THE ABBEY

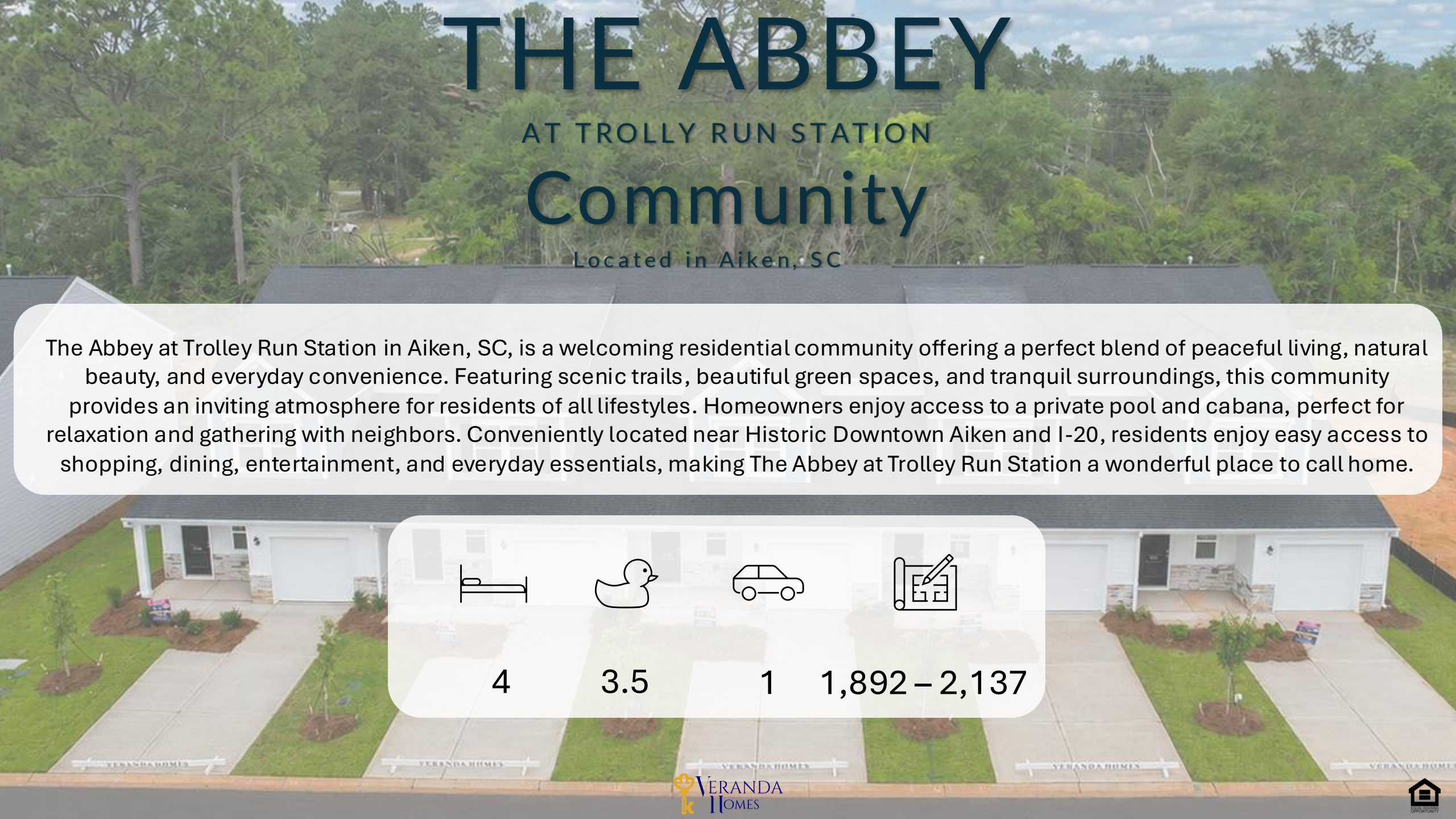
AT TROLLY RUN STATION

Community

Located in Aiken, SC

The Abbey at Trolley Run Station in Aiken, SC, is a welcoming residential community offering a perfect blend of peaceful living, natural beauty, and everyday convenience. Featuring scenic trails, beautiful green spaces, and tranquil surroundings, this community provides an inviting atmosphere for residents of all lifestyles. Homeowners enjoy access to a private pool and cabana, perfect for relaxation and gathering with neighbors. Conveniently located near Historic Downtown Aiken and I-20, residents enjoy easy access to shopping, dining, entertainment, and everyday essentials, making The Abbey at Trolley Run Station a wonderful place to call home.

