



Salt Marsh New Townhomes, Features

Amenities and Benefits

- Salt Marsh Property Owners are members of the Seabrook Island Property Owners Association
- New townhome ownership comes with a membership to the Seabrook Island Club, at the Community Level, plus 3 years of club dues.
- 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 pool, landscaping and streets

General and Exterior Features

Built to International Building Code 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

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 styled stained front door, 8’ interior doors

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

Flooring – Bruce 3’ wide x ¾” thick 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

Baths – ceramic tile tub and shower surrounds and floor

toilets – comfort height

Roof – 50 year weather wood asphalt shingles

Windows – High Impact Hurricane 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 – oil rubbed bronze

Plumbing Fixtures – Moen, chrome finish

HVAC – High efficiency 14 seer heat pumps, one unit per floor 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

Optional elevator – \$18,500 if selected prior to rough-ins, \$ 21,500 post rough-ins

Homeowners Association

Each owner contributes \$ 525 per quarter to the Salt Marsh Homeowners Association for the following services: maintenance of all landscaping, pool and entrance gate, and roads

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

December 1st, 2016