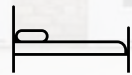


Heritage Bay Community

Located in Sumter, SC

Discover the charm of Sumter, SC, a hidden gem that offers the perfect blend of small-town warmth, vibrant culture, and stunning natural beauty. Whether you're strolling through the historic downtown, shopping at a unique local boutique, or enjoying outdoor activities like hiking, biking, and fishing, there's always something exciting to do.



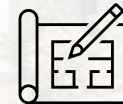
3-4



2-3



2



1,951-2,926



Community Map

HOA:
\$25

Schools:

- Millwood Elementary
- Alice Drive Middle School
- Sumter High School



INCLUDED FEATURES SHEET

Heritage Bay – Our Home Package

Exterior

- 4-sided Brick with Vinyl Accent
- Exterior Hose Bibs (2)
- Landscaped yard (Sod to full yard)
- 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)
- Bedroom 5 (Per Plan)

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
- Brushed Nickel Glass Shower Door in Primary Bathroom
- Brushed Nickel Faucets & Bath Hardware
- Plate Glass Mirrors
- Elongated Toilets

Powder Bathroom

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

Secondary Bathroom

- White Shaker Cabinets
- 3 cm 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





*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



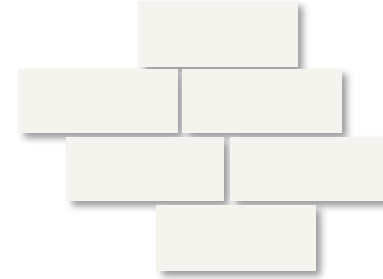
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



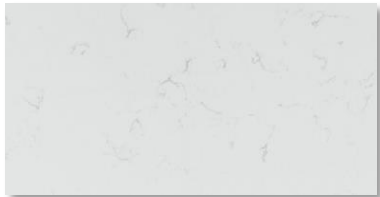
Ceramic Tile
12x12 Fair CS22



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

Our Home Package B – Interior Packages



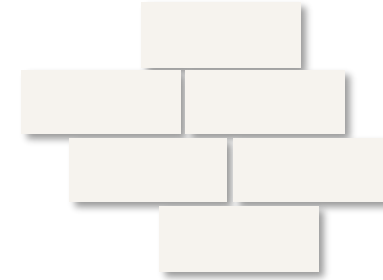
Wall & Ceiling Paint
Heron Plum



Trim Paint
Pure White



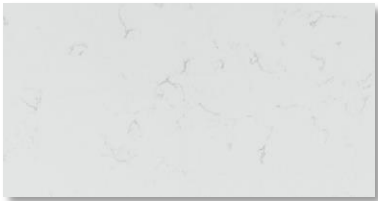
Ceramic Tile
12x12 Buff CS20



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

***Our Home** — Lighting Packages*



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



Ceiling Fan (Owners Bedroom & Family Room)
1-lite Brushed Nickel
HEL-SUN552-NK5SV



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

Appliance Packages (LG)



Freestanding Gas Range
LG-LSGL6337X



Dishwasher
LG-LDNPH654S



Microwave
LG-MVEL2137F

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Exterior Color Packages
Single Family Homes

VINYL & BRICK

2 0 2 4

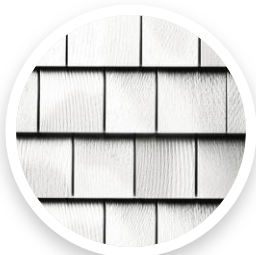
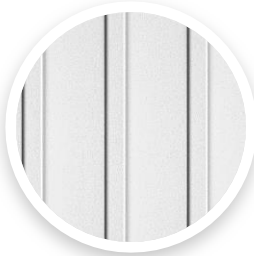
EXTERIOR COLOR PACKAGE

0011E

SIDING
Georgian Grey



ACCENT SIDING
Elevation Specific
Dover White

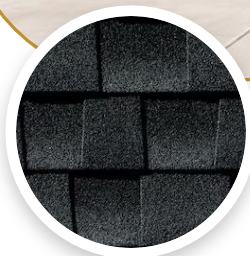


Shake OR Board &
Batten

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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EXTERIOR COLOR PACKAGE

