



Salt Marsh New Townhomes, Features

Amenities and Benefits

- Salt Marsh is a fee simple ownership and not a condominium with a horizontal property regime
- Salt Marsh Property Owners are members of the Seabrook Island Property Owners Association and the Seabrook Island Club
- Private gated entrance highlighted by stately brick columns and wrought iron gates
- Salt water pool and pool cabana
- Fishing, crabbing and boat dock
- Putting Green
- Salt Marsh Homeowners Association (HOA) maintains the Salt Marsh dock, pool, landscaping, ponds and streets

General and Exterior Features

Built to International Building Code including all current hurricane standards

Townhomes are architecturally designed in Low Country and Charleston style

Low maintenance exterior materials - fiber-cement composite horizontal siding, fascia and cornice

Resort style landscaping including Palmetto Palms, assorted Myrtles, native grasses and

bermuda sod and irrigation

Municipal water and sewer service provided by the Town of Seabrook Island

Propane Gas is available through Berkeley Co-op and Blue Flame

Interior features

Traditional Trim Package – 4 5/8” crown molding in living areas, 7 ¼” baseboards, 3 ½” door and window casings

Doors – 8’ Mahogany style front door, 8’ interior doors

Ceiling heights – 9’ on main floor and vaulted or 9’ upstairs, per plan

Flooring – 3” wide x ¾” oak hardwood in the foyer, living-dining-kitchen, stair and hallways,

ceramic tile in all baths and laundry room, carpeting in the bedrooms

Cabinets – Paint finish, lip mold with beaded inset, 42” upper cabinets, quiet self-closing doors and drawers

Countertops – Granite in the kitchen and in all baths

Appliances – Samsung Stainless, including refrigerator, slide-in oven and microwave

Baths – ceramic tile tub and shower surround

Water Closets – comfort height

Roof – 40 year architectural shingles

Windows – Hurricane Impact Andersen 400 Series

Insulation – R-13 in the walls, R-30 in the ceiling, R-19 in the floor; sound control between the townhomes

Framing – Pre - Engineered floor and roof truss systems

Door Hardware finish – satin nickel, oil rub bronze, or chrome

Plumbing Fixtures – Moen, chrome finish

HVAC – High efficiency 14 seer heat pumps, one system per level with individually controlled thermostats

Pre-wired for cable TV and telephone

Wood shelving in all closets

Additional Features

Interior stairwell to first floor from garage

Ceiling fans in the great room, bedrooms and screen porch

Elevator cavity to all 3 floors. Optional elevator upgrade – \$ 19,000 if installed prior to sheetrock, \$ 22,000 if after

Homeowners Association

\$ 525 per quarter is the regime fee paid to the Salt Marsh Homeowners Association for the following services: maintenance of all landscaping, pool, dock, entrance gate, ponds and roads. Owners are responsible for the exterior maintenance of the townhome.

Owners are required to join the Seabrook Island Club

Note: Developer substitutions of like or equal quality and /or materials may occur before or during construction.

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