

# Lakeview Commons



Year End Buyer's Incentive!  
First 3 Contracts  
Receive **\$2000**  
in Options & Upgrades!

## NOW PRE-SELLING!

GREAT  
**Southern**  
HOMES

### Introducing Lakeview Commons

Charleston's Newest, Grand and Affordable Townhomes.  
Spaciously Designed for Buyers of All Ages.

- ✓ Community Pool and Playground.
- ✓ Three Bedroom, Two-and-a-Half Bath Designs.
- ✓ 9' Ceilings on First Floor.
- ✓ Granite Kitchen and Bath Countertops.
- ✓ Amana Appliance Package w/ Refrigerator Included.
- ✓ Owner's Suite w/ Large Walk-In Master Closet.
- ✓ Covered Front and Rear Porches.
- ✓ 1-Car Garage w/ Garage Door Opener Included.
- ✓ Architectural Roof Shingles.

Priced from \$139,900

Why rent when you can own? With mortgage interest rates at their current levels, your payment could possibly beat your rental payment. Let us show you how!



Ask us about  
Great Southern Homes  
unique GreenSmart  
homes program.



NOTE: Pricing, plans and standard features subject to change without notice.

For More Info, Call Joyce Butts, Carolina One New Homes  
at (843)735-9275 or [joyce.butts@carolinaoneplus.com](mailto:joyce.butts@carolinaoneplus.com)

©  
**Carolina One**  
New Homes®

# Lakeview Commons

## Standard Features

### Home Energy & Performance Features

- ❖ R38 Blown Attic Insulation
- ❖ Thermal Envelope Air Sealing and Testing
- ❖ Advanced Framing Techniques
- ❖ 50 Gallon Electric Water Heater
- ❖ Energy Efficient Zoned 14 SEER HVAC by Heil
- ❖ Programmable Thermostat
- ❖ Low VOC Sherwin Williams Paint & Mohawk Carpet
- ❖ High Performance Low E Tilt Windows
- ❖ CFL Bulbs in 50% of Light Fixtures
- ❖ Moen Water Sense Shower Heads & Sink Faucets
- ❖ Stylish Insulated Front Door
- ❖ Insulated Exterior Doors

### Architectural Features

- ❖ 9' Ceiling First Floor
- ❖ 8' Ceiling Second Floor
- ❖ 2.25" Casing on All Doors and First Floor Windows
- ❖ All Windows Trimmed with Stool and Apron
- ❖ 3.25" Baseboard Throughout
- ❖ Stairs Include Oak Handrail
- ❖ **1- Car Garage with paint-ready walls**
- ❖ **Liftmaster Garage door opener included**
- ❖ Covered rear porch

### Kitchen

- ❖ Designer Maple Cabinets
- ❖ **Granite Countertops 2cm**
- ❖ Stainless Steel Double Bowl 8" Deep Under mount Sink
- ❖ Garbage Disposal
- ❖ Amana Appliances (Smooth Top Range, Dishwasher, and Microwave)
- ❖ **Refrigerator Included**
- ❖ Water line for icemaker
- ❖ Moen Faucet with Sprayer

### Owners Suite

- ❖ Large Walk-In Master Closet
- ❖ Pre-wired for Ceiling Fan with Light kit
- ❖ **Granite Vanity Top**

### Bath Features

- ❖ Maple Vanity cabinets
- ❖ **Granite Vanity Tops**
- ❖ Moen two handle Sink Faucets
- ❖ Low Maintenance Fiberglass Garden Tub in Hall Bath
- ❖ Easy Access Walk -In Shower in Master Bath
- ❖ Clear Shower Glass Door in Master
- ❖ Rectangular Mirrors In Full Baths
- ❖ Beveled Oval Mirror in Powder
- ❖ Paper Holder (Mason)
- ❖ Pedestal Sink in Half Bath

### Interior Features

- ❖ Up to Six (6) Cable and/or Phone Outlets
- ❖ Nickel Lighting, Locks & Hinges
- ❖ Pre-wire for Ceiling Fans with Light Kits in Family Room and Master Bedroom
- ❖ **2" Blinds Included for Front Windows**
- ❖ Ventilated Closet Shelving
- ❖ Smooth Ceilings
- ❖ Recessed Can Lights Throughout (per plan)

### Flooring

- ❖ Premium Mohawk Carpet with Scotchgard® and 6 pound pad
- ❖ Designer Vinyl Flooring in Entryway, Bathrooms & Laundry Area
- ❖ Noble House Engineered 5" Hand Honed Hardwoods and Daltile Ceramic Tile Flooring Available as Upgrades

### Exterior Features

- ❖ Lifetime GAF Architectural Shingles
- ❖ Lifetime roof pipe vents
- ❖ Low Maintenance Vinyl Siding and Exterior Trim
- ❖ Low Maintenance Aluminum Fascia and Vinyl Soffit
- ❖ Flood Light Pre-Wire to Attic Junction Box
- ❖ Two Hose Bids
- ❖ Two GFI Electrical Outlets
- ❖ One-car Concrete Driveway with Entry Walkway
- ❖ Outdoor Living Space – Front and Rear Covered Porches
- ❖ Landscape Package per community including full yard sod and plant beds
- ❖ Sentricon Termite Control

### 1-2-10 Home Warranty from StrucSure Home Warranty Group

- ❖ 1 Year Warranty on Workmanship
- ❖ 2 Year Limited Warranty on Plumbing, Electrical & HVAC
- ❖ 10 Year Structural Warranty

