

SAVANNAH LAKES VILLAGE · NOW RESERVING

The Cottages at Whitney

Low to zero maintenance living under the
Carolina pines.

Charleston-style cottages · 1,200–1,500 sq ft · 2-car garage
From \$290,000 to \$350,000 · Homes available Spring 2027

Conceptual renderings. Plans, pricing and availability subject to change.

THE LIFESTYLE

Lock the door and live.

The Cottages at Whitney is a small enclave of right-sized, high-end homes on Whitney Drive and Spikehorn Lane, designed for people who want all of Savannah Lakes Village and none of the upkeep. Yards are planted to be nearly maintenance free, and optional services cover the rest.

Downsizing

Trade a large house and yard for a smaller, beautifully finished home with every room you use and none you don't.

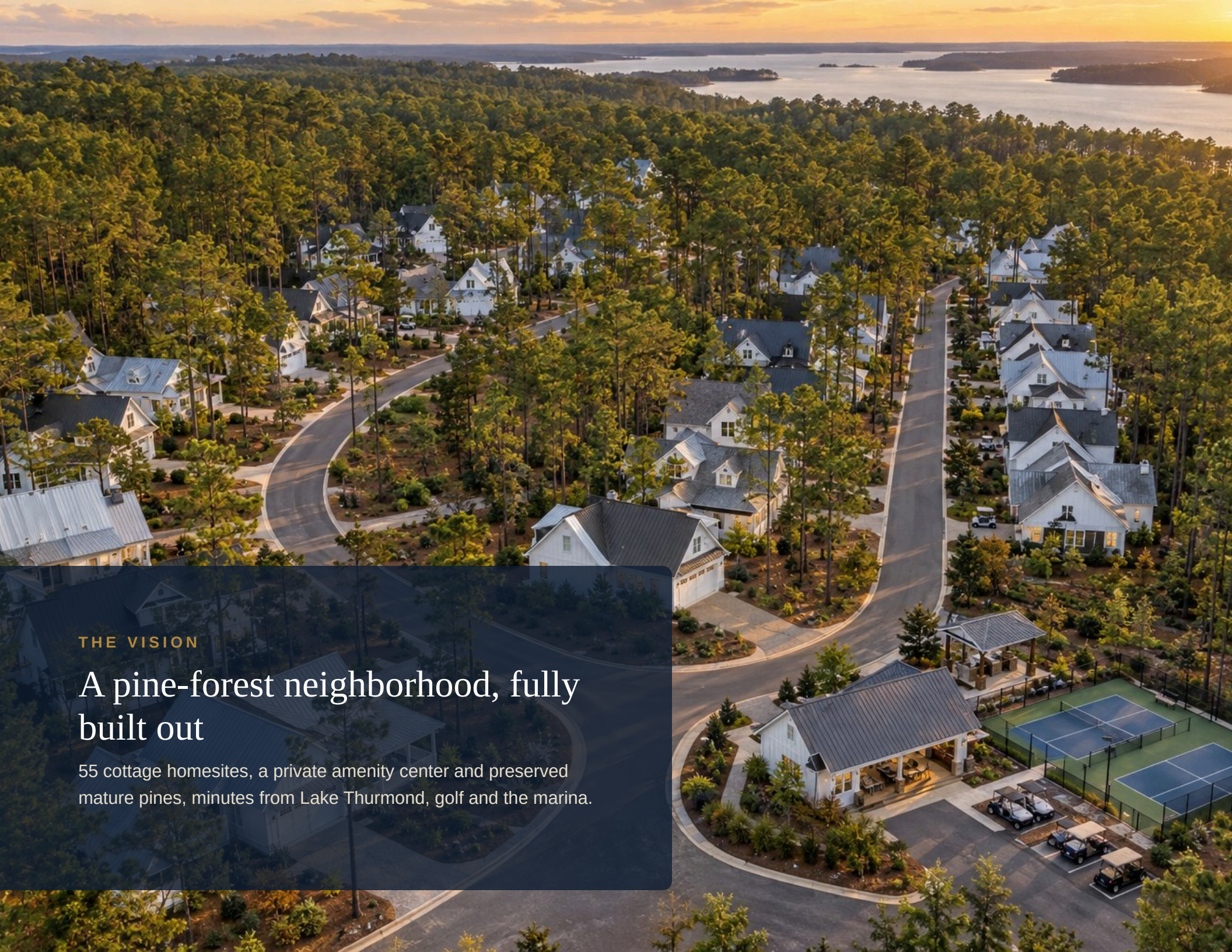
Done with upkeep

Whether you can't or would rather not, mowing, beds, gutters and trash cans can all be handled for you.

