# HALTON OAKS

## Community

Located in Spartanburg, SC

Halton Oaks in Spartanburg, SC, is a thoughtfully designed single-family home community offering a perfect blend of modern living, comfort, and convenience. Featuring spacious home designs and a peaceful suburban setting, residents can enjoy a variety of community amenities, including a swimming pool, clubhouse, pickleball courts, playground, and dog park. Conveniently located near Boiling Springs and downtown Spartanburg, Halton Oaks provides easy access to shopping, dining, entertainment, and everyday essentials. With its welcoming atmosphere, quality craftsmanship, and thoughtfully planned amenities.

| | | | |
|---|---|---|---|
| 3 - 5 | 2.5 - 3 | 2 | 1,949 – 2,916 |

Veranda Homes

# Community Map

**Amenities:**
- Pool
- Pickleball Court
- Clubhouse
- Dog Park

**HOA:**
$45

**Schools:**
- Drayton Mills Elementary School
- McCracken Middle School
- Spartanburg High School



# INCLUDED FEATURES SHEET

## Halton Oaks — *Our Home Package*

### Exterior

- Vinyl Siding with Stone Water Table Accent
- Exterior Hose Bibs (2)
- Landscaped yard (Sod to 20' past rear cornersof home, remainder seeded)
- Architectural 30-year Shingles
- Flood Lights on Front and Rear (2)
- Monolithic Slab Foundation
- Garage Drywalled and Painted
- Weatherproof Electrical Receptacle at Frontand Rear
- Kwikset Smart Lock
- Gutters (Plan Specific)
- Carriage Light Fixture (Plan Specific)

### 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 Windowswith 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)
- Open Rail on First Floor
- Tile Shower Walls

### 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 Gas 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
- Sliding Glass 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



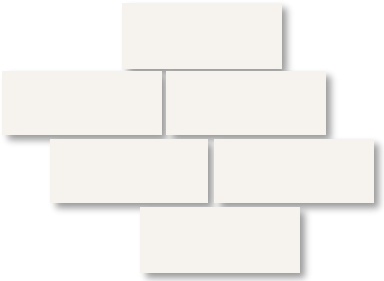
Wall & Ceiling Paint
**Heron Plum**



Trim Paint
**Pure White**



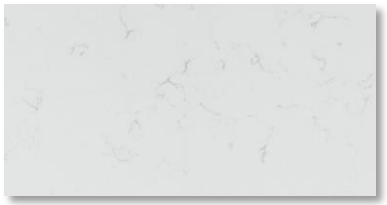
Ceramic Tile
**12x12 Fair CS22**



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



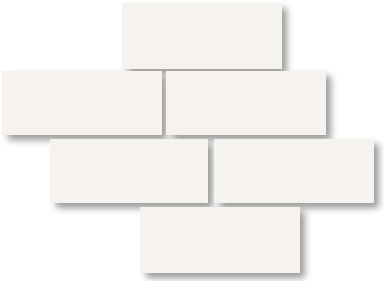
Wall & Ceiling Paint
**Heron Plum**



Trim Paint
**Pure White**



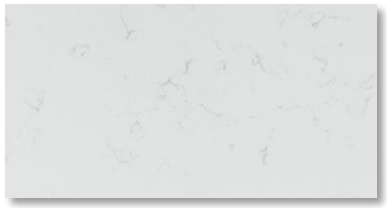
Ceramic Tile
**12x12 Buff CS20**



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 Gas Range
LG-LSGL6337X



Dishwasher
LG-LDNPH654S



Microwave
LG-MVEL2137F

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VERANDA HOMES

# Exterior Color Packages

Single Family Homes

## *VINYL & STONE*

2026

EXTERIOR COLOR PACKAGE

# 0022E



SIDING
Flint



ACCENT SIDING
Elevation Specific
Twilight Shadow





Shake OR Board & Batten

STONE
Mineret



ROOF
Charcoal



SHUTTER
Peppercorn
Elevation Specific



DOOR
Iron Ore
Elevation Specific

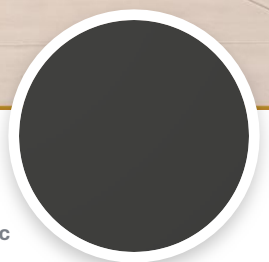


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EXTERIOR COLOR PACKAGE

# 0023E



**SIDING**
Stone Mountain
Clay



**ACCENT SIDING**
Elevation Specific
Teak





Shake OR Board & Batten

**STONE**
Villa Grey



**ROOF**
Charcoal



**SHUTTER**
Black
Elevation Specific



**DOOR**
Tricorn Black
Elevation Specific



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EXTERIOR COLOR PACKAGE

# 0025E




SIDING
Irish Thistle



ACCENT SIDING
Elevation Specific
Briarwood





Shake OR Board & Batten

STONE
Villa Grey



ROOF
Charcoal



SHUTTER
Brown
Elevation Specific



DOOR
Tungsten
Elevation Specific



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EXTERIOR COLOR PACKAGE

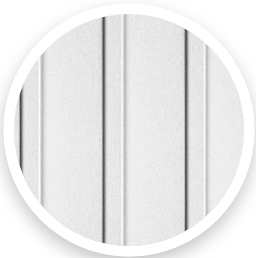
# 0026E

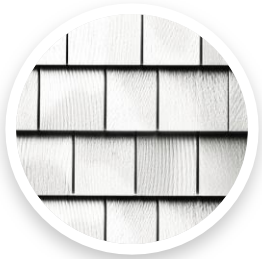




SIDING
Dover White

ACCENT SIDING
Elevation Specific
Dover White





Shake OR Board & Batten



STONE
Antique



ROOF
Charcoal

SHUTTER
N/A
Elevation Specific



DOOR
French Moire
Elevation Specific

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EXTERIOR COLOR PACKAGE

# 0027E



SIDING
Spanish Olive



ACCENT SIDING
Elevation Specific
Spanish Olive





Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
N/A
Elevation Specific

DOOR
Rosemary
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

# 0028E



SIDING
Silver Mist



ACCENT SIDING
Elevation Specific
Silver Mist





Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
N/A
Elevation Specific

DOOR
Underseas
Elevation Specific



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EXTERIOR COLOR PACKAGE

# 0030E



SIDING
Georgia Grey



ACCENT SIDING
Elevation Specific
Wedgewood





Shake OR Board & Batten

STONE
Mineret



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific

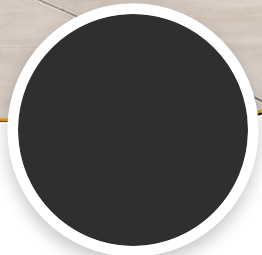


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EXTERIOR COLOR PACKAGE

# 0032E



SIDING
Rich Mocha



ACCENT SIDING
Elevation Specific
Sagebrook





Shake OR Board & Batten

STONE
Villa Grey



ROOF
Charcoal



SHUTTER
Brown
Elevation Specific



DOOR
Tungten
Elevation Specific



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