

SAVANNAH LAKES VILLAGE REAL ESTATE

The Cottages at Whitney

Four designs.
A place to make your own.

In partnership with EMC Builders

First release November 1

First deliveries starting Spring 2027,
dependent on contract execution.

Explore the four-model collection

Illustrative community concept, not a built streetscape.
Final design, landscaping and specifications are subject to contract.



Find your way home.

Four distinct designs. A lot, two-car garage and landscaping included in every base price.

The Whitney	\$362,000 base price	2 bedrooms / 2 baths Approx. 1,448 sq ft
The Bordeaux	\$367,800 base price	3 bedrooms / 2 baths Approx. 1,560 sq ft
The Spike Horn	\$295,000 base price	2 bedrooms / 2 baths Approx. 1,094 sq ft
The Overlook	\$345,800 base price	3 bedrooms / 2.5 baths (concept) Approx. 1,360 sq ft (owner-provided concept area)

Standard and reversed presentations available for all four models.

The Overlook approx. 1,360 sq ft is an owner-provided concept area, to be confirmed by final dimensioned plans.

[View the Four-Page Flyer](#)

Select a model above to explore its pages.

The Whitney



\$362,000

BASE PRICE

2 bedrooms / 2 baths
Approx. 1,448 sq ft
Slab base

An open living and dining room, a generous kitchen and a welcoming front porch make room for everyday rituals and easy entertaining.

Two-car front-entry garage

Standard and reversed layouts

Optional bonus-room addition +\$32,500

As-staged interior concepts | open the full gallery



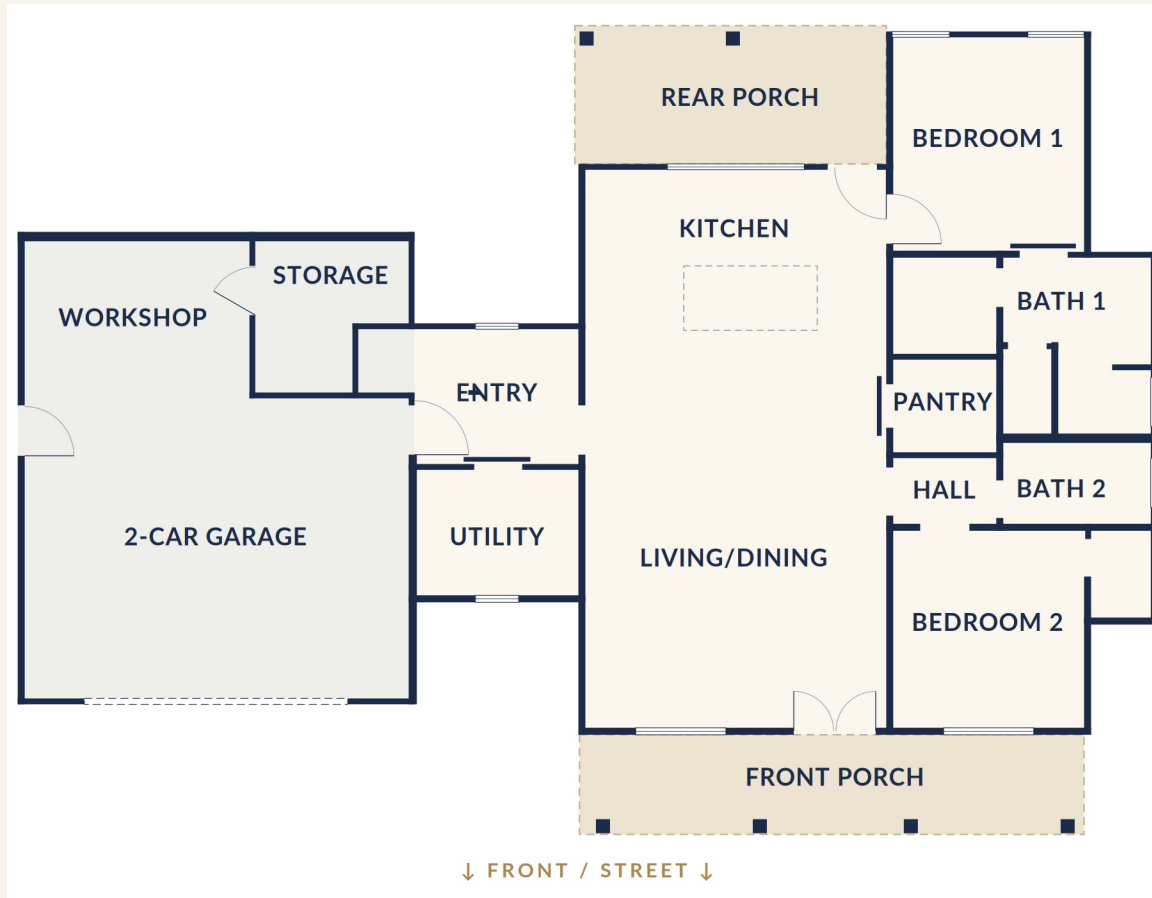
Above: Street-front exterior concept. Illustrative, not a built home; final design, finishes and landscaping are subject to contract. Below: Conceptual visualization. Furnishings and finishes are illustrative; final specifications are subject to contract.

