



GRANDE DUNES

5000 Series House Plans & Pricing



NATIONS ★ **HOMES** II

Building the American Dream

4701-A Oleander Drive

Myrtle Beach, SC 29577

Phone: (843) 449-8900 Fax: (843) 497-5325

www.nations-homes.com

NATIONS★HOMES II

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Nations Homes II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose Nations Homes II will quickly understand why the company's name has become synonymous with uncompromising customer service and outstanding value. National contracts with major suppliers and volume discounts with local subcontractors allow our pricing structure to be well below the market.

Nations Homes II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make Nations Homes II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

Nations Homes II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.

"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our homeowners with dedicated customer service and the best values for their hard earned money."

*Jeff Skelley,
President
Nations Homes II*



Joe Lesko (left), Custom Homes Division, and Nations Homes President, Jeff Skelley (right)



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4500-5000 SERIES PRICE LIST

Custom Home On Your Lot

<u>Plan</u>	<u>Heated Square Foot</u>	<u>Base Price</u>
★ Inverni I	1953	\$292,950
★ Inverni II	2277	\$314,226
★ Marcello I	2205	\$332,955
★ Marcello II	2481	\$349,821
★ Pasadena I	2410	\$354,270
★ Pasadena II	2818	\$374,794
★ Capri	2512	\$349,168
★ Vincenzo II	3089	\$407,748
★ Tuscany	3059	Call for Pricing
★ Serena	3133	Call for Pricing
★ Calais	5664	Call for Pricing

* *Price does not include lot*

Prices subject to change without notice. Please consult your sales agent for plan specific pricing.
Revised: 09/01/2011

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4500-5000 SERIES CUSTOM HOME FEATURES (Additional Features Available)

EXTERIOR

- ★ Mediterranean Architectural Design
- ★ Hard Coat Stucco with Ten Year "Warranty"
- ★ Stucco Details on Front Elevation and Window Trim
- ★ Stucco Fascia and Soffit
- ★ Mediterranean - Style Tile Roof
- ★ Maintenance Free Vinyl Windows with Insulated double pane Low E Glass
- ★ Covered Entry Tower with 8' High Fiberglass Double Entry Door
- ★ R-38 Insulation in Ceilings
- ★ R-15 Insulation in exterior Walls
- ★ Vinyl Insulated Sliding 8' Patio Doors per Plan
- ★ Raised Panel Insulated Steel garage Door
- ★ Concrete Paver Drive
- ★ Pavers on Entry and Lanai
- ★ Grande Dunes Properties Approved Mailbox
- ★ Professionally Designed Landscaping Package with Irrigation

INTERIOR

- ★ Living Area to Have Volume Ceiling Heights with Tray Ceilings per Plan
- ★ Crown Molding in Great Rm, Dining, Kitchen, Foyer
- ★ Smooth 2-panel door
- ★ Smooth Finish on All Ceilings, Rounded Corners
- ★ Latex flat Finish Paint on all Interior walls
- ★ Latex semi-gloss finish paint on interior trim
- ★ 3 1/4" (RB3) Casing and 7 1/4" Baseboards
- ★ Raised Panel Maple Cabinets with 42" Upper Cabinets
- ★ Granite Counter Tops in Kitchen
- ★ Ceramic Tile in Main Living Areas, Bathrooms and Laundry
- ★ Durable Wall to Wall Carpet with 6lb pad in all Bedrooms
- ★ 52" Tall Full Width Mirrors in Master Bath
- ★ 42" Full Width Mirror in Guest Bath

- ★ Brushed Nickel Levered Door Handles
- ★ Closets to have Ventilated Wood Shelving
- ★ Free Slide in Bedroom Closets
- ★ Garage Walls to be Smooth Finished Sheetrock, Painted with Baseboard Trim
- ★ Washer and Dryer Connections
- ★ Pull Down Stairway to Light Attic Storage

PLUMBING

- ★ Master Bath to have a Dropped Tiled Shower and Tub Deck
- ★ Guest Baths to have a Fiberglass Tub Base with Ceramic Tile Walls
- ★ Moen Brushed Nickel Washer less Faucets
- ★ Water line for ice maker
- ★ 80 Gallon Electric Water Heater
- ★ 2 exterior hose bibs
- ★ 8" Deep Stainless Steel Kitchen Sink
- ★ Cultured Marble Vanity Tops with Bullnose edging in Bathrooms
- ★ Water Closets with Elongated Bowl

APPLIANCES

- ★ Stainless Steel under counter dishwasher
- ★ 1/3 HP disposal
- ★ 36" Stainless Steel Electric Cook top with 36" Stainless Steel Hood
- ★ Stainless Steel Built-in Wall Oven/Microwave
- ★ Stainless Steel 25 cubic foot, side-by-side refrigerator

HVAC

- ★ Bryant 15 SEER HVAC system professionally sized for each home
- ★ Bathroom exhaust fans vented to the outside
- ★ Dryer Vent to the outside

