

The Retreat at Charleston National Country Club

Amenities and Features

Master Planned Community

- Situated along the 5th & 6th Fairway of the acclaimed Rees Jones designed 18 hole course
- Swim Club & Tennis Facilities
- Social membership in Charleston National Country Club
 - Up-front membership fee waived
 - Social membership; monthly fee required
 - Onsite Fitness Center; monthly fee required
- Low density - Only 2.5 Townhomes per acre
- Greenway Walking Trail & Preserved Natural Conservation Areas
- Lakeside Pavilion & 5.5 Acre Stocked Lake
- Walk to Small Village Shops
- Direct access to Rifle Range Road and Isle of Palms Connector via Porcher Bluff Road
- Convenient (1/2 mile) to new Roper Hospital (scheduled to open 2008)

Exterior Features

- All plans elevated to 9 feet for enhanced views
- Engineered for updated seismic and wind debris codes
- CATV (Cat 5) wiring throughout
- 25 year fiberglass faux architectural design shingles
- Premium Vinyl siding exterior- cedar shake design
- Low-maintenance aluminum cornice and vinyl ventilated faucets
- Low-maintenance structural aluminum columns
- Front and rear exterior outlets & spigots
- Front exterior lighting
- Pre-wired for garage door operator

Energy Saving Features

- Roof R-30 (8 inch)
- Common Wall R-46
- Exterior Wall R-13
- Floor R-19 (6.5 inches)
- 12 foot Andersen insulated Thermal-pane sliding glass door
- Vented soffits and ridge vents
- 12-seer energy efficient heat pump
- Thermal-pane vinyl windows
- Energy efficient tank-less (endless supply) Titan hot water heater

Standard Construction Features

- **Multiple Floorplans & Floorplan options**
- **Flexible use area (As You Like It)**
- **Oversize 10ft. X 19ft. Gathering Porch (most plans)**
- **Multiple porch configurations (up to 4 per plan)**
- **Gathering Room Sunporch option**
- **Master Retreat Sunroom Option**
- Engineered Sprinkler System in all heated and porch areas
- 2 car drive-under garage
- Pre-framed for 3-stop elevator (most plans)
- 9 foot smooth ceilings
- 6 inch base mold throughout & 4 inch case mold throughout
- Full size washer and dryer connections in laundry center
- Beaded-board interior doors
- Pre-wired for ceiling fans
- Incandescent recessed can lighting throughout

Interior Appointments

Kitchen

- Double bowl stainless sink
- Moen single-lever kitchen faucet
- Free-standing range-smooth top/self cleaning
 - Optional gas range
- Over-the range microwave
- Dishwasher, Disposal & Icemaker connection
- Pantry with ventilated vinyl-clad shelving
- Optional Choice of finish on cabinets (White no extra charge)
 - Optional Granite countertops
 - Optional Butler's Panty (most plans)
- Premium wear-resistant vinyl flooring
 - Optional hardwood & Ceramic flooring selections

Master Retreat, Bath and Dressing Area

- Tray ceiling
- Porches on most plans
- Faux marble tile floor and shower surrounds throughout
- Porches on most plans
- Cultured marble double vanity
- Step-up soaking tub
- Separate walk-in shower
- Crown molding in Master Retreat
- Optional glass enclosed porch (per plan), standard sun room (per plan)

Guest Suites

- Stain-resistant carpet with your choice of a single color
- Ventilated vinyl-clad shelving in closets
- French Doors to exterior porch (most plans)
- 1st - Private Bath, 2nd - Private Bath Option

Gathering Room

- Optional 36 inch gas vent-less fireplace with mantle and gas logs
- Optional built-in cabinetry
- Center open (6 foot) 12 foot wide Andersen - slider (most plans)
- Pre-wired for ceiling fan and dining area light fixture
- Crown molding

Gathering Porch

- Size 10x19
- Tongue and groove wood flooring
- Pre-wired for 2 ceiling fans
- Recessed lighting
- Optional screening
- Vinyl beaded-board ceiling

Service and Warranty

- Pre-settlement inspection
- Year builder warranty

