

GARAGE OPTIONS

KRP 6 Structural Rendering

INDIGO SERIES

WYATT

2,948 SQ. FEET | 4 BEDROOMS | 3.5 BATHROOMS | 2 CAR GARAGE



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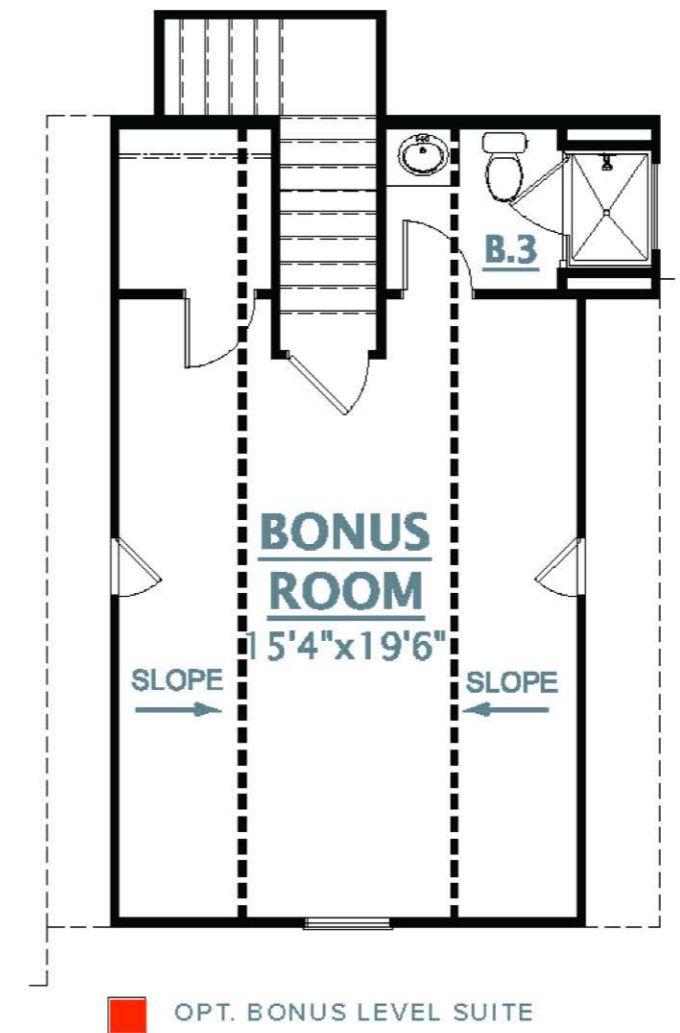
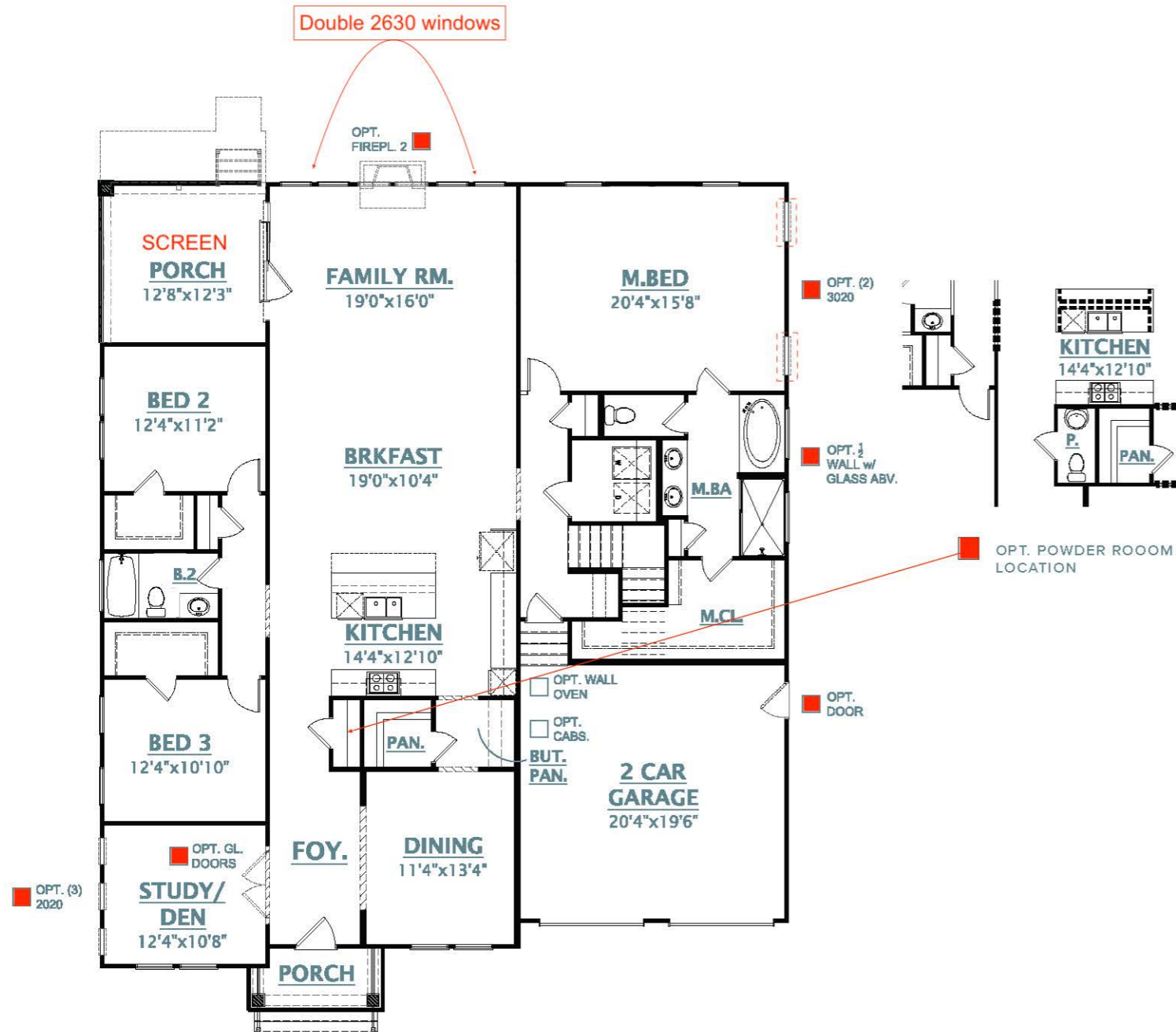
REV.
11.4.21

