



A small home community offering
1 bedroom homes with a loft
& 2 bedroom homes up to 800 sq ft

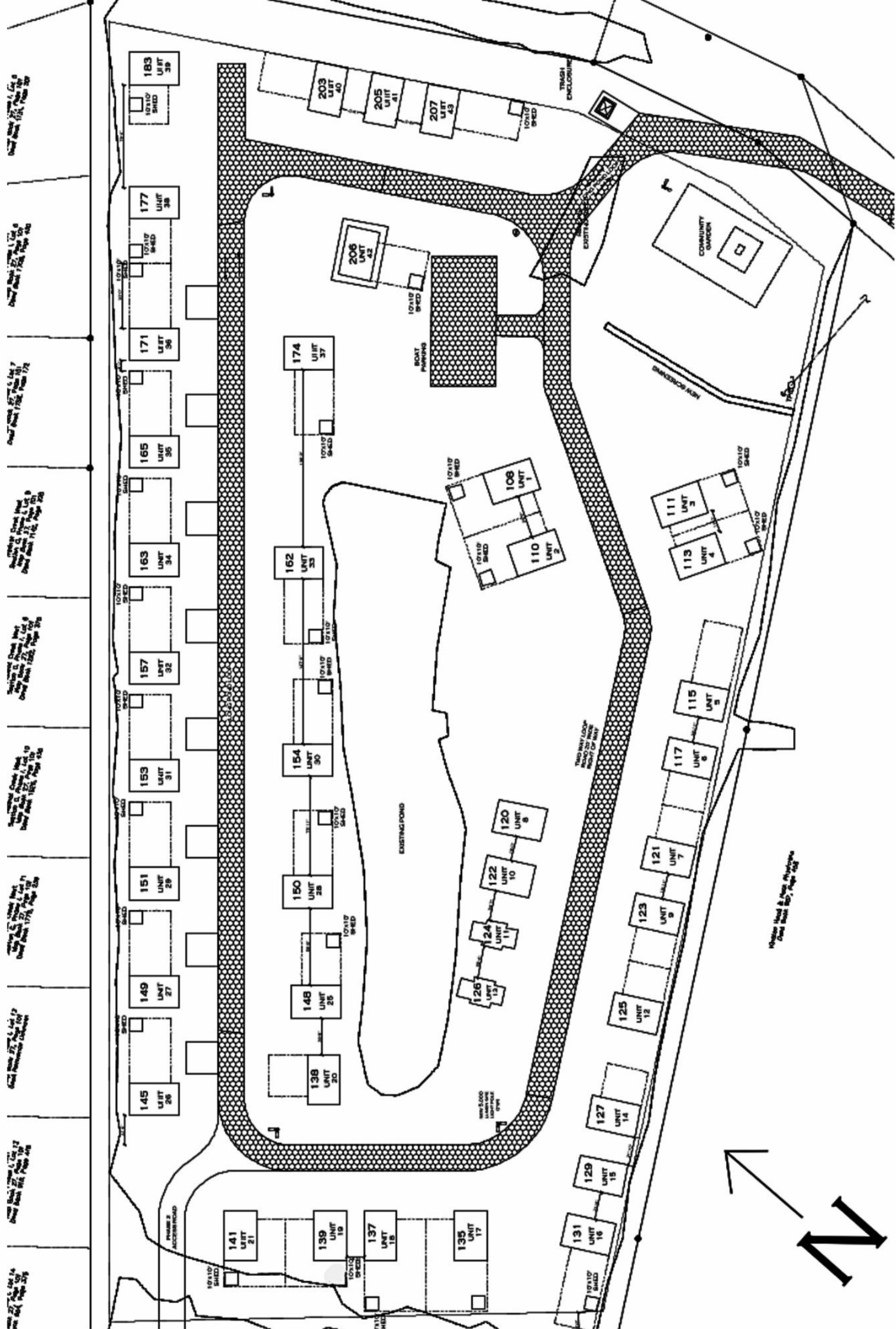
SMALL HOME LIVING AT ITS BEST!