0015E

SIDING
Stone Mountain
Clay



ACCENT SIDING
Elevation Specific
Teak



Shake OR Board &
Batten



BRICK
North
Hampton



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific



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EXTERIOR COLOR PACKAGE

0017E

SIDING
Dover White



ACCENT SIDING
Elevation Specific
Island Pearl



Shake OR Board &
Batten

BRICK
Cape Fear



ROOF
Charcoal



SHUTTER
Black
Elevation Specific



DOOR
Tricorn Black
Elevation Specific

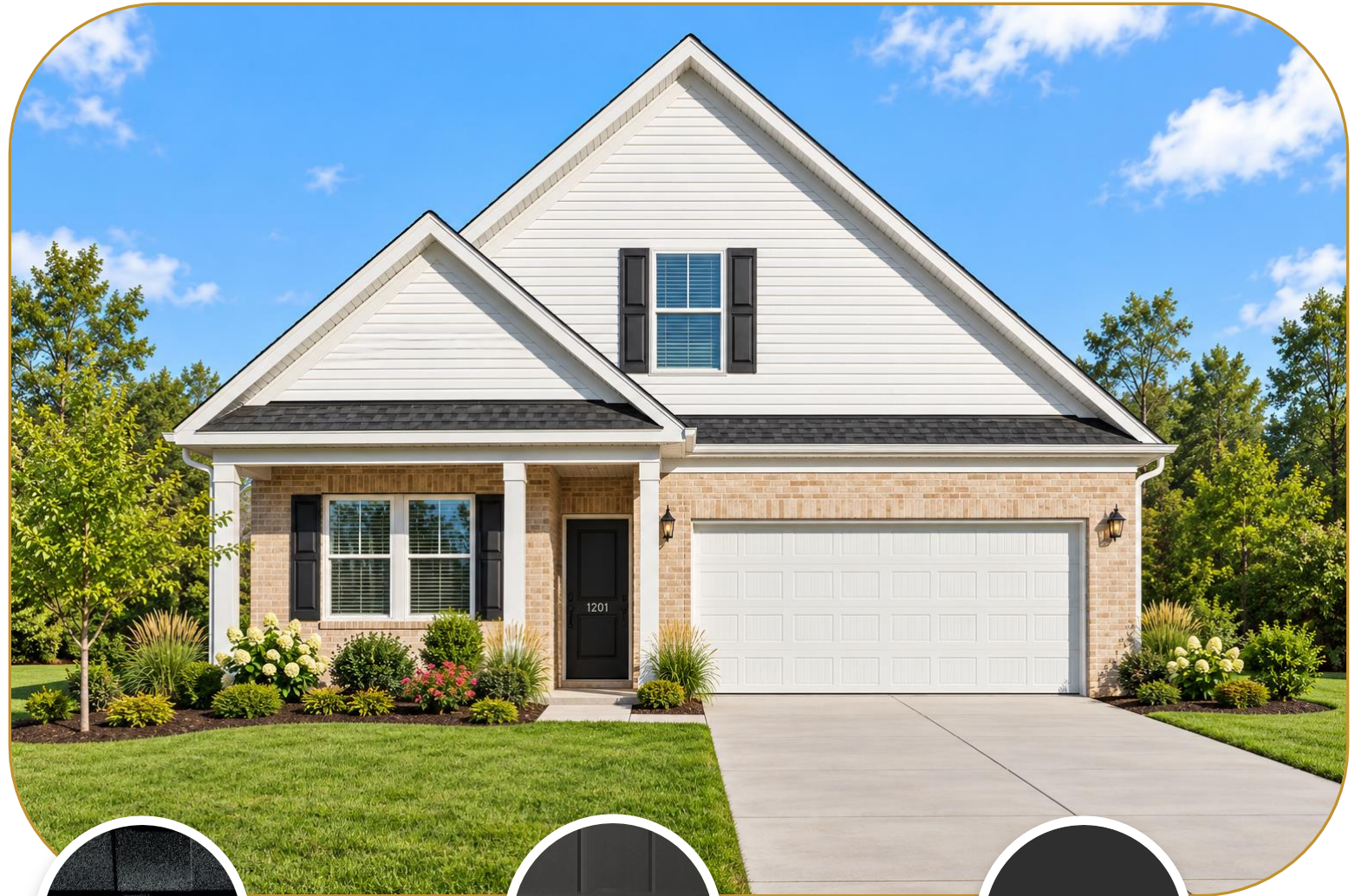


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