



THISTLE GOLF ESTATES

CUSTOM FLOOR PLANS
FOR KILBERNIE DRIVE

NATIONS★HOMES^{II}
Building the American Dream

MYRTLE BEACH, SOUTH CAROLINA

PHONE: 843-449-8900 FAX: 843-497-5325

WWW.NATIONS-HOMES.COM

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



THISTLE ESTATES PRICE LIST

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
Marion	1891	You are invited to call our office for current pricing on any of our homes
Sage	2078	
Aberdeen	2443	
Georgetown	2484	
Melrose	2725	
Edinburgh	2985	
Pine lake	3230	
Dumfries	3422	

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

02/01/19 * 15/7

THISTLE ESTATES FEATURES

EXTERIOR

- o Fiber cement siding
- o Miratec fascia & soffit
- o Brick accents/front elevation
- o Board & Batten vinyl shutters
- o Self-sealing 30 year "architectural" fiberglass shingles
- o Continuous ridge vent and ventilated soffits
- o LOW-E white vinyl single hung windows, with insulated double pane glass and screens
- o Stained fiberglass front door
- o Fiberglass entry doors
- o White vinyl insulated sliding patio doors with screen
- o Handle set lock on front door
- o Raised panel steel garage doors
- o Raised slab foundation per location
- o Concrete drive to street w/shell finish
- o Decorative mailbox at curb
- o 14'x10' concrete patio or as per plan
- o Professionally landscape package (\$12,000 Allowance)
- o Upgraded lot prep allowance

INTERIOR

- o Ceiling heights per plan unless otherwise noted on the plans
- o Living areas to have volume ceilings as per plan
- o Smooth finish on ceilings
- o Rounded sheetrock corners
- o Latex flat finish paint on all interior walls
- o Latex semi-gloss finish paint on interior trim
- o Smooth skin Saddlebrook doors
- o 3 1/4 casing and 5 1/4 baseboard
- o 2 piece Crown Molding Main Living area
- o flat panel maple cabinets with 42" upper wall cabinets
- o Level 1 granite counter tops in kitchen and master bathroom
- o Ceramic tile backsplash in kitchen tile flooring in the foyer, kitchen, breakfast, laundry room and all bathrooms
- o Durable carpet with 7lb pad in balance of home
- o 52" high mirrors in master bath

- o Glass shower door in master bath
- o Brushed nickel levered door handles
- o Ventilated vinyl coastal coated shelving in guest closets
- o Garage walls to be sheetrocked, trimmed and painted
- o Washer and dryer connections

PLUMBING

- o Tiled shower in master bath per plan
- o Fiberglass tub in master bath per plan
- o Guest baths to have a fiberglass tub w/tile surround
- o Decorative faucets w/8" spread in all bathrooms
- o Water line for ice maker
- o 50 gallon electric water heater
- o 2 exterior hose bibs
- o 8" deep stainless steel kitchen sink w/stainless steel single handle faucet
- o Cultured marble vanity tops
- o Water saving toilets with elongated bowl comfort height

APPLIANCES

- o Stainless Steel Whirlpool appliances
- o Energy Star, multi-cycle dishwasher
- o Gas or electric cooktop
- o Wall oven/microwave combo
- o 1/3 HP disposal

HEATING, AIR CONDITIONING AND VENTILATION

- o Electric 14 SEER HVAC system with professionally sized for each home
- o Humidity sensing bathroom exhaust fans vented to the outside
- o Kitchen hood vented to the outside

ELECTRICAL

- o 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- o Garage door opener(s)
- o Decorative light fixture package
- o Smoke detectors per local building code
- o (2) outdoor waterproof receptacles

- o Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- o Ceiling fans in Great Room and all Bedrooms
- o (2) phone
- o (5) cable jacks
- o (25) recessed can lights

BUILDER FEATURES

- o Homeowner's manual
- o Termite treatment
- o Pre-construction orientation with job superintendent
- o Pre-drywall walk through with job superintendent
- o Pre-occupancy walk through with job superintendent
- o 8 year limited residential warranty (RWC) provided with each home

ALLOWANCES

- o Appliances \$6,000
- o Cabinets \$12,000
- o Landscaping \$12,000
- o Site Prep \$5,000
- o Light fans \$3,500

MARION



3 BEDROOMS, 2 BATHS O.D. 44'4" x 72'0"

Main Floor Heated 1,891 sq. ft.

Total Heated 1,891 sq. ft.

Garage 458 sq. ft.

Covered Rear Porch 113 sq. ft.

Covered Entrance 105 sq. ft.

Total 2,567 sq. ft.

Patio 318 sq. ft.