[View the As-Staged Gallery](#)

[View the Concept Image Tour](#)

Lot, garage and landscaping included.

The Whitney | Make it yours



Standard / reversed choices. Room dimensions and options appear in the full-size plans. Concept layouts are not construction documents.

Optional bonus-room addition: +\$32,500, separate from the base home. Base plus the option is \$394,500, before other contracted upgrades or site-work-related premiums. Bonus-room and bath illustrations are optional concepts; final scope is governed by contract.



As-staged interior concept. Optional bonus interiors appear in the full gallery.

[Open Full-Size Plans & Options](#)

[View the elevations](#)

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SPACE TO WELCOME EVERYONE

The Bordeaux



\$367,800

BASE PRICE

3 bedrooms / 2 baths
Approx. 1,560 sq ft
Slab base

Three bedrooms offer flexibility for guests and everyday use. The kitchen and dining area are complemented by a separate family room and a breezeway-connected garage.

Two-car front-entry garage

Breezeway connection

Standard and reversed layouts

As-staged interior concepts | [open the full gallery](#)



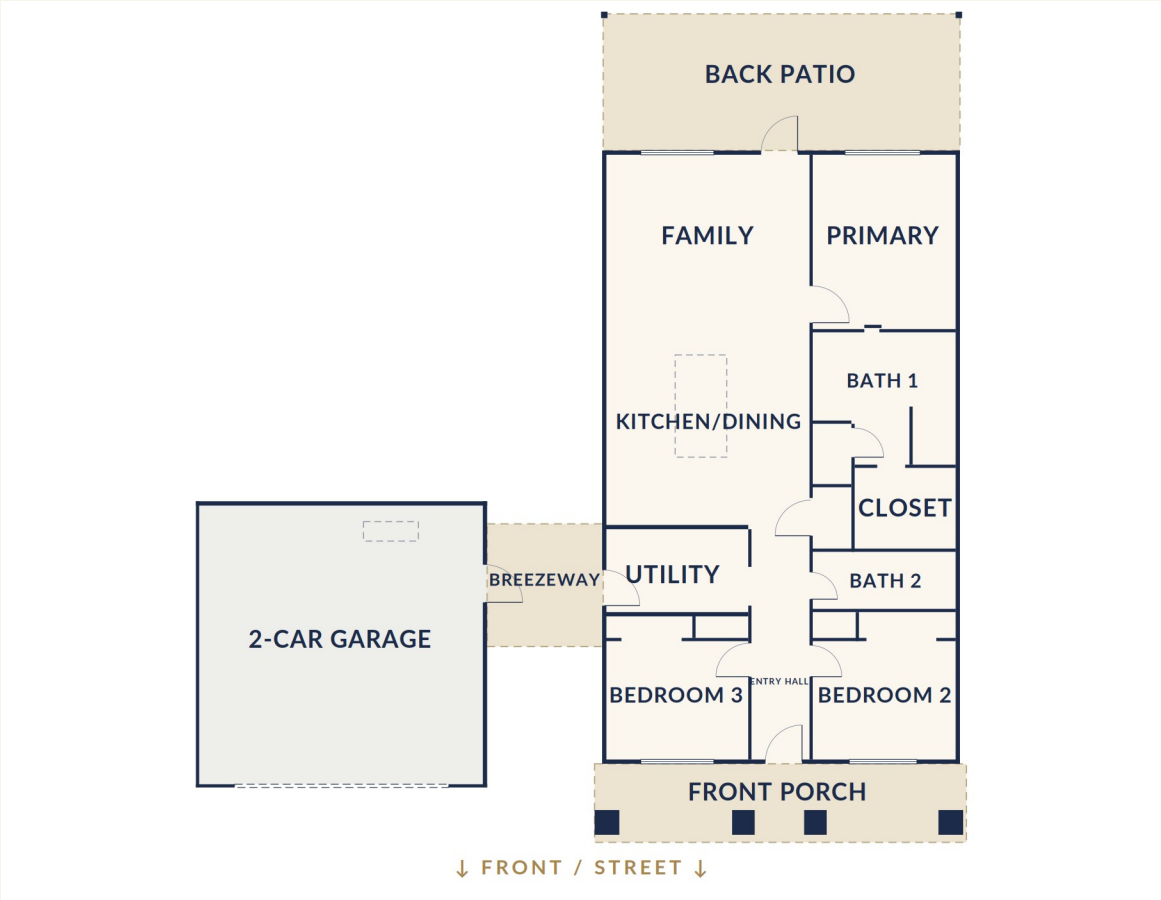
Above: Street-front exterior concept. Illustrative, not a built home; final design, finishes and landscaping are subject to contract. Below: Conceptual visualization. Furnishings and finishes are illustrative; final specifications are subject to contract.