HOA fees include:
water, trash removal & lawncare



215 Old Horse Rd Swansboro NC 28584

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Community Amenities

- Hadnot Creek water access
- Boat/RV Parking
- Community Garden
- Outdoor firepits
- Picnic Tables
- Grills

Builder Warranty

- One year workmanship warranty provided for all dwellings from date of certificate of occupancy
- 6 year warranty on structure of homes provided via the Residential Warranty Company.

HOA Responsibility

- Community trash removal
- Mowing of grass in common areas. 3' perimeter around homes and plant beds are responsibility of homeowners
- Upkeep of all common areas, facilities, amenities, private roadways
- Pay water bills for the community, including individual residences, common areas, and facilities/amenities, but shall reserve the right to charge individual owners for excessive water use
- General liability insurance for common areas

Siding - Hardie Plank Board & Batton

Roofing - Certainteed

Front Porch Roofing - Standing seam metal roof

Exterior Colors - Exterior Colors are assigned to the home by the developer

Sherwin Williams 6520 - Honest Blue

Sherwin Williams 6192 - Coastal Plain

Sherwin Williams 7004 - Snowbound

Sherwin Williams 2739 - Charcoal Blue

Interior Color - Sherwin Williams 0055 - Light French Gray

Doors - Interior Doors Craftsman Solid Core

Appliances

Whirlpool 24.6-cu ft Side-by-Side Refrigerator with Ice Maker,
Water and Ice Dispenser
Model #WRS315SDHZ

5.3 Cu. Ft. Whirlpool® Electric 5-in-1 Air Fry Oven
Model: WFE535SoLS

1.7 cu. ft. Microwave Hood Combination with Electronic Touch Controls
Model: WMH31017HZ

Whirlpool Eco Series 24-in Top Control Built-In Dishwasher
(Fingerprint Resistant Stainless Steel), 55-dBA Standard Sound Level
Model #WDP540HAMZ

Washer & Dryer

GE UltraFresh Vent System 4.8-cu ft Stackable Smart Front-
Load Washer (White) ENERGY STAR
Model #GFW550SSNWW

GE 7.8-cu ft Stackable Vented Smart Electric Dryer (White)
ENERGY STAR
Model #GFD55ESSNWW

Cabinets – White Shaker style, Soft Close

Countertops – Quartz, Frost White (Kitchen & Bathroom)

Bathroom Fixtures – Matte Black

Shower/Tub Surround – Tile Shower Upgrade Available

Flooring – LVP (Laminated Vinyl Plank)
Style Selection – Charleston Oak

Water Heater – 50 gallon Electric

HVAC Mini-Split System – one in each bedroom & living area

Upgrade Options

Buyers may select upgrade options below prior to contract execution:

Shiplap

Vaulted Ceilings Only

- The one-bedroom shiplap ceilings include the ceilings from the living room through the loft.
- The two-bedroom shiplap ceilings include the vaulted ceilings in the living room, dining room and kitchen.
- The added cost for shiplap ceilings only does not include shiplap on any flat ceilings.

Common Area (Walls and Ceilings)

Whole Home

If the whole home shiplap option is selected, there will still be mold and moisture drywall installed on walls and ceilings adjacent to the shower.

Luxury Vinyl Plank Flooring –LVP Stainmaster – Mecklenburg Pine

Upgrade Options continued

Craftsman 4" Square Edge Pine Trim

Tiled Shower

- Bathtub will be removed to make a walk in shower
Tile Walk-in Shower Upgrade Option
Calacatta Silver 12-in x 24
Matte Porcelain Marble Look

Sliding Windows

Shed

(not available on all lots)

- Upgrade option - Finished interior

Fencing

(not available on all lots)

- Includes single gate at the front. Linear footage will vary by unit.

Pervious Concrete Driveway

- Square footage will vary by unit

Preferred Partners

Preferred Closing Attorney:

Doug Boyette

Brady Boyette PLLC

Preferred Lender:

Michael Woodard, CMA

Senior Mortgage Banker NMLS #1771992

Direct: 704-954-0507 x 5215

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Preferred Insurance Provider:

Thomas Rhodes

John Hackney Agency