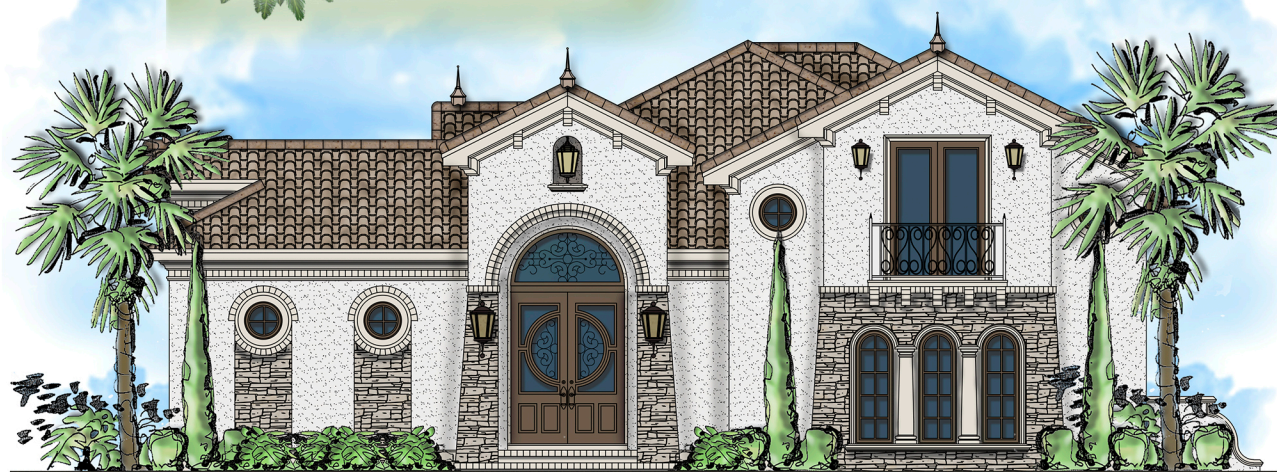
Opt. Bonus Room Heated 557 sq. ft.

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OPTIONAL
BONUS ROOM
FLOOR PLAN



VILLA EL MAR



3 BEDROOMS, 2 BATHS O.D. 59'x76'

Main Floor Heated	2,527 sq. ft.
Total Heated	2,527 sq. ft.
Garage	462 sq. ft.
Covered Veranda	273 sq. ft.
Covered Entrance	81 sq. ft.
Total	3,343 sq. ft.

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VILLA TUSCANY



2 BEDROOMS, 2.5 BATHS
O.D. 51'x 85'

Main Floor Heated 2,577 sq. ft.

Total Heated 2,577 sq. ft.

Garage 549 sq. ft.

Covered Loggia 306 sq. ft.

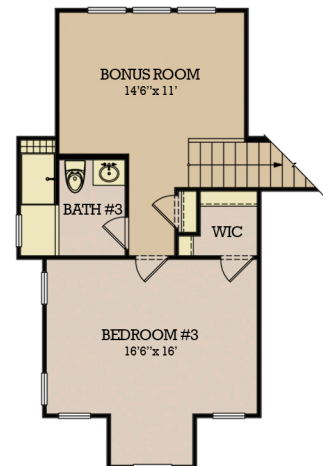
Covered Entrance 72 sq. ft.

Total 3,504 sq. ft.

Opt. Upper Floor Heated 574 sq. ft.

