BEECH CREEK

Community

Located in Sumter, SC

Beech Creek in Sumter, SC is a well-established golf course community known for it spacious homes, mature landscaping, and peaceful streets. Homeowners enjoy large lots-some over an acre- offering privacy and room to garden, entertain, or simply relax. With no HOA, residents have the freedom to personalize their properties, creating a comfortable lifestyle without adding restrictions. It's an especially appealing community for families, military personnel from nearby Shaw AFB, and retirees looking for a quieter pace without sacrificing convenience.

4	3	2	2,926

VERANDA HOMES

Community Map

Amenities:
Located on a Golf Course

HOA:
None

Schools:
- Oakland Primary (PK-1), Shaw Heights Elementary (2-3), and High Hills Elementary (4-5)
- Hillcrest Middle School
- Crestwood High School



INCLUDED FEATURES SHEET

Beech Creek — *Our Home Package*

Exterior

- 4-sided Brick with Vinyl Accent
- Exterior Hose Bibs (2)
- Landscaped yard (Sod to 20' past rear corners of home, remainder seeded)
- Architectural 30-year Shingles
- Flood Lights on Front and Rear (2)
- Monolithic Slab Foundation
- Garage Drywalled and Painted
- Carriage Garage Door
- Weatherproof Electrical Receptacle at Front and Rear
- Kwikset Smart Lock

Energy Efficiency/Environment

- Carbon Monoxide Detectors
- Smoke Alarms in Each Bedroom
- 14.3 SEER Energy-efficient HVAC System
- Tankless Water Heater
- Low-E Insulated Single-hung Vinyl Windows with Tilt Out Feature
- Programable Thermostat
- Energy-efficient Insulation Package
- **R-49 Blown Attic Insulation**

Community Standards w/ Cost

- Patio (Per Lot)
- Covered Patio (Per Lot)
- Fireplace (Per Lot)
- Luxury Bath (Per Lot)

Interior

- White Shaker Cabinets throughout
- Hard Surface on First Floor Common Areas
- 12x12 Ceramic Tile Flooring in Wet Areas
- Carpet in Bedrooms and Stairs with
- 8# carpet pad
- Brushed Nickel Plumbing Fixtures
- Ceiling Fan in Family Room and Primary Bedroom
- Ceiling Fan Pre-wire in all Secondary Bedrooms

Kitchen

- White Shaker Cabinets
- Hard Surface Flooring
- Quartz Countertops
- Kitchen Backsplash 3x6 White
- Single Bowl Undermount Stainless Steel Kitchen Sink
- Garbage Disposal
- Stainless Steel Dishwasher
- Stainless Steel Freestanding Electric Range
- Stainless Steel Microwave

Orientations/Warranty

- New Home Orientation, 30-day & 11-month Follow-up
- Customer Meetings at Pre-construction, Pre-drywall & Pre-closing
- Deadbolt Locks
- Termite Prevention
- **Quality Builders Warranty**

Primary Bathroom

- White Shaker Cabinets
- Comfort Height Vanity
- Dual Vanity (per plan)
- Quartz Countertops
- 12x12 Ceramic Tile Flooring
- Rectangular Undermount Sink
- 5' Fiberglass Shower and Pan
- Brushed Nickel Shower Door in Primary Bathroom
- Brushed Bath Hardware
- Plate Glass Mirrors
- Elongated Toilets

Powder Bathroom

- Hard Surface Flooring
- Pedestal Sink
- Brushed Nickel Faucets & Bath Hardware
- Plate Glass Mirrors
- Elongated Toilets

Secondary Bathroom

- White Shaker Cabinets
- Quartz Countertops
- 12x12 Ceramic Tile Flooring
- Rectangular Undermount Sinks
- Low-Maintenance Fiberglass Tub with Integral Shower
- Brushed Nickel Faucets & Bath Hardware
- Plate Glass Mirrors
- Elongated Toilets

VERANDA HOMES

Disclaimer: The information shown on this page is for general purposes and may change at any time. Aug 2026



Design Collection

OUR HOME PACKAGES

Images are examples only. Products may change. Option Packages are not final until purchased per a signed agreement or change order.