[View the As-Staged Gallery](#)

[View the Concept Image Tour](#)

Lot, garage and landscaping included.

The Bordeaux | Make it yours



Standard / reversed choices. Room dimensions and options appear in the full-size plans. Concept layouts are not construction documents.

[Open Full-Size Plans & Options](#)

[View the elevations](#)

Choose the standard or reversed presentation to suit the selected homesite. The base home is offered on a slab; any required foundation adjustment is determined at contract without changing the above-grade design.



Conceptual visualization. Furnishings and finishes are illustrative; final specifications are subject to contract.

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COMFORT, THOUGHTFULLY SIZED

The Spike Horn



\$295,000

BASE PRICE

2 bedrooms / 2 baths
Approx. 1,094 sq ft
Slab base

A compact two-bedroom home with a vaulted living and dining space, an open kitchen and a two-car garage. A smaller footprint keeps the focus on the rooms you use.

Two-car front-entry garage

Open living and dining

Standard and reversed layouts

As-staged interior concepts | open the full gallery



Above: Street-front exterior concept. Illustrative, not a built home; final design, finishes and landscaping are subject to contract. Below: Conceptual visualization. Furnishings and finishes are illustrative; final specifications are subject to contract.

View the As-Staged Gallery

View the Concept Image Tour

Lot, garage and landscaping included.

The Spike Horn | Make it yours



Standard / reversed choices. Room dimensions and options appear in the full-size plans. Concept layouts are not construction documents.

The living and dining area opens toward the rear porch, with the kitchen at the front of the home. Standard and reversed presentations are available; final selections and homesite details are established at contract.



Conceptual visualization. Furnishings and finishes are illustrative; final specifications are subject to contract.

[Open Full-Size Plans & Options](#)

[View the elevations](#)

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MAIN LEVEL + FINISHED WALKOUT

The Overlook



\$345,800

BASE PRICE

3 bedrooms / 2.5 baths (concept)
Approx. 1,360 sq ft (owner-provided concept area)
Finished walkout included

A main-level cottage paired with a finished walkout lower level. The proposed family room opens through large glass and French doors toward deck and outdoor-living space.

Two-car garage; breezeway concept

One kitchen, on the main level

Standard and reversed concepts

As-staged interior concepts | open the full gallery



Above: modified-design schematic concept, two-car garage with open breezeway and front entry. Proposed, not built. Approx. 1,360 sq ft is an owner-provided concept area, to be confirmed by final dimensioned plans.

