

BURBERRY TERRACES FEATURES AND SPECIFICATIONS

GENERAL FEATURES

- Spacious luxury townhome residences that live like detached single-family homes
- Designed by Pegram and Associates, award-winning architects with over 20 years experience in townhome, condominium and mixed-use neighborhood centers in the Grand Strand area
- Four distinctive plans:
 - The Canterbury: Single-level townhome, approx. 1,734 heated sq. ft.
 - The Manchester: Two-level townhome, approx. 2,052 sq. ft.
 - The Stratford: Two-level townhome, approx. 2,374 sq. ft.
 - The Oxford: Two-level townhome, approx. 2,680 sq. ft.

EXTERIOR FEATURES

- Private detached two-car garages for each townhome residence
- Large private terrace for each townhome residence, overlooking a lake with fountain
- Extremely fire resistant, energy efficient, sound proofing and “green” durable AAC block construction with sand finish stucco
- Gas carriage lamp at exterior front door
- Garages feature sand finish stucco on concrete block structure
- Decorative “wrought iron” rails, shutters or historic style windows, per elevation
- Thermal insulated “Low E” vinyl windows (screens not included; not allowed on front or side elevations)
- Dead bolt locks (single cylinder) on all exterior doors except garages

INTERIOR FEATURES

- Each floorplan features one or more of the following unique and distinctive interior features: interior transom windows, barrel-arched passageways, decorative interior columns, sitting area in master suites, second floor balcony, tray ceilings, dedicated laundry areas, etc. Consult with your Dock Street Market Common Sales Team representative for further information
- Smooth-finished ceilings, except in garages
- Ceilings in flat areas are approximately 10’ on first floor and 9’ high (nominal) on second floor, except Canterbury plan where principal living areas feature 12’ tall ceilings (there may be exceptions in closets, laundry areas, bathrooms or halls)
- Elevator Option (Stratford and Oxford Plans only)
- Gas fireplace (two gas fireplaces in Manchester Plan)
- Deluxe interior trim package, including classic Charleston style door casings, two-piece crown molding in downstairs foyer, living room, dining room and kitchen. One-piece chair rail in dining room with “picture framing” below. Baseboards are 4 1/4”
- 8’ solid core interior doors first floor
- Pre-finished “engineered” hardwood flooring throughout first floor except bedrooms
- Wood interior stairs with special classical design starter post
- Oil rubbed bronze egg knob door hardware w/matching hinges
- Vessel sinks in master bath vanities
- \$100 LOWES gift certificate for towel bars and toilet paper holders
- Interior walls receive vinyl latex flat white finish; trim receives a contrasting latex white semi-gloss
- 42” (upper) cabinets with crown molding in kitchen; selection of six standard finishes. Two drawers in kitchen feature “pullout” storage
- Granite countertops in kitchen with undermounted stainless steel double bowl sink with pull-out faucet in kitchen; selection from five standard colors: Quartz kitchen countertops available as a no-cost option
- Granite vanity tops (with undermounted “china” bowl) in hall and master bathrooms, oil rubbed bronze fixtures
- 42” high mirror over vanity cabinets in upstairs baths
- Wooden closet shelving with steel rod hanging hardware in clothes closets
- Kitchen, master bath and guest bath flooring is ceramic tile (Builders Standard Selection), powder room is engineered hardwood
- Wear-resistant and stain resistant carpet (25 oz. min.)
- 3/8” re-bond carpet pad (5.5 lb.)
- Interior garage walls are sheetrocked and painted
- Each garage includes a garage door opener with two remotes

PLUMBING & HVAC

- Pedestal sink in powder room: buyer supplies mirror
- Energy efficient electric heat and air conditioning (13 SEER): separate system for each level of the townhome
- Cultured marble tub in master bath
- Fiberglass tub and shower in guest baths for easy maintenance
- Tankless “continuous” gas water heater
- Temperature controlled “pressure balancing” shower heads in all showers

- Elongated commodes in all bathrooms
- Ice maker connection
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent
- Two exterior hose bibs per unit

ELECTRICAL

- Fiber Optic technology for cable/data/phone (ten locations)
- Ceiling fan in living room; prewire only for ceiling fan in master bedroom
- \$1,200 light fixture allowance (Builder designated supplier)
- Two exterior waterproof receptacles

APPLIANCES

- GE Profile gas range (heavy cast grates) with Warming Drawer and self cleaning oven (Model #PGB908SEMSS or equal)
- GE Profile "Stainless steel" 22.2 cu. ft. "French Door" refrigerator with bottom freezer (Model #PFSS2MIX or equal)
- GE Hood Vent (Canterbury plan only)
- GE Profile "Stainless steel" microwave (Model # PNM1871SM or equal)
- GE Profile "Stainless steel" Energy Star dishwasher (Model # PDW7380NSS or equal)
- Garbage disposal

QUALITY CONSTRUCTION FEATURES

- Exterior townhome residence and party walls constructed of AAC Block
- Autoclaved Aerated Concrete is a Green building material: the creation process is environmentally friendly
- AAC is considered "the safest material for fire protection-during a fire in Europe, an AAC fire wall survived 120 hours"
- AAC buildings are highly energy efficient and have been demonstrated to save on HVAC costs by as much as 50% A recent test in the U.S. has shown that an eight inch AAC wall performs much better than a conventional wood stud wall system with R-30 insulation. In short, AAC alone is an excellent insulator - so good in fact that it is the only product currently available that meets Germany's stringent energy codes without added insulation.
- AAC is an excellent sound insulator. The millions of tiny air pockets and the uniform cellular structure of AAC inhibits the transfer of sound. An eight-inch AAC wall has a Sound Transmission Coefficient (STC) of 50. It has been found to provide up to 7dB higher sound absorption due to this cellular structure when compared to regular concrete or other materials of similar mass. (NOTE: background information on AAC block herein adapted from www.aacstructures.com)

UNSEEN QUALITY FEATURES

- Fee simple ownership (NOT a condominium)
- Ten-year limited warranty (2-10 Home Buyers Warranty or equal)
- Home orientation and walk-through prior to closing with Builder
- Homeowners Association, with monthly dues (approximately \$255/month).
NOTE: HOA dues include "Fire Casualty", Wind/Hail, General Liability and D&O coverage, but excludes Contents Insurance, which Owners are required to obtain. HOA dues also include mandatory HTC Basic cable TV service and internet service. An amount equivalent to six months dues will be collected at closing (including operating capital contribution plus required dues prepayments). Based on existing maps, flood insurance is not required and thus not included in HOA dues.
- Restrictive Covenants

OPTIONS AND UPGRADES

A selection of optional and upgrade items are available, which may require additional non-refundable deposits. Please consult with your Dock Street Communities Sales Professional for additional information. Certain upgrades are not available except prior to construction start.

- Quartz kitchen countertops (no cost option)
- Built-in Bookcases
- Gas outdoor kitchens
- Private elevator (Stratford and Oxford plans only)
- Upgraded carpet and pad
- Home theatre and stereo packages (HTC)

These townhomes are located within an anticipated mixed-use "Urban Village" with various planned amenities. These are not controlled by the seller and are subject to change. Seller is not responsible for such "Urban Village" and this contract is not subject to completion of said "Urban Village" or amenities.

Developer or its agents reserve the right to substitute materials, appliances or equipment which are substantially equivalent to those mentioned herein or in the brochures, plans and specifications provided. All dimensions are approximate.

DOCK STREET COMMUNITIES

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