



A BOUTIQUE COASTAL NEIGHBORHOOD





## STANDARD HOME FEATURES

Updated 1/9/25

### GREEN CONSTRUCTION FEATURES

- A Natural Gas Community
- Energy Efficient LED Bulbs
- Rinnai® Tankless Gas Water Heater
- Low VOC (Volatile Organic Compounds) Paint Coatings
- Quick Tie System
- 2x6 Exterior Walls
- Spray Foam Insulation In Exterior Walls, Attic & Garage Ceiling

### EXTERIOR

- Foundation (Lot Specific):
  - › Stucco Finished Raised or Stem Foundation (Single Family Collection)
  - › Monolithic Foundation (Townhome Collection) 
- GAF Timberline HDZ LayerLock Shingles
  - › Synthetic Roof Underlayment
- Sentricon System for Termite Control
- Landscaping Including:
  - › Sod & Plants
  - › 3-4 Zone Standard Irrigation System
  - › Landscape Lighting
- Hose Bibs:
  - › 2 Exterior Hose Bibs
- Fiber Cement Siding & Trim 
  - › Brick Accent (Townhome Collection)
- Composite PVC Decking & Hand Rails (Per Plan) 
- ¾" T&G Porch Ceilings Painted Piazza Blue or Matte Clear Coat
- Concrete Salt Finish Driveway w/ 3' Paver Apron (Single Family Collection)
- Concrete Salt Finish Walkway Connecting Garage to Home (Single Family Collection)
- Exterior Doors
  - › Front & Rear Entry Doors: Double Bore, Fiberglass, Textured, Insulated Glass, Non-Impact, Low-E 
  - › Garage Doors: Haas 600 Series
    - Openers: ½ HP WiFi Capable w/ 8ft Chain Drive, 2 Remotes Per Unit


### WINDOWS

- White Vinyl Viwinco Low-E Double Hung Impact
- Simulated Divided Light Grille Pattern (Per Plan)
- Shutters (Per Plan):
  - › Composite Shutters (Single Family Collection)
  - › Bahama Shutters (Townhome Collection)
- Window Screens

### HEATING & COOLING

- Natural Gas Forced Heat w/ Electric Air Conditioning
- 15 SEER-Rated HVAC System (Sized Per Plan)

### INTERIOR

- Craftsman Style Casing & Window Trim
- Base Moulding 5-¼"
- Crown Moulding: 5-¼" Crown In All 1st Floor Common Areas & Master Bedroom
- Ceilings:
  - › Main Level 10' Ceiling; 2nd Level 9' Ceiling (Single Family Collection)
  - › All Levels 9' Ceilings (Townhome Collection)
  - › Tray Ceilings in Master Bedroom (Per Plan)
  - › Smooth Finish
- Elmwood Cabinets: 
  - › 42" Upper Cabinets in Kitchen
  - › Soft Close Doors & Drawers
  - › Cove Crown Moulding & Light Rail
- Doors:
  - › Main Level 8' Doors; 2nd Level 6'8" Doors (Single Family Collection)
  - › All Levels 6'8" (Townhome Collection)
  - › Smooth, Solid Core Doors On All Private Areas
  - › Hollow Core Closet Doors
  - › ORB or Satin Nickel Hardware
- Flooring:
  - › Engineered Wood in Common Areas
  - › Carpet in Bedrooms
  - › Tile in Bathrooms & Laundry
- Ventilated Wood Shelving In Closets
- Solid Wood Shelving In Pantry
- Sherwin Williams Paint

## BATHROOMS & PLUMBING

- Quartz Countertops w/ Undermount Bowls & 4" Quartz Backsplash
- Delta Faucets & Hardware
- Master Bath Shower:
  - › All Tile
  - › Zero Entry
  - › Semi-Frameless Glass Shower Enclosure
- Secondary Bath(s) Fiberglass Tub/Shower
- White Comfort Height Toilets w/ Elongated Bowl & Soft Close Lid
- Eased Edge Mirrors


## KITCHEN

- Quartz Countertops w/ 18" Ceramic Tile Backsplash in 3x6" Subway Tile
- Stainless Steel Undermount Sink
- Stainless Steel Appliance Package Including:
  - › Refrigerator
  - › Slide-In Gas Range
  - › Dishwasher
  - › Over the Range Microhood
- ½ HP Food Disposal
- Delta Faucet w/ Pullout Sprayer

## HOME AUTOMATION PACKAGE

- WiFi Music System (1 Room – 2 Speakers)
- Ring Security Hub & Sensor Package:
  - › Door Contacts (3)
  - › Motion Detector (1)
- Ring Doorbell Elite
- 2-Port Cable/Data Locations (Up To 5 Locations)
- 30" Structured Wiring Panel w/ Fiber Optic Service Conduit
- LED Under Cabinet Lighting
- SmartHome Hub

## ELECTRICAL

- Exterior GFI Outlets (Per Code)
- Flushmount (Can Style) LED Lighting In Master, Kitchen, and Living Room (Per Plan) 
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Floor Outlet in Living Room (1)
- Ceiling Fans in All Bedrooms, Living Room, and Den (Per Plan)

## CRG HOMES QUALITY ASSURANCE

- New Homeowner Manual
- Design Selection Studio
- Pre-Drywall Walk-Through
- Final Walk-Through/New Home Orientation (NHO)
- Home Construction Management Utilizing Buildertrend, Web-Based Software



## COMMUNITY

- Grande Dunes Ocean Club Membership
- Waterfront Putting and Chipping Green with Sand Bunkers
- On-site Clubhouse and Pool with Zero Entry & Tanning Ledge
- Miles of Walking Trails & Sidewalks
- Ample Green Spaces & Pocket Parks with an Outdoor Fireplace & Fire Pit
- 10+ Acres of Lakes
- Myrtle Beach's First Gigabit Community
- Close Proximity to Shopping, Restaurants, and Medical Facilities
- Professional HOA Management



Denotes an energy efficient or green building practice or product. Ask your Living Dunes Sales Consultant for more information.



A GRANDE DUNES COMMUNITY  
BY LIVING BEACH

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