Our Home Package A – Interior Packages



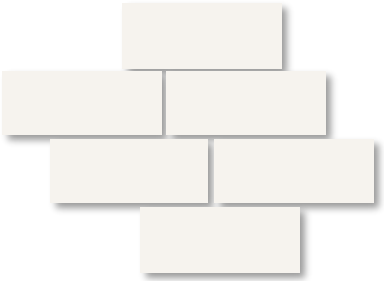
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



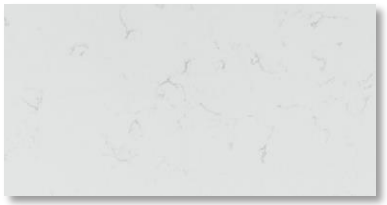
Ceramic Tile
12x12 Fair CS22



Kitchen Tile Backsplash
3x6 Virtruvian White



White Shaker Cabinets



Kitchen Countertop
Carrara Marro Quartz 3cm



Kitchen Faucet
Pull-Out Brushed Nickel



Bathroom Faucets
Brushed Nickel



Hardsurface Flooring
Canyon Oak



Carpet with 8# pad
Silver Dollar

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Our Home Package B – Interior Packages



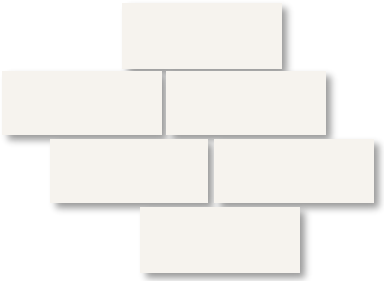
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



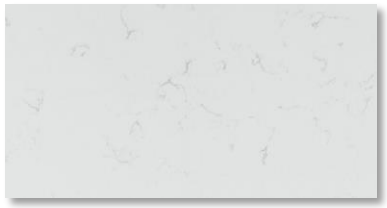
Ceramic Tile
12x12 Buff CS20



Kitchen Tile Backsplash
3x6 Virtruvian White



White Shaker Cabinets



Kitchen Countertop
Carrara Marro Quartz 3cm



Kitchen Faucet
Pull-Out Brushed Nickel



Bathroom Faucets
Brushed Nickel



Hardsurface Flooring
Canyon Oak



Carpet with 8# pad
Cross Country

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Our Home — Lighting Packages



Kitchen Island Pendants
1-lite Brushed Nickel
MP-249CL-NK



Garage Coach Light
1-lite Black
CL-21-BK

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Appliance Packages (LG)



Freestanding Electric Range
LG-LSEL6337XE



Dishwasher
LG-LDNPH654S



Microwave
LG-MVEL2137F

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Veranda Homes



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Exterior Color Packages

Single Family Homes

VINYL & BRICK

2024

EXTERIOR COLOR PACKAGE

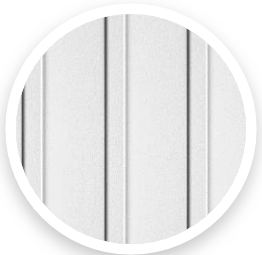
0011E

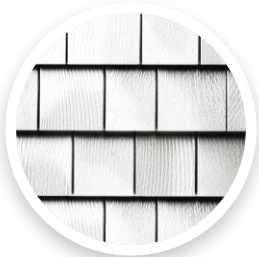


SIDING
Georgian Grey



ACCENT SIDING
Elevation Specific
Dover White



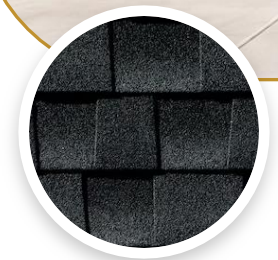


Shake OR Board & Batten

BRICK
Evelyn Bay



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific



Image shown is for illustrative purposes only and may not depict the actual product. Colors, shapes, and sizes are subject to change.

EXTERIOR COLOR PACKAGE

0012E



SIDING
Dover White



ACCENT SIDING
Elevation Specific
Wedgewood





Shake OR Board & Batten

BRICK
Evelyn Bay



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific



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EXTERIOR COLOR PACKAGE

0014E



SIDING
Irish Thistle



ACCENT SIDING
Elevation Specific
Briarwood





Shake OR Board & Batten

BRICK
Fort Mill



ROOF
Charcoal



SHUTTER
Brown
Elevation Specific



DOOR
Tungsten
Elevation Specific



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