# Pandora's Path Community

Located in Timmonsville, SC

Pandora is a newly imagined residential community set to become one of Florence's most desirable neighborhoods. Thoughtfully designed with green spaces, walkable streets and a welcoming layout, it offers a peaceful environment just minutes from the heart of the city. Ideal for families, professionals, and retirees alike, Pandora blends the comfort of suburban living with quick access to Florence's schools, healthcare and cultural centers. Whether you're hosting neighbors on the porch or enjoying a quiet evening stroll, life in Pandora reflects Florence's evolving spirit and community focused growth.

| | | | |
|---|---|---|---|
| 4-5 | 2.5-3 | 2 | 2,205-2,916 |

Veranda Homes

# Community Map

**HOA:**
None

**Schools:**
- Delmae Elementary
- John W. Moore Middle School
- West Florence High School



# INCLUDED FEATURES SHEET

## Pandora's Path— Our Home Package

### Exterior

- Vinyl Siding with Stone Water Table 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
- 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 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 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

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



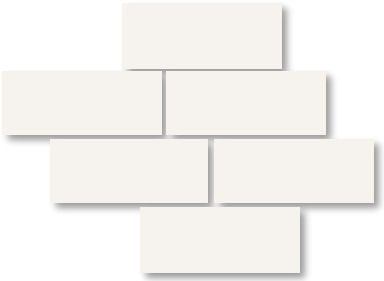
Wall & Ceiling Paint
**Heron Plum**



Trim Paint
**Pure White**



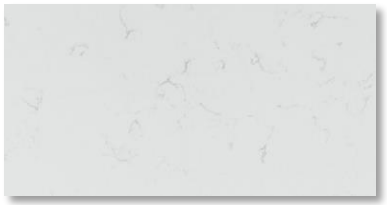
Ceramic Tile
**12x12 Fair CS22**



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



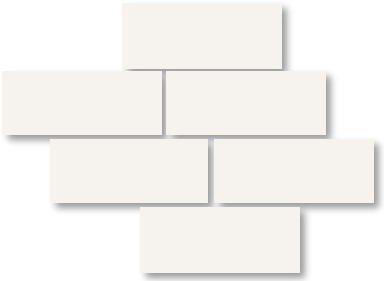
Wall & Ceiling Paint
**Heron Plum**



Trim Paint
**Pure White**



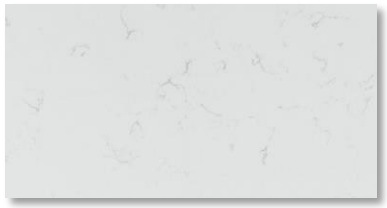
Ceramic Tile
**12x12 Buff CS20**



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



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



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

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# Appliance Packages (LG)



Freestanding Gas Range
LG-LRGN6321Y



Dishwasher
LG-LDNPH654S



Microwave
LG-MVEL2137F

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VERANDA HOMES

# Exterior Color Packages

Single Family Homes

## *VINYL & STONE*

2026

EXTERIOR COLOR PACKAGE

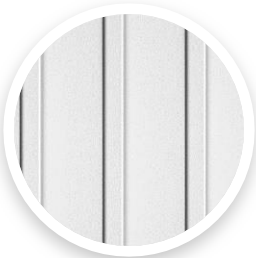
# 0026E

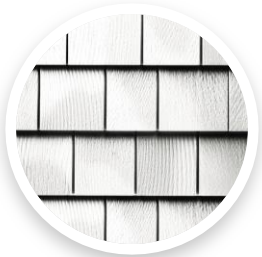


SIDING
Dover White



ACCENT SIDING
Elevation Specific
Dover White





Shake OR Board & Batten

STONE
Antique



ROOF
Charcoal



SHUTTER
N/A
Elevation Specific

DOOR
French Moire
Elevation Specific



*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

# 0029E




**SIDING**
Georgia Grey



**ACCENT SIDING**
Elevation Specific
Georgia Grey





Shake OR Board & Batten

**STONE**
Antique



**ROOF**
Charcoal



**SHUTTER**
N/A
Elevation Specific

**DOOR**
Indigo Batik
Elevation Specific



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