4	3.5	1	1,892 – 2,137



VERANDA HOMES

Community Map

Amenities:
Pool & Cabana

HOA:
$80

Schools:
- Byrd Elementary School
- Leavelle McCampbell Middle School
- Midland Valley High School



INCLUDED FEATURES SHEET

The Abbey at Trolly Run Station — *My Home Package*

Exterior

- Vinyl Siding
- Exterior Hose Bibs (2)
- Architectural 30-year Shingles
- Monolithic Slab Foundation
- 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
- Sheet Vinyl Flooring on First Floor Common Areas
- Carpet in Stairs, Bedrooms, and Upstairs Common Areas
- Chrome Plumbing Fixtures (Per Plan)

Kitchen

- White Shaker Cabinets
- Sheet Vinyl Flooring
- Quartz Countertops
- 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
- Rectangular Undermount Sink
- 5' Fiberglass Shower and Fiberglass Pan
- Chrome Bath Hardware
- Plate Glass Mirrors

Powder Bathroom

- Sheet Vinyl Flooring
- Pedestal Sink

Secondary Bathroom

- White Shaker Cabinets
- Quartz Countertops
- Rectangular Undermount Sinks
- Low-Maintenance Fiberglass Tub with Integral Shower
- Chrome Bath Hardware
- Plate Glass Mirrors

VERANDA HOMES

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



Design Collection

MY HOME PACKAGES

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

My Home Package A – Interior Packages



Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



Wet Areas Vinyl Tile
Nicolette 508



White Shaker Cabinets



Kitchen Countertop
Artic White Quartz 2cm



Kitchen Faucet
Peerless Pull-Out Chrome



Bathroom Faucets
Peerless Chrome



Carpet with 6# pad
Silver Dollar



Kitchen Vinyl Plank Flooring
Crestmont 838

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

My Home Package B – Interior Packages



Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



Wet Areas Vinyl Tile
Nicolette 508



White Shaker Cabinets



Kitchen Countertop
Artic White Quartz 2cm



Kitchen Faucet
Peerless Pull-Out Chrome



Bathroom Faucets
Peerless Chrome



Carpet with 6# pad
Cross Country



Kitchen Vinyl Plank Flooring
Kenwood 212

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My 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

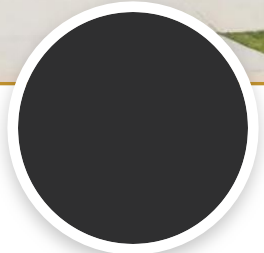


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EXTERIOR COLOR PACKAGE

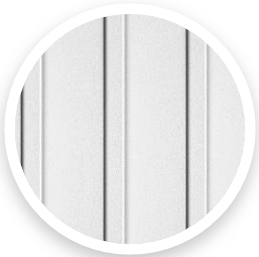
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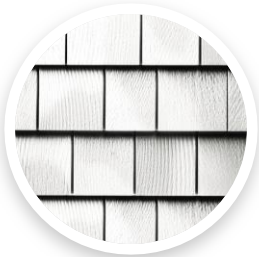


SIDING
Georgian Grey



ACCENT SIDING
Elevation Specific
Dover White



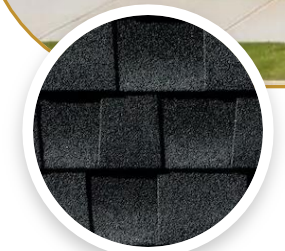


Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific

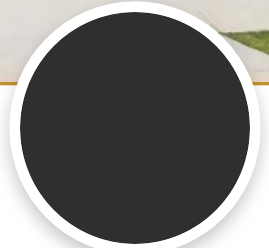


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EXTERIOR COLOR PACKAGE

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

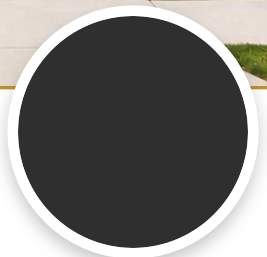


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EXTERIOR COLOR PACKAGE

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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