* Photos may show features not included in base price.
All dimensions and areas are approximate.
Prices are subject to change without notice

Main Floor Plan

SAGE



3 BEDROOMS, 3.5 BATHS	
O.D. 39'x 67'6"	
Main Floor Heated	1,777 sq. ft.
Upper Floor Heated	301 sq. ft.
Total Heated	2,078 sq. ft.
Garage	434 sq. ft.
Covered Front Porch	177 sq. ft.
Covered Rear Porch	240 sq. ft.
Total	2,929 sq. ft.

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

ABERDEEN



3 BEDROOMS, 2.5 BATHS

O.D. 42'x 88'9"

Main Floor Heated 2,443 sq. ft.

Total Heated 2,443 sq. ft.

Garage 532 sq. ft.

Covered Porch 184 sq. ft.

Covered Entrance 32 sq. ft.

Total 3,191 sq. ft.

Patio 364 sq. ft.

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

GEORGETOWN



Main Floor Plan



Bonus Room Floor Plan

3 BEDROOMS, 2.5 BATHS O.D. 39'x63'

First Floor Heated	1,617 sq. ft.
Second Floor Heated	867 sq. ft.
Total Heated	2,484 sq. ft.
Garage	409 sq. ft.
Covered Rear Porch	180 sq. ft.
Covered Entry Porch	176 sq. ft.
Total	3,249 sq. ft.

* Photos may show features not included in base price.
All dimensions and areas are approximate.
Prices subject to change without notice

MELROSE

Front Elevation Option A



Front Elevation Option B



Optional Bonus Room Floor Plan

3 BEDROOMS, 2.5 BATHS O.D. 62'x80'

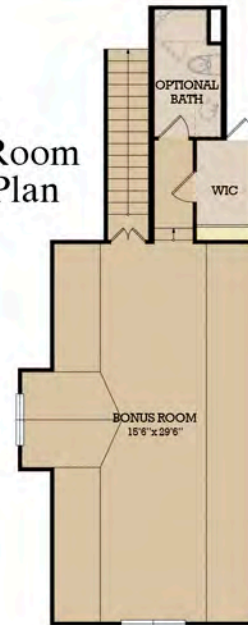
First Floor Heated	2,410 sq. ft.
Bonus Room Heated	315 sq. ft.
Total Heated	2,725 sq. ft.
Garage (2 car)	553 sq. ft.
Covered Rear Porch	270 sq. ft.
Covered Screen Porch	175 sq. ft.
Covered Entry Porch	75 sq. ft.
Total	3,798 sq. ft.

* Photos may show features not included in base price.
All dimensions and areas are approximate.
Prices subject to change without notice

EDINBURGH



**Bonus Room
Floor Plan**



3 BEDROOMS, 3.5 BATHS O.D. 58'x 86'8"

Main Floor Heated 2,484 sq. ft.
Bonus Room Floor Heated 501sq. ft.

Total Heated 2,985 sq. ft.

Garage 472 sq. ft.
Covered Rear Porch 231 sq. ft.
Covered Entrance 127 sq. ft.

Total 3,815 sq. ft.

Patio 294 sq. ft.

* Illustrated bonus room floor plan applies to a 3 car garage house layout
* Photos may show features not included in base price.
All dimensions and areas are approximate.
Prices are subject to change without notice

PINE LAKE



Main Floor Plan



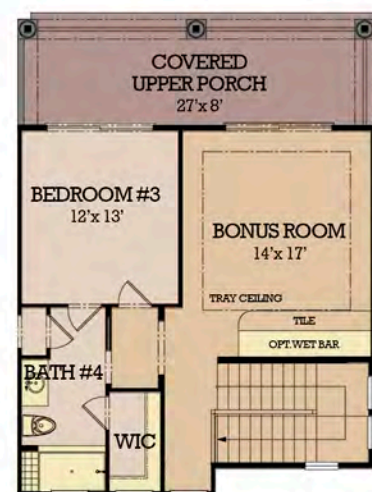
Bonus Room Floor Plan

4 BEDROOMS, 4 BATHS

Heated Main Floor	2,802 sq. ft.
Bonus Room	428 sq. ft.
Total Heated	3,230 sq. ft.
Garage	673 sq. ft.
Covered Entry	74 sq. ft.
Covered Rear Porch	325 sq. ft.
Total Under Roof	4,302 sq. ft.

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

DUMFRIES



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	634 sq. ft.
Covered Porch	329 sq. ft.
Covered Entry	62 sq. ft.
Upper Cov. Porch	216 sq. ft.
Total	4,663 sq. ft.

* Photos may show features not included in base price.
All dimensions and areas are approximate.
Prices subject to change without notice