Dimensions and square footage are approximate. Elevations shown are artist's concepts. Optional features reflected in floor plan. Floor plans may vary per elevation. Crescent Homes reserves the right to make changes without notice or prior obligation.



KRP 6 STRUCTURAL RENDERING

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KRP 6 WYATT SPEC EXTERIOR COLORS

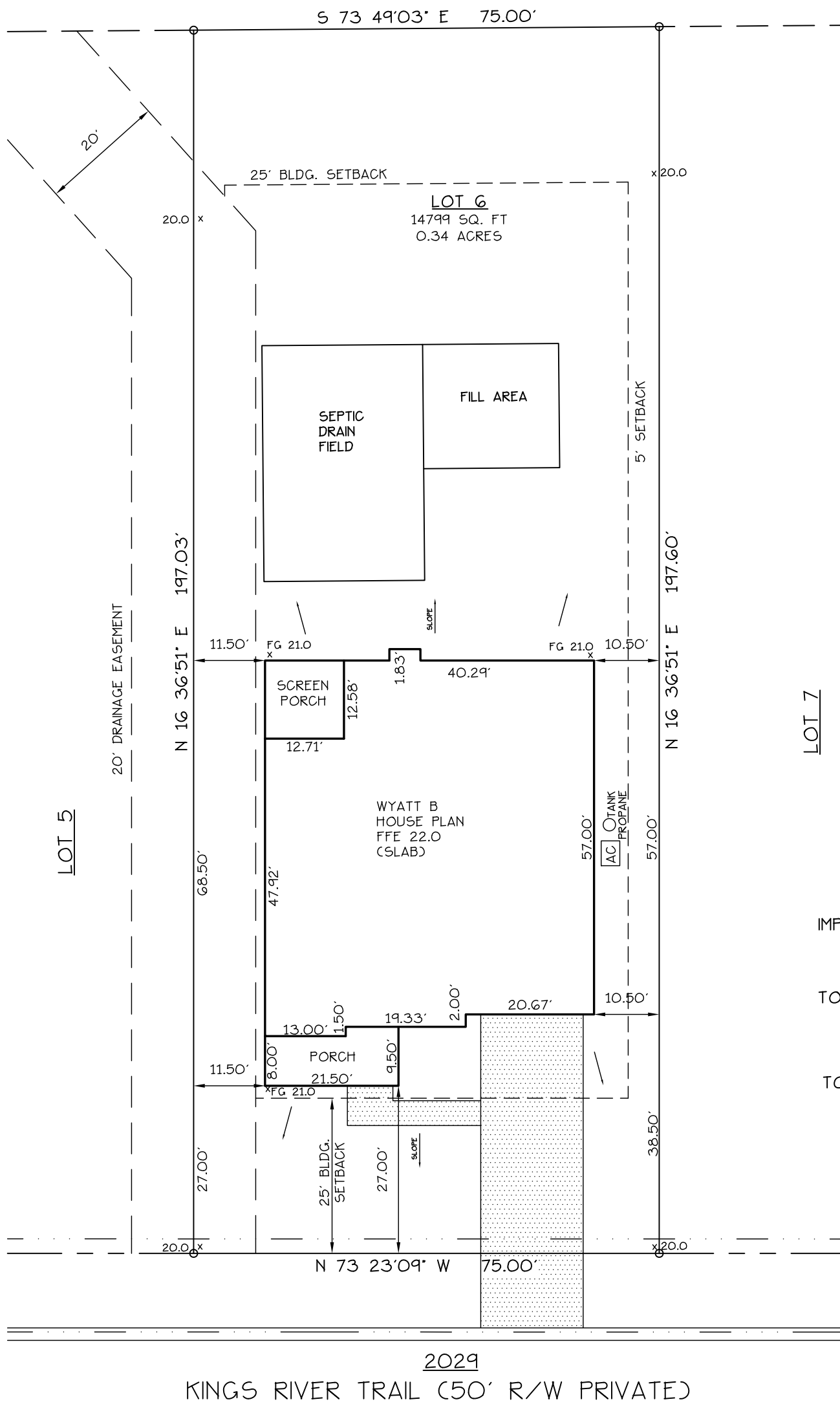
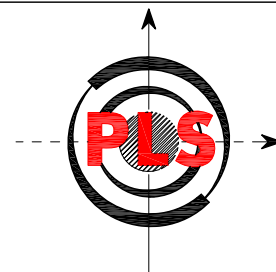


SHINGLES: WEATHERED WOOD
METAL ROOF TRIM: ANTIQUE BRONZE
SIDING: SHORELINE
TRIM: EXTRA WHITE
SHUTTER: MUSKET BROWN
FRONT DOOR: WALNUT STAIN
FOUNDATION: AGED COBBLESTONE

KRP 6 INTERIOR COLORS LOOK BOOK



TMS #247-00-00-116



LOT 7

IMPERVIOUS AREA
4038 sqft
38%

TOTAL AREA FOR
FLATWORK
937 sqft

TOTAL AREA FOR
LANDSCAPING
11463 sqft.

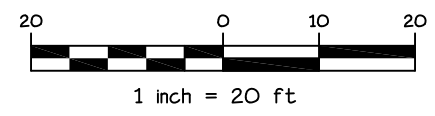
PREPARED FOR CRESCENT HOMES
PLOT PLAN SHOWING LOT 6, TMS #247-00-00-466
KINGS RIVER PRESERVE PHASE 1
 LOCATED IN THE TOWN OF HOLLYWOOD, CHARLESTON COUNTY, SC

SCALE: 1" = 20' DATE: DECEMBER 10, 2021
 REFERENCE: CONDITIONAL PLAT RECORDED IN BOOK L21, PAGES 0399-0400
 LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
 PROPERTY APPEARS TO LIE IN FLOOD ZONE X, 45019C 0470 K, REVISED JANUARY 29, 2021
 FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 12/10/2021
 NOTE: ALL ELEVATIONS ARE ASSUMED
 KRP-006PP DTC

PARKER LAND SURVEYING, LLC
 5910 GRIFFIN STREET, HANAHAN, SC 29410
 TEL.: (843) 554-7777 FAX: (843) 554-7779

THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT
 PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING
 OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

SETBACKS PER CONDITIONAL PLAT
 AND SHOULD BE VERIFIED WITH ALL
 GOVERNING MUNICIPALITIES AND
 ASSOCIATIONS BEFORE
 CONSTRUCTION OR DESIGN.



