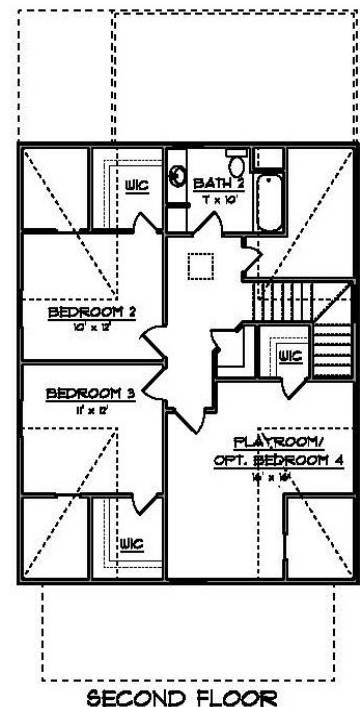
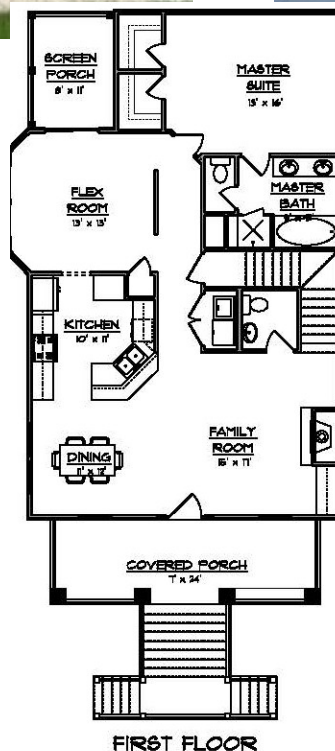
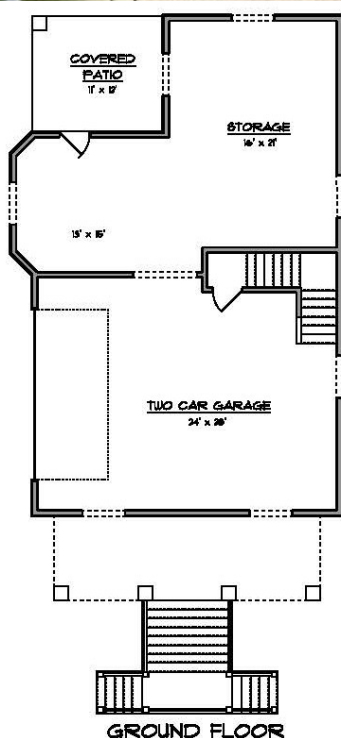


936 MISTY LAKE DRIVE Lakeside Village-James Island

Open House Sun 9/16-12-2pm

4 Bedrooms, 2.5 Baths Plus Flex Room 2150 Square Feet

\$413,000



THE PENINSULA CO.
LLC

TOM HODGES
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843-810-5232

SEAPORT HOMES LLC.
"LIFESTYLES BEGIN HERE"



Designer Kitchen Features

- ◇ Aristokraft Durham Cabinets—Upgraded Painted Cabinets with a Stained Glaze with Crown Molding
- ◇ Whirlpool Gold Range, Microwave and Dishwasher in Stainless Steel
- ◇ Granite Countertops with a 9" Undermount Stainless Steel Sink and Brushed Nickel Aberdeen Moen Faucet
- ◇ 1/3 HP Disposer, Water Line for Refrigerator

Luxurious Bath Features

- ◇ 35" Raised Height Vanities
- ◇ Granite Countertops in the Master Bath & Cultured Marble Countertops in Secondary Baths
- ◇ Elongated Toilets in all Baths with Brushed Nickel Handles
- ◇ Brushed Nickel Bath Hardware Per Plan
- ◇ Brushed Nickel Moen Brantford Faucets - Upgraded 8" Widespread Faucet in Master Bath and 4" Faucets in Secondary Baths
- ◇ Master Bath Tiled Shower with a Glass Shower Door, Rain Showerhead and Hand Shower
- ◇ Secondary Bathtub and Shower Combination with Tiled Walls, and Brantford Tub/Shower Combination Faucet

Interior Features

- ◇ 42" Direct Vent Fireplace with a Wall Switch, Mantel to be designed by Builder, and Level 1 Granite Surround and Hearth
- ◇ 3" Red Oak Wood Floor Stained and Finished in Foyer, Family Room, Dining, Kitchen Café & Hall
- ◇ Oak Tread Stairs & Handrails
- ◇ 12"x12" Dal Tile in Baths and Laundry
- ◇ Mohawk Carpet in Bedrooms, Den & Loft
- ◇ Sherwin Williams Painted Interior—One Base Wall Color, Semi Gloss Trim and White Ceilings
- ◇ Upgraded Interior Trim Package to Including Crown Molding, Chair Rail & Picture Frame in Dining Room, Painted Pine Shelves

Energy Efficient Features

- ◇ Rennai Tankless Water Heater
- ◇ Floor insulation—R-19 Batts
- ◇ Ceiling Insulation—R30 Blown & Batts
- ◇ Exterior Walls—R13 Batts
- ◇ Interior Bathroom Walls—R-11
- ◇ Trane 13 SEER HVAC System with Digital Thermostat
- ◇ Silverline by Anderson Vinyl Single Hung Windows
- ◇ 2-10 Builder Warranty

Electrical Features

- ◇ 200 Amps Per Code
- ◇ Dimmer Switch on Can Lights
- ◇ Structured Wiring Center
- ◇ Up to 6 Phone and Cable Locations
- ◇ Allowance for Light Fixtures
- ◇ 5.1 Surround Sound Prewire

Exterior Features

- ◇ Convenient Drive Under Construction allowing for covered parking and generous storage
- ◇ Cement Plank Siding with Cement Trim. Exterior Soffit and Fascia are vinyl and aluminum
- ◇ Exterior Screened Porch
- ◇ Decorative Oyster Shell Foundation piers with Louvered Wood Panels to provide private storage
- ◇ Termite Treatment with Soil Treatment and Taexx interior treatment
- ◇ Quality Wood Frame Construction with 2"x6" Exterior Walls, 16" on Center with 1/2" OSB Sheathing, Engineered Floor and Roof Systems, 3/4" Advantech Sub Floor Tongue and Groove, Glued and Nailed
- ◇ 30 Year Architectural Grade Shingles
- ◇ 2 Exterior Hose Bibs
- ◇ Fully Sodded Lawn and Allowance for Plants, Beds & Trees

All features are subject to change— please contact Seaport Homes for further details.