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VILLA TRENTO

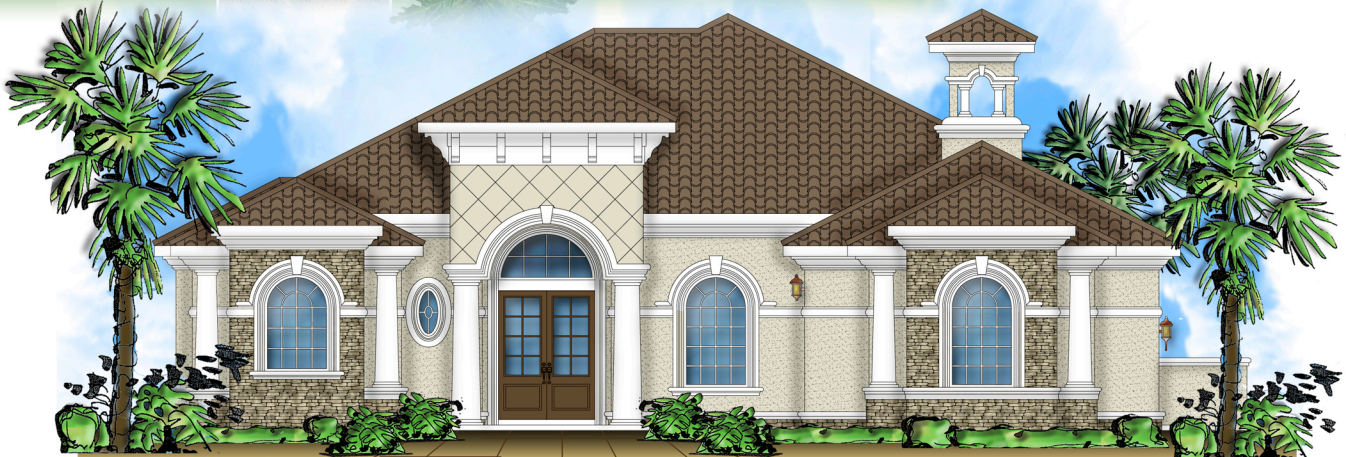


3 BEDROOMS, 3 BATHS O.D. 61'x90'

First Floor Heated	2,722 sq. ft.
Total Heated	2,722 sq. ft.
Garage	564 sq. ft.
Covered Veranda	297 sq. ft.
Covered Entrance	62 sq. ft.
Total	3,645 sq. ft.

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VILLA TRAMONTI



3 BEDROOMS, 3 BATHS O.D. 63'x91'

First Floor Heated	2,873 sq. ft.
Total Heated	2,873 sq. ft.
Garage	527 sq. ft.
Covered Loggia /Veranda	508 sq. ft.
Covered Entrance	54 sq. ft.
Total	3,962 sq. ft.

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VILLA PACHINO



FIRST FLOOR PLAN

3 BEDROOMS, 4 BATHS

O.D. 62'x87'

First Floor Heated 2,768 sq. ft.

Second Floor Heated 654 sq. ft.

Total Heated 3,422 sq. ft.

Garage 612 sq. ft.

Covered Veranda 329 sq. ft.

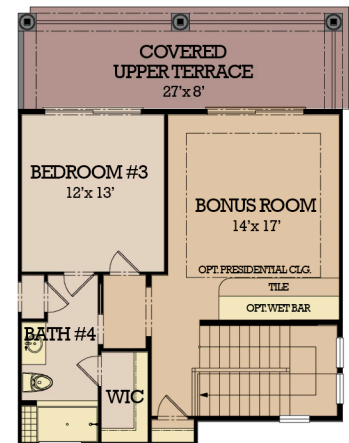
Covered Upper Terrace 216 sq. ft.

Covered Entrance 62 sq. ft.

Total 4,641 sq. ft.

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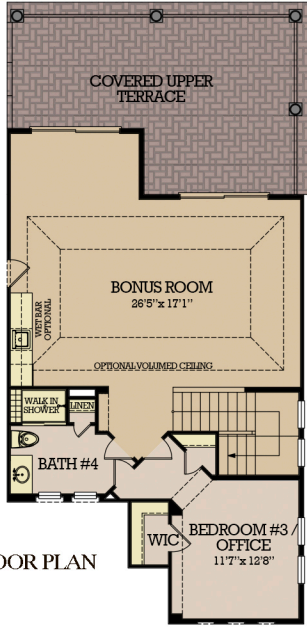
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SECOND FLOOR PLAN



VILLA RIMINI



SECOND FLOOR PLAN

4 BEDROOMS, 4 BATHS
O.D. 63'x91'

First Floor Heated 2,832 sq. ft.

Second Floor Heated 937 sq. ft.

Total Heated 3,769 sq. ft.

Garage #1 599 sq. ft.

Garage #2 208 sq. ft.

Covered Veranda 661 sq. ft.

Covered Upper Terrace 384 sq. ft.

Covered Entrance	62 sq. ft.
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Total 5,683 sq. ft.

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Prices subject to change without notice.



FIRST FLOOR PLAN



* Conceptual Design -
Final design subject to
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Review Committee
Approval

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