

# LIVING DUNES

A UNIQUE COASTAL LIVING EXPERIENCE

## The Townhome Collection

### GREEN CONSTRUCTION FEATURES

- A Natural Gas Community
- HERS Rated
  - ▶ Independent HERS Rating Certification and Blower Door Testing
- Energy Efficient LED Bulbs
- Rinnai® Tankless Gas Water Heater
- Taexx® Pest Control Tubing System in Exterior Walls
- Low VOC (Volatile Organic Compounds) Paint Coatings
- Quick Tie System and Tall Wall Sheathing
- 2x6 Exterior Walls with Icynene Spray Foam Insulation In Walls and Attic

### EXTERIOR

- Monolithic Foundation
- GAF Designer Shingles Woodland Series
  - ▶ Synthetic Roof Underlayment
- Sentricon System for Termite Control

### WINDOWS

- White Vinyl Viwinco Low-E Double Hung Impact
- Simulated Divided Light Grille Pattern (Per Plan)
- Bahama Shutters (Per Plan)
- Window Screens



STANDARD  
HOME FEATURES

### INTERIOR

- Craftsman Style Casing and Window Trim
- Base Moulding 5-1/4"
- Crown Moulding: 5-1/4" Crown In All 1st Floor Common Areas & Master Bedroom
- Elmwood Cabinets
  - ▶ 42" Upper Cabinets in Kitchen
  - ▶ Soft Close Doors & Drawers
  - ▶ LED Under Cabinet Lighting
- Interior Doors
  - ▶ Smooth, Solid Core Doors On All Private Areas
  - ▶ Hollow Core Closet Doors
  - ▶ Brushed Nickel Hinges or Oil Rubbed Bronze
  - ▶ Satin Nickel Hardware or Oil Rubbed Bronze
- Sherwin Williams Paint
- Ventilated Shelving in Pantry
- Engineered Hardwood Floors in Common Areas
- Carpet in Bedrooms, Stairs, Upstairs Hallway, & Lounge
- Tile in Bathrooms and Laundry

### KITCHEN

- Granite Countertops w/ 18" Ceramic Tile Backsplash in 3 x 6 Subway Tile
- Stainless Steel Undermount Sink
- Stainless Steel Kitchen Aid Refrigerator
- Stainless Steel Kitchen Aid Slide-in Gas Range, Self-Cleaning
- Stainless Steel Kitchen Aid Dishwasher
- Stainless Steel Kitchen Aid Over the Range Microhood
- 1/2 HP Food Disposal
- Delta Faucet w/ Pullout Sprayer

## HOME AUTOMATION PACKAGE




- Sonos Music System (1 Room)
- Brilliant Controller (1)
- Ring Security Hub Package Including:
  - ▶ Door Sensor Contacts (2)
  - ▶ Motion Detector (1)
  - ▶ Siren (1)
  - ▶ Smoke/Carbon Detector (2)
- Ring Doorbell Camera
- Controllable Keyless Deadbolt (1)
- USB Charging Receptacle (2)
- 3-Port Cable/Data Location (5)
- Structured Wire Panel w/ Service Runs (1)

## BATHROOMS & PLUMBING

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

## ELECTRICAL

- Exterior GFCI Outlets (Per Code)
- LED Cans (Per Plan) 
- Light Fixtures by Murray Feiss
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Floor Outlets in Living Room (Per Plan)
- Ceiling Fans in All Bedrooms, Living Room, and Lounge

## HEATING & COOLING



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

## CRG COMPANIES QUALITY ASSURANCE

- New Homeowner Manual
- Design Selection Studio
- Pre-Construction Meeting
- Pre-Drywall Walk-Through
- Pre-Completion Walk-Through
- Home Construction Management Utilizing CRG Cloud Base Software
- Dedicated Client Liaison



## COMMUNITY

- Living Dunes Clubhouse and Pool w/ Kiddie Area
- 8+ Miles of Walking Trails & Sidewalks
- Grande Dunes Ocean Club Membership
- Enjoy Ample Green Spaces and Pocket Parks
- Lakefront Gazebo
- 10+ Acres of Lakes
- Myrtle Beach's First Gigabit Community
- Close Proximity to Shopping, Restaurants, and Medical Facilities
- Professional HOA Management



A GRANDE DUNES COMMUNITY  
BY LIVING BEACH, LLC.

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

**LIVE LOCAL, LIVE SMART, LIVING DUNES**

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