ELECTRIC

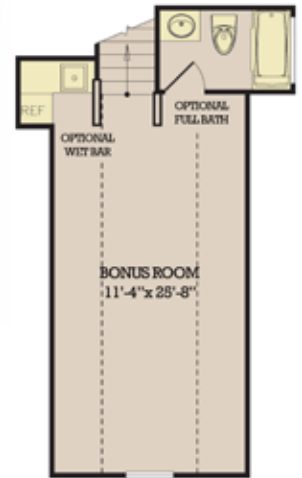
- ★ 120/240 V 200 Amp (or larger) service with 200 amp breaker panel box located in garage
- ★ Lighting and Ceiling Fan Package
- ★ (25) Recessed Can Lights with Trim
- ★ Prewire for Ceiling Fan in all Bedrooms and Family room
- ★ Garage door opener w/ (2) remotes
- ★ Smoke detectors per local building code
- ★ (2) outdoor waterproof receptacles
- ★ Ground fault circuit interrupter on designated kitchen, bath, and outside electrical outlets
- ★ Basic Security System Prewire
- ★ Structured Wiring Panel Located in Garage (TV in each Bedroom and Great Room)

BUILDER FEATURES

- ★ Pre-construction orientation with job superintendent
- ★ Pre-drywall walk through with job superintendent
- ★ Pre-occupancy walk through with job superintendent
- ★ 1 Year limited builder warranty
- ★ 8-year RWC warranty



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Effective: 09/01/2011

THE INVERNI II
Includes Bonus Room



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THE INVERNI

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INVERNI I & II
3 Bedrooms, 2 Baths

Heated Area.....	1953 SQ FT.
<u>Bonus Room</u>	<u>324SQ FT.</u>
Total Heated.....	2277 SQ FT.

Patio.....	212 SQ FT.
Garage.....	461 SQ FT.
Entry.....	68 SQ FT.
Total Area.....	3,018 SQ FT.

All dimensions and areas are approximate



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THE MARCELLO I

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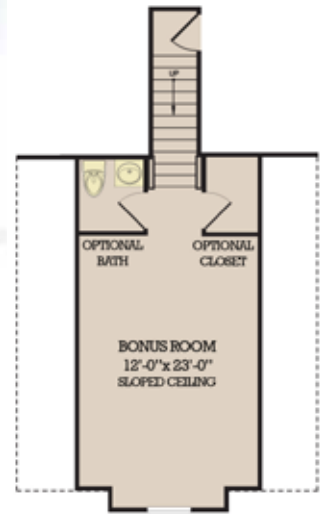
MARCELLO I	O. D. 56'-0" x 67'-0"
3 Bedrooms, 2 Baths	
Heated Area.....	2,205 SQ FT.
Covered Veranda.....	318 SQ FT.
Garage.....	482 SQ FT.
Entry.....	36 SQ FT.
Total Area.....	3,041 SQ FT.

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All dimensions and areas are approximate



GRANDE DUNES



THE MARCELLO II

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MARCELLO II
3 Bedrooms, 2 Baths

O. D. 56'-0" x 67'-0"

Heated Area.....2,205 SQ FT.
Bonus Room.....276 SQ FT.
Total Heated.....2,481 SQ FT.

Covered Veranda.....318 SQ FT.
Garage.....482 SQ FT.
Entry.....36 SQ FT.
Total Area.....3,291 SQ FT.

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THE PASADENA I

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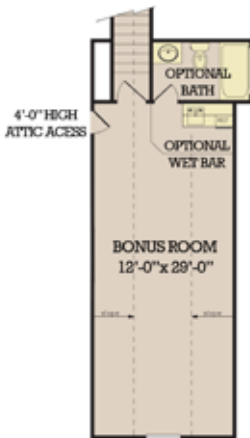
PASADENA I	O. D. 62'-0" x 82'-6"
3 Bedrooms, 2-1/2 Baths	
Heated Area.....	2,410 SQ FT.
Covered Lanai.....	270 SQ FT.
Sreened Porch.....	175 SQ FT.
Garage.....	775 SQ FT.
Entry.....	54 SQ FT.
Total Area.....	3,684 SQ FT.

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THE PASADENA II

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PASADENA II O. D. 62'-0" x 82'-6"
3 Bedrooms, 2-1/2 Baths

Heated Area.....2,410 SQ FT.
Bonus Room.....408 SQ FT.
Total Heated.....2,818 SQ FT.

Covered Lanai.....270 SQ FT.
Sreened Porch.....175 SQ FT.
Garage.....775 SQ FT.
Entry.....54 SQ FT.
Total Area.....4,092 SQ FT.

All dimensions and areas are approximate

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THE CAPRI



CAPRI O. D. 61'-0" x 72'-0"
 3 Bedrooms Plus Den, 2-1/2 Baths

Heated Area.....2,512 SQ FT.
 Covered Lanai.....234 SQ FT.
 Garage.....478 SQ FT.
 Entry.....87 SQ FT.
 Total Area.....3,311 SQ FT.



