



A BOUTIQUE COASTAL NEIGHBORHOOD





STANDARD HOME FEATURES

Updated 03/10/23

GREEN CONSTRUCTION FEATURES

- A Natural Gas Community
- HERS Rated
 - › Independent HERS Rating Certification & Blower Door Testing
- Energy Efficient LED Bulbs
- Rinnai® Tankless Gas Water Heater
- Low VOC (Volatile Organic Compounds) Paint Coatings
- Quick Tie System & Tall Wall Sheathing
- 2x6 Exterior Walls
- Spray Foam Insulation In Exterior Walls, Attic & Garage Ceiling

EXTERIOR

- Foundation:
 - › Stucco Finished Raised Foundation (Single Family Collection)
 - › Monolithic Foundation (Townhome Collection) 
- GAF Timberline HDZ LayerLock Shingles
 - › Synthetic Roof Underlayment
- Sentricon System for Termite Control
- Landscaping Including:
 - › Sod & Plants
 - › 3-4 Zone Standard Irrigation System
- Hose Bibs:
 - › 2 Exterior Hose Bibs (Single Family Collection)
 - › 1 Exterior Hose Bib (Townhome Collection)
- Fiber Cement Siding & Trim 
 - › Brick Accent (Townhome Collection)
- Composite PVC Decking & Hand Rails (Per Plan) 
- ¾" T&G Porch Ceilings Painted Piazza Blue or Clear Coat
- Concrete Salt Finish Driveway w/ 3' Paver Apron (Single Family Collection)
- Concrete Salt Finish Walkway Connecting Garage to Home (Single Family Collection)
- Exterior Doors
 - › Front & Rear Entry Doors: Double Bore, Fiberglass, Textured, Insulated Glass, Non-Impact, Low-E 
 - › Garage Doors: Haas 600 Series
 - Openers: ½ HP WiFi Capable w/ 8ft Chain Drive, 2 Remotes Per Unit


WINDOWS

- White Vinyl Viwinco Low-E Double Hung Impact
- Simulated Divided Light Grille Pattern (Per Plan)
- Shutters (Per Plan):
 - › Composite Shutters (Single Family Collection)
 - › Bahama Shutters (Townhome Collection)
- Window Screens

HEATING & COOLING

- Natural Gas Forced Heat w/ Electric Air Conditioning
- 15 SEER-Rated HVAC System (Sized Per Plan)

INTERIOR

- Craftsman Style Casing & Window Trim
- Base Moulding 5-¼"
- Crown Moulding: 5-¼" Crown In All 1st Floor Common Areas & Master Bedroom
- Ceilings:
 - › Main Level 10' Ceiling; 2nd Level 9' Ceiling (Single Family Collection)
 - › All Levels 9' Ceilings (Townhome Collection)
 - › Tray Ceilings in Master Bedroom (Per Plan)
 - › Smooth Finish
- Elmwood Cabinets: 
 - › 42" Upper Cabinets in Kitchen
 - › Soft Close Doors & Drawers
 - › Cove Crown Moulding & Light Rail
- Doors:
 - › Main Level 8' Doors; 2nd Level 6'8" Doors (Single Family Collection)
 - › All Levels 6'8" (Townhome Collection)
 - › Smooth, Solid Core Doors On All Private Areas
 - › Hollow Core Closet Doors
 - › Oil Rubbed Bronze or Brushed Nickel Hinges
 - › Oil Rubbed Bronze or Satin Nickel Hardware
- Flooring:
 - › Luxury Vinyl Plank Flooring in Common Areas
 - › Carpet in Bedrooms
 - › Tile in Bathrooms & Laundry
- Sherwin Williams Paint

BATHROOMS & PLUMBING

- Granite Countertops w/ Undermount Bowls & 4" Granite Backsplash
- Delta Faucets & Hardware
- Master Bath Shower:
 - › All Tile w/ Decorative Listello Accent
 - › Zero Entry
 - › Semi-Frameless Glass Shower Enclosure
- Secondary Bath(s) Duracore Tub/Shower
- White Comfort Height Toilets w/ Elongated Bowl & Soft Close Lid
- Eased Edge Mirrors w/ Brushed Chrome Clips

KITCHEN

- Granite Countertops w/ 18" Ceramic Tile Backsplash in 3x6" Subway Tile
- Stainless Steel Undermount Sink
- Stainless Steel Appliance Package Including:
 - › Refrigerator
 - › Self-Cleaning Slide-In Gas Range
 - › Dishwasher
 - › Over the Range Microhood
- ½ HP Food Disposal
- Delta Faucet w/ Pullout Sprayer

HOME AUTOMATION PACKAGE

- Russound WiFi Music System (1 Room – 2 Speakers)
- Ring Security Hub & Sensor Package:
 - › Door Contacts (3)
 - › Motion Detector (1)
- Ring Doorbell Elite
- 2-Port Cable/Data Locations (Up To 5 Locations)
- 30" Structured Wiring Panel w/ Fiber Optic Service Conduit

ELECTRICAL

- Exterior GFCI Outlets (Per Code)
- Flushmount (Can Style) LED Lighting In Master, Kitchen, and Living Room (Per Plan) 
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Floor Outlet in Living Room (1)
- Ceiling Fans in All Bedrooms, Living Room, and Den (Per Plan)

CRG COMPANIES QUALITY ASSURANCE

- New Homeowner Manual
- Design Selection Studio
- Pre-Construction Meeting
- Post Framing Walk-Through
- Final Walk-Through/New Home Orientation (NHO)
- Home Construction Management Utilizing CRG Cloud Base Software



COMMUNITY

- Grande Dunes Ocean Club Membership
- Waterfront Putting and Chipping Green with Sand Bunkers
- On-site Clubhouse and Pool with Zero Entry & Tanning Ledge
- Miles of Walking Trails & Sidewalks
- Ample Green Spaces & Pocket Parks with an Outdoor Fireplace & Fire Pit
- 10+ Acres of Lakes
- Myrtle Beach's First Gigabit Community
- Close Proximity to Shopping, Restaurants, and Medical Facilities
- Professional HOA Management



Denotes an energy efficient or green building practice or product. Ask your Living Dunes Sales Consultant for more information.



A GRANDE DUNES COMMUNITY
BY LIVING BEACH

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