Part-time residents

Split your year between Savannah Lakes and elsewhere. Home watch and household maintenance keep the cottage cared for while you're away.

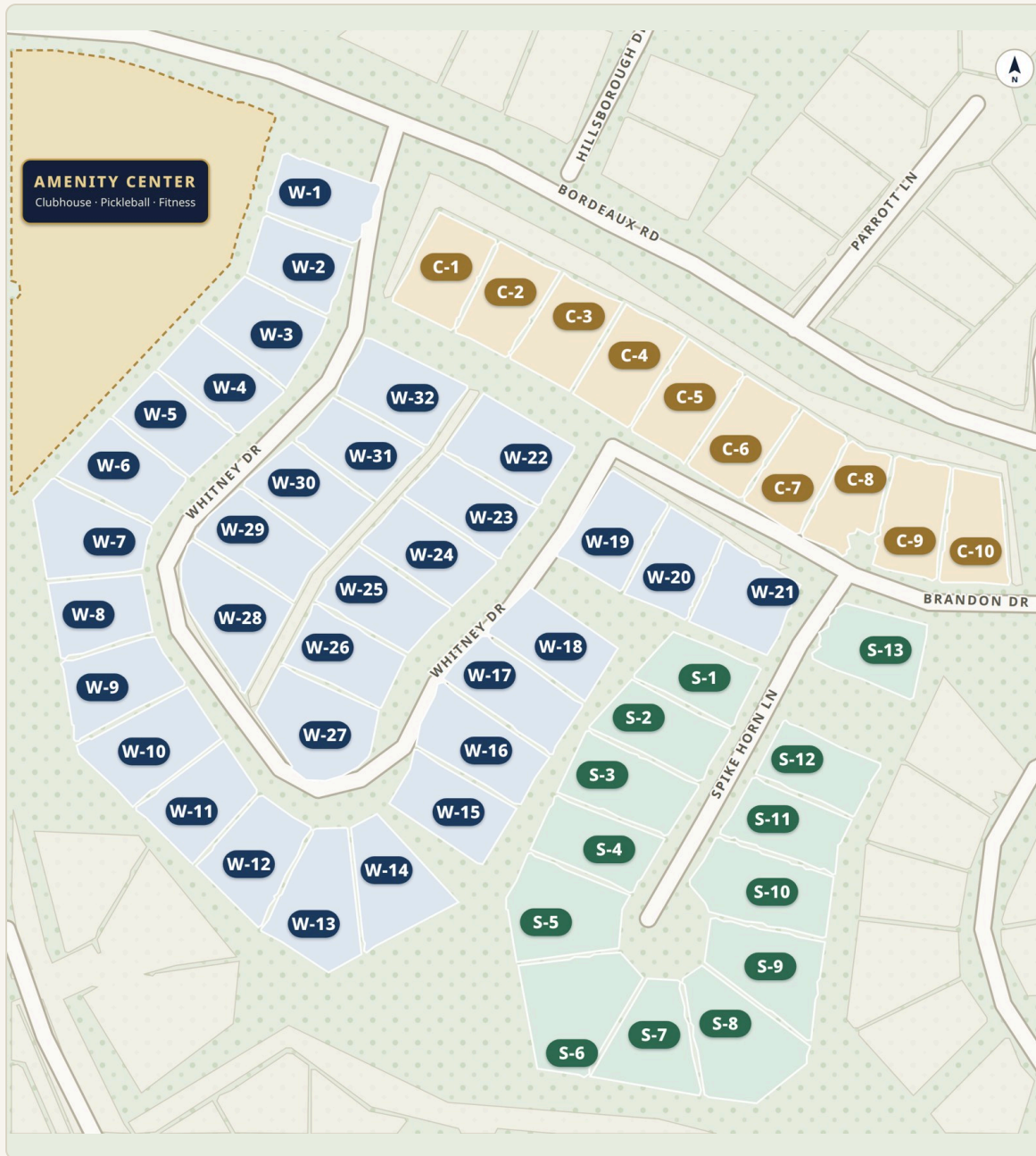


An aerial photograph of a luxury residential development at sunset. The scene features numerous white, two-story cottage-style homes with dark roofs, nestled among a dense forest of tall pine trees. A winding asphalt road curves through the neighborhood. In the foreground, a private amenity center with a covered patio and outdoor seating is visible, along with a parking area containing several golf carts. To the right of the amenity center are two outdoor tennis courts with blue surfaces and green surrounds. In the background, a large body of water, Lake Thurmond, stretches towards the horizon under a warm, golden sky.

THE VISION

A pine-forest neighborhood, fully built out

55 cottage homesites, a private amenity center and preserved mature pines, minutes from Lake Thurmond, golf and the marina.



SITE PLAN

55 numbered homesites

Lots are numbered in order along each street.

- **W-1 to W-32** Whitney Drive, starting at Bordeaux Road and continuing clockwise
- **C-1 to C-10** Whitney–Spikehorn connector, northeast edge
- **S-1 to S-13** Spikehorn Lane
- **Amenity center** Parcel 089-02-27-080

Lot locations are illustrative and subject to final survey and platting.

HOMESITE INVENTORY

Lots, model assignments and status

Lot	Street	Model	Plan	Status
W-1	Whitney Drive	Bordeaux	LH	Available