All dimensions and areas are approximate

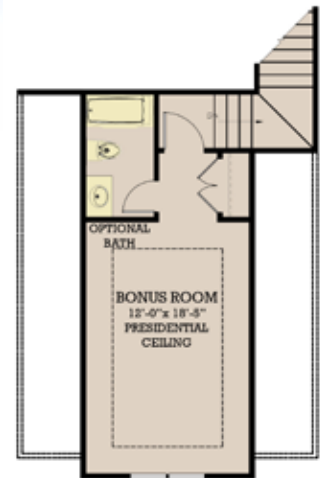
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THE VENCENZO II

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VENCENZO II O. D. 58'-11" x 92'-5"
3 Bedrooms, 2-1/2 Baths

Heated Area.....2,719 SQ FT.
Bonus Room.....370 SQ FT.
Total Heated.....3,089 SQ FT.

Covered Lanai.....485 SQ FT.
Garage.....604 SQ FT.
Entry.....40 SQ FT.
Total Area.....4,092 SQ FT.

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Plans by Seacoast Custom Communities

THE TUSCANY



TUSCANY O. D. 66'-6" x 88'-0"
 3 Bedrooms Plus Study, 3-1/2 Baths

Heated Area.....3,059 SQ FT.
 Covered Lanai.....472 SQ FT.
 Garage.....644 SQ FT.
 Entry.....167 SQ FT.
 Total Area.....4,342 SQ FT.



All dimensions and areas are approximate

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Plans by Seacoast Custom Communities

THE SERENA



SERENA	O. D. 62'-0" x 94'-6"
3 Bedrooms Plus Den, 4 Baths	
Heated Area.....	3,133 SQ FT.
Covered Lanai.....	412 SQ FT.
Garage.....	557 SQ FT.
Entry.....	119 SQ FT.
Total Area.....	4,221 SQ FT.



All dimensions and areas are approximate

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THE CALAIS



CALAIS O. D. 102'-0" x 94'-6"
 4 Bedrooms, 4 Baths, 2 - 1/2 Baths

First Floor Heated Area.....4,030 SQ FT.
 Second Floor Heated Area.....1,634 SQ FT.
 Total Heated Area.....5,664 SQ FT.

First Floor Lanai.....868 SQ FT.
 Second Floor Lanai.....476 SQ FT.
 Garage.....1,224 SQ FT.
 Entry.....134 SQ FT.
 Total Area.....8,366 SQ FT.

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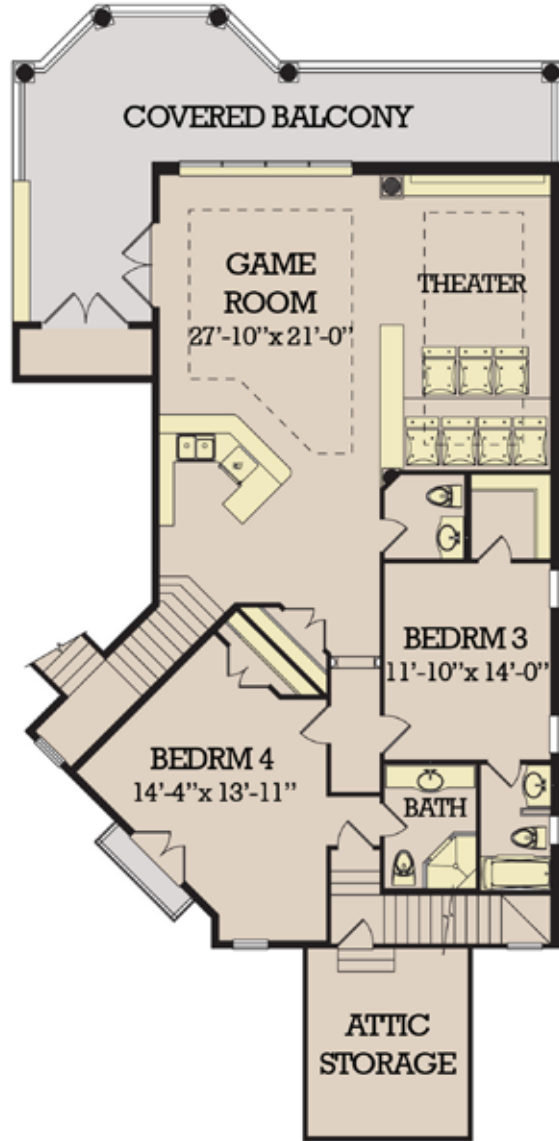

LIVING ROOM



KITCHEN



MASTER BEDROOM



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SECOND FLOOR

CALAIS

4 Bedrooms, 4 Baths, 2 - 1/2 Baths

Second Floor Heated Area.....1,634 SQ FT.

Second Floor Lanai.....476 SQ FT.

All dimensions and areas are approximate



THE CALAIS
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