

# 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 Spray Foam Insulation In Exterior Walls & Attic

### EXTERIOR

- Stucco Finished Raised Foundation
- GAF Timberline HDZ LayerLock Shingles
  - ▶ 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/ 8 ft 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
  - ▶ Soft Close Doors & Drawers
  - ▶ 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
- Luxury Vinyl Plank Flooring 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 Appliance Package including: Refrigerator, Self-Cleaning Slide-in Gas Range, Self-Cleaning, Dishwasher, 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
- 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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