

#### A UNIQUE COASTAL LIVING EXPERIENCE

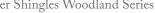
#### **GREEN CONSTRUCTION FEATURES**



- 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 🗢



Sentricon System for Termite Control

Synthetic Roof Underlayment

- Landscaping
- Sod & Plants
- 3-4 Zone Standard Irrigation System
- 2 Exterior Hose Bibs on Main house
- Fiber Cement Siding and Trim (Per Plan)



- Composite PVC Decking and Hand Rails (Per Plan)
- 34" T&G Porch Ceilings Painted Piazza Blue or Clear Coat
- Concrete Salt Finish Driveway w/ 3' Paver Apron
- Concrete Salt Finish Walkway Connecting 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 with 8ft. Belt Rail, 2 Remotes Per Unit





- 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 5-1/4"
- Crown Moulding: 5-1/4" 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



- 3-Port Cable/Data Location (5)
- Structured Wire Panel w/ Service Runs (1)
- Brilliant Controller (1)
- Samsung SmartThings HUB (1)
- · Ring Doorbell
- Water Main Shut Off Controller
- Security Package: 3 Door Contacts, Motion Detector, Siren and Smoke Detector (1)
- Controllable Deadbolt w/ Key Code (1)
- USB Charging Receptacle (2)
- 1-Room Sonos Music System (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

Sales & Construction Managed by CRG Companies, Inc info@livingdunes.net // 843.651.8460 www.LivingDunes.net