INCLUDED FEATURES

INTERIOR FEATURES

- 2nd floor balcony door(s) to be 6'8" 4 lite door (per plan)
- 2 over 2 window grids
- 8' 3/4 glass over 1 panel fiberglass front door (no grids at sidelights if applicable)
- 8' rear patio door with glass (no grids)
- 9' ceilings on the 1st and 2nd floor
- 6' windows on first floor
- Cedar View, Kingsford or Riverchase sustainable hardwood flooring in foyer, extended foyer, dining room, family room, kitchen / breakfast area, study and powder room (per plan)
- Mohawk stain, soil and fade resistant carpet with 6 lb. pad in all bedrooms and entire 2nd floor
- Daltile tile flooring in all bathrooms and laundry room
- Whirlpool Gold Stainless Convection Package to include slide in gas range, built in microwave and dishwasher
- Granite countertops in kitchen with single bowl undermount stainless steel sink and Moen Sleek Pulldown faucet (chrome)
- Garbage disposal
- Icemaker connection pre-plumbed
- Recessed LED lighting throughout home (per plan)
- Aristokraft 42" Birch cabinets with crown molding & choice of cabinet hardware (round knobs)
- Tile backsplash in kitchen
- Dual sinks in master bathroom w/raised height vanity
- Separate garden tub and stand alone shower in the master bathroom
- Cultured marble countertops w/undermount sink and adult height vanities in all baths (excluding powder rm, opt. bonus rm baths and opt. guest suite baths)
- Brushed Nickel Metal framed mirrors in powder room and master bath
- Moen "Chateau" chrome bathroom faucets
- Water Saver Comfort Height commodes in all bathrooms
- Brushed nickel interior lighting package
- Ceiling fan w/ light in Family Room
- Ceiling fan pre-wire in all bedrooms, bonus rooms and/or loft
- Brushed nickel door hardware with matching hinges
- 1pc crown molding in foyer, family rm & master bedroom (flat dgs only)
- 2 pc crown, chair rail with picture frame molding in dining room
- 5 1/4" Baseboards and 444 casing around all doors/windows
- Square Spindle Open railing upstairs and downstairs (per plan)
- Wood treads on stairs
- 2 panel interior doors
- Smoke detectors for safety in all bedrooms
- Vinyl coated ventilated shelving in all closets and pantry
- Central wiring center with (2) cable+data media outlets
- Pull down attic stairs
- Bellview or Amador front door handleset w/Deadbolt on front door with SmartKey exterior locks for increased security and instant re-keying
- Up to 90% LED lighting throughout the home

FINANCING

- Many loan types available including FHA, VA and Conventional through Sellers preferred lender
- Most closing costs paid with the use of preferred lenders
- Attorney fee paid with the use of preferred closing attorney

EXTERIOR FEATURES

- Fiber Cement 8" textured siding w/ decorative accent shake or board and batten (per plan)
- Fiber-Cement trim around all doors and windows
- Raised Monolithic Slab Foundation (step count will vary) - Foundation to be painted Aged Cobblestone
- Septic system installed per DHEC (design per individual homesite)
- 30 year architectural shingles (Weathered Wood)
- Front Entry 2-car garage w/Wayne Dalton Garage Door (white) with Carriage-style garage hardware
- Square columns (per plan) with front porch railing
- Fully landscaped front, sides & rear yard finished with sod, pinestraw, shrubbery and 1 tree
- Lamp post in front yard
- 2 hose bibs
- 4" thick concrete driveway
- Belt Drive Smart garage door opener (wifi compatible)
- Aluminum Gutters

ENERGY EFFICIENCY

- 120 Gallon Propane Tank
- Tankless Gas Hot Water Heater
- High efficiency 14 SEER air conditioning unit engineered specifically for each home with heat pump
- HVAC ductwork insulated to R-8
- Smart thermostat Honeywell Lyric T6 Pro
- Continuous ridge vent for attic ventilation
- Low VOC interior and exterior paint by Sherwin Williams
- Low-E, single hung vinyl windows, with tilt-in bottom sash
- Comprehensive air sealing of house envelope
- Outside vented bathroom fans
- Energy efficient LED light bulbs on interior light fixtures
- Insulation exceeds code standards
- 3rd party tested and inspected

QUALITY ASSURANCE

- Pre-Construction meeting
- Pre-Drywall inspection
- Pre-Closing/New Home Orientation
- 14 day after closing inspection

WARRANTIES

- 2-10 home buyer's warranty administered by a 3rd party (transferable)
- Two year systems warranty
- Ten year structural warranty
- Manufacturer's warranties
- One Year cosmetic warranty from Crescent Homes
- Termite bond established during construction

REV.
02.01.22

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances, and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.