THE FALLS

Community

Located in Blythewood, SC

The Falls in Blythewood, SC, is a thoughtfully designed single-family home community offering a perfect blend of modern living, small-town charm, and everyday convenience. Featuring spacious home designs, open-concept layouts, and peaceful surroundings, The Falls provides a welcoming atmosphere for families, professionals, and those seeking a relaxed lifestyle. Conveniently located just north of Columbia, residents enjoy easy access to shopping, dining, parks, schools, and everyday essentials. With its inviting neighborhood setting, modern homes, and close proximity to local amenities.

3 - 4	2.5 - 3.5	1	1,562 – 1,892

Veranda Homes

Community Map

HOA:
$123

Schools:
- Lake Carolina Elementary School
- Blythewood Middle
- Blythewood High



INCLUDED FEATURES SHEET

The Falls — *Our Home Package*

Exterior

- Vinyl Siding with Stone Water Table Accent
- Exterior Hose Bibs (2)
- Architectural 30-year Shingles
- Flood Lights on Front and Rear (2)
- Monolithic Slab Foundation
- Garage Drywalled and Painted
- Weatherproof Electrical Receptacle at Front and 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 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)

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



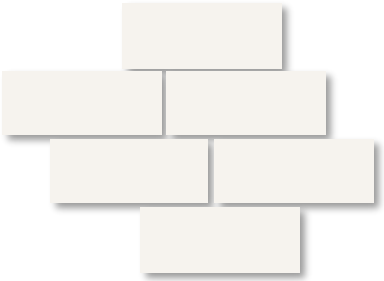
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



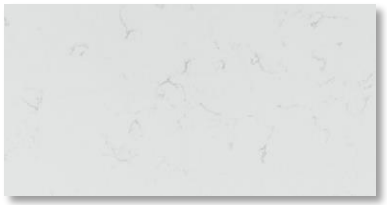
Ceramic Tile
12x12 Fair CS22



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



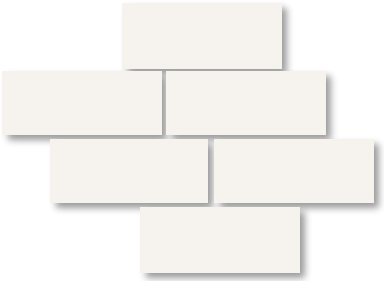
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



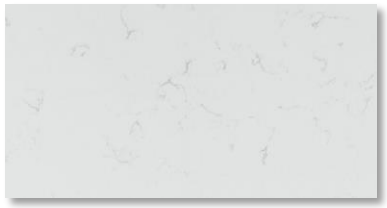
Ceramic Tile
12x12 Buff CS20



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 Gas Range
LG-LSGL6337X



Dishwasher
LG-LDNPH654S



Microwave
LG-MVEL2137F

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VERANDA HOMES

Exterior Color Packages

VINYL & STONE

Townhomes

2026

EXTERIOR COLOR PACKAGE

0010E



SIDING
Georgian Grey



ACCENT SIDING
Elevation Specific
Wedgewood





Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Black
Elevation Specific

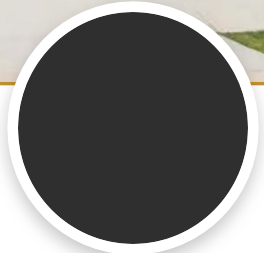


Image shown is for illustrative purposes only and may not depict the actual product. Colors, shapes, and sizes are subject to change.

EXTERIOR COLOR PACKAGE

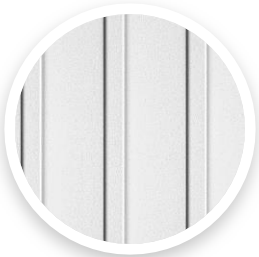
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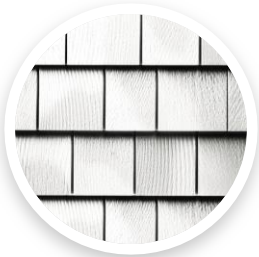


SIDING
Georgian Grey



ACCENT SIDING
Elevation Specific
Dover White



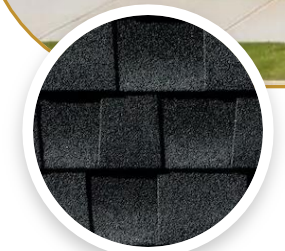


Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific

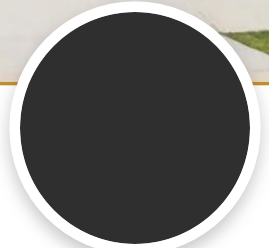


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EXTERIOR COLOR PACKAGE

0018E



SIDING
Dover White



ACCENT SIDING
Elevation Specific
Twilight Shadow





Shake OR Board & Batten

STONE
Mineret



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific

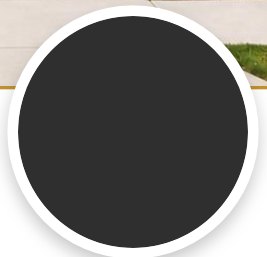


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EXTERIOR COLOR PACKAGE

0044E



SIDING
Dover White



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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