W-2	Whitney Drive	Spikehorn	RH	Available
W-3	Whitney Drive	Whitney	LH	Available
W-4	Whitney Drive	Bordeaux	RH	Available
W-5	Whitney Drive	Spikehorn	LH	Available
W-6	Whitney Drive	Whitney	RH	Available
W-7	Whitney Drive	Bordeaux	LH	Available
W-8	Whitney Drive	Spikehorn	RH	Available
W-9	Whitney Drive	Whitney	LH	Available
W-10	Whitney Drive	Bordeaux	RH	Available
W-11	Whitney Drive	Spikehorn	LH	Available
W-12	Whitney Drive	Whitney	RH	Available
W-13	Whitney Drive	Bordeaux	LH	Available
W-14	Whitney Drive	Spikehorn	RH	Available
W-15	Whitney Drive	Whitney	LH	Available
W-16	Whitney Drive	Bordeaux	RH	Available
W-17	Whitney Drive	Spikehorn	LH	Available
W-18	Whitney Drive	Whitney	RH	Available
W-19	Whitney Drive	Bordeaux	LH	Available

Lot	Street	Model	Plan	Status
W-20	Whitney Drive	Spikehorn	RH	Available
W-21	Whitney Drive	Whitney	LH	Available
W-22	Whitney Drive	Bordeaux	RH	Available
W-23	Whitney Drive	Spikehorn	LH	Available
W-24	Whitney Drive	Whitney	RH	Available
W-25	Whitney Drive	Bordeaux	LH	Available
W-26	Whitney Drive	Spikehorn	RH	Available
W-27	Whitney Drive	Whitney	LH	Available
W-28	Whitney Drive	Bordeaux	RH	Available
W-29	Whitney Drive	Spikehorn	LH	Available
W-30	Whitney Drive	Whitney	RH	Available
W-31	Whitney Drive	Bordeaux	LH	Available
W-32	Whitney Drive	Spikehorn	RH	Available
C-1	Connector	Whitney	LH	Available
C-2	Connector	Bordeaux	RH	Available
C-3	Connector	Spikehorn	LH	Available
C-4	Connector	Whitney	RH	Available
C-5	Connector	Bordeaux	LH	Available
C-6	Connector	Spikehorn	RH	Available

