

LIVING DUNES

A UNIQUE COASTAL LIVING EXPERIENCE

Palmetto 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 Exterior Walls & Attic

EXTERIOR

- Stucco Finished Raised Foundation
- GAF Designer Shingles Woodland Series
 - ▶ Synthetic Roof Underlayment
- Sentricon System for Termite Control
- Landscaping
 - ▶ Sod & Plants
 - ▶ 3-4 Zone Standard Irrigation System
- 2 Exterior Hose Bibs on Main house
- Fiber Cement Siding and Trim (Per Plan)
 - ▶ Optional All Brick Exterior
- Composite PVC Decking and Hand Rails (Per Plan)
- ¾" T&G Porch Ceilings Painted Piazza Blue or Clear Coat
- Concrete Salt Finish Driveway w/ 3' Paver Apron
- Concrete Salt Finish Walkway Connecting Detached Garage to Home
- Exterior Doors
 - ▶ Front & Rear Entry Doors: Double Bore, Fiberglass, Textured, Insulated Glass, Non-Impact, Low-E
 - ▶ Garage Doors: Hass 600 Series
 - Openers: ½ HP wifi capable w/ 8ft chain drive, 2 Remotes Per Unit



STANDARD HOME FEATURES

WINDOWS

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

INTERIOR

- Craftsman Style Casing and 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 (Per Plan)
 - ▶ Tray Ceilings in Master Bedroom (Per Plan)
 - ▶ Smooth Finish
- Elmwood Cabinets
 - ▶ 42" Upper Cabinets in Kitchen
 - ▶ LED Under Cabinet Lighting
- Main Level 8' Doors; 2nd Level 6'8" Doors (Per Plan)
 - ▶ 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
- Sherwin Williams Paint
- Ventilated Shelving in All Closets
- Engineered Hardwood Floors in Common Areas
- Carpet in Bedrooms
- 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
- ½ 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
 - ▶ Zero Entry (Per Plan)
 - ▶ 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 Den (Per Plan)

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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