Lot	Street	Model	Plan	Status
C-7	Connector	Whitney	LH	Available
C-8	Connector	Bordeaux	RH	Available
C-9	Connector	Spikehorn	LH	Available
C-10	Connector	Whitney	RH	Available
S-1	Spikehorn Lane	Bordeaux	LH	Available
S-2	Spikehorn Lane	Spikehorn	RH	Available
S-3	Spikehorn Lane	Whitney	LH	Available
S-4	Spikehorn Lane	Bordeaux	RH	Available
S-5	Spikehorn Lane	Spikehorn	LH	Available
S-6	Spikehorn Lane	Whitney	RH	Available
S-7	Spikehorn Lane	Bordeaux	LH	Available
S-8	Spikehorn Lane	Spikehorn	RH	Available
S-9	Spikehorn Lane	Whitney	LH	Available
S-10	Spikehorn Lane	Bordeaux	RH	Available
S-11	Spikehorn Lane	Spikehorn	LH	Available
S-12	Spikehorn Lane	Whitney	RH	Available
S-13	Spikehorn Lane	Bordeaux	LH	Available

LH = left-hand plan, RH = right-hand (mirrored) plan. Model assignments are planned and may be changed at reservation.

THE STREETScape

Six elevations, one cohesive street

Each model is offered in left-hand and right-hand plans. No two identical elevations sit side by side, and roof finishes alternate between gray shingle, silver metal and dark metal, so the street reads as custom built.



Whitney Drive, built out (concept)



Neighborhood entry (concept)

HOME MODEL

The Bordeaux

about 1,200 sq ft
Living area

2–3 BR / 2 BA
Flexible third bedroom or den

2-car
Attached garage

from \$290,000
Starting price

Single-story split-gable cottage with stained wood carriage garage doors, white board-and-batten, gray architectural shingle roof and brick-pier porch columns.



Left-hand plan



Right-hand (mirrored) plan

HOME MODEL

The Spikehorn

about 1,350 sq ft
Living area

2–3 BR / 2 BA
Flexible third bedroom or den

2-car
Attached garage

from \$320,000
Starting price

Single-story cottage with a silver standing-seam metal roof, shed dormer, cedar porch posts and an attached two-car garage.



Left-hand plan



Right-hand (mirrored) plan

HOME MODEL

The Whitney

about 1,500 sq ft
Living area

2–3 BR / 2 BA
Flexible third bedroom or den

2-car
Attached garage

from \$350,000
Starting price

A 1.5-story Charleston cottage with a dark standing-seam metal roof, center dormer, full front porch and side two-car garage wing.



Left-hand plan



Right-hand (mirrored) plan

Your gathering place, a short cart ride from home



Clubhouse with gathering room and restrooms · Fitness room with treadmills and weights · Two pickleball courts · Covered grilling station and picnic tables · Golf cart parking · Community resource space

LANDSCAPE

Resort landscaping, designed to be maintenance free

Very little lawn. Every yard is planted with native, drought-tolerant shrubs and grasses in deep pine-straw and mulch beds, watered by drip irrigation.

- Dwarf yaupon holly, boxwood and loropetalum
- Pink muhly grass, liriopse and dwarf palmetto
- Crepe myrtle accents and preserved mature pines
- River-rock borders and bluestone walks
- Low landscape lighting and coach-light mailboxes



OWNERSHIP AND SERVICES

Choose how much you want to do. Or don't.



Savannah Lakes Village POA

Required for all owners. Gives access to every Savannah Lakes Village POA amenity: golf, the lake, the marina, trails, pools and recreation.

Builder's warranty

Included with every home, in addition to any HOA plan.

Optional HOA services (opt in or out)	Tier 1 Lawn	Tier 2 Lawn + Trash	Tier 3 Household
Lawn and landscape bed care	•	•	•
Pine straw and mulch refresh, drip irrigation checks	•	•	•
Weekly trash and recycling cans out and back		•	•
Household maintenance plan (filters, gutters, pressure washing, seasonal checks)			•
Home watch for part-time residents			•
Monthly fee	Pricing available upon request		



NOW RESERVING

Homes available Spring 2027

From \$290,000 to \$350,000

Reserve your homesite or request pricing:

info@liveslv.com · Attn: Whitney Cottages

(864) 391-5253 · 101 Village Drive, McCormick, SC 29835

savannahlakesvillage.com/cottages-at-whitney