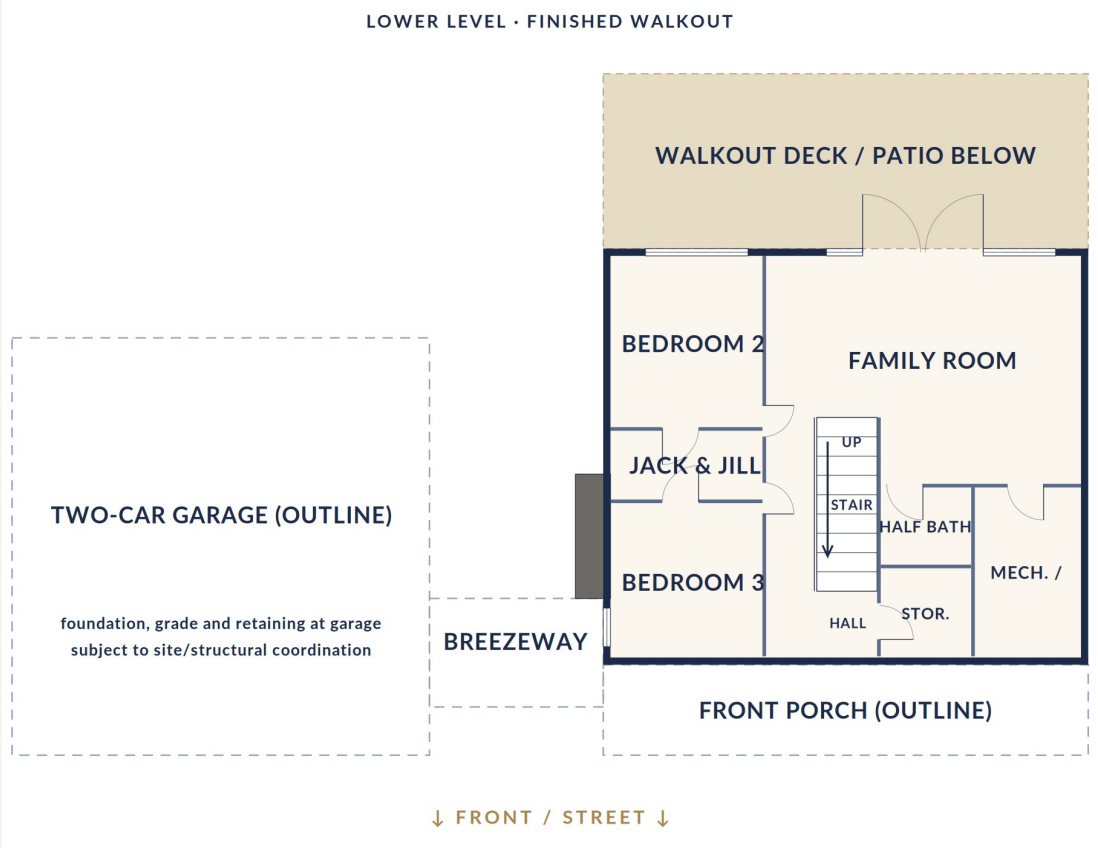
[View the As-Staged Gallery](#)

[View the Concept Image Tour](#)

Lot, garage and landscaping included.

The Overlook | Make it yours

PROPOSED PLAN | SCHEMATIC



Proposed plan, walkout level shown (schematic; not to scale; not a construction document). Open the full-size proposed plans for both levels in standard and reversed form.

Open Full-Size Proposed Plans

[View the proposed elevations](#)

The design program adds two lower bedrooms, a Jack-and-Jill full bath and a separate half bath to the main-level bedroom and bath. The finished walkout is included in the base price. Approx. 1,360 sq ft is an owner-provided concept area, to be confirmed by final dimensioned plans; the proposed layout remains subject to design coordination.



Finished walkout | Family room. Modified layouts are design-development concepts, not construction drawings.

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THE SETTING

Room for a different rhythm.



Community image is conceptual, not a promise of completed features or a specific homesite view.

A welcoming cottage setting

Front porches, thoughtfully arranged interiors and a landscape palette that belongs among the Carolina pines. Choose the plan that feels right for your everyday life.

Explore Savannah Lakes Village

Ask the sales team about community amenities and access requirements. Amenity access is not represented as included in the home base price.

Neighborhood maintenance

REQUIRED

Tier 1 | Lawn

\$160 per month

Lawn and landscape bed care; pine straw and mulch refresh; irrigation checks.

OPTIONAL

Tier 2 | Lawn + Trash

\$180 per month

Includes all Tier 1 services, plus trash and recycling cans out and back each week.

MONTHLY PACKAGE PRICES

OPTIONAL

Tier 3 | Household

\$275 per month

Includes all Tier 1 and Tier 2 services, plus a household maintenance plan and home watch.

Prices are monthly package totals, not add-ons. Tier 1 is required for every home; Tiers 2 and 3 are optional. Fees are separate from the home base price; scope and terms are governed by the service agreement.

A clear starting point.

The lot

Your base price includes the homesite. Site-work-related lot premiums, if applicable, are established at contract.

The garage

All models include two-car garages. Whitney and Spike Horn are front-entry. Bordeaux has a front-entry garage linked by an open breezeway. The Overlook garage connection is a breezeway concept, subject to final design.

The landscaping

Landscaping is included. Final planting and site details are documented in your purchase/build contract.

Design-center selections

Select flooring, fixture and appliance upgrades at contract. For a specification home, its actual selected upgrades will be identified separately.

Foundations and site work

The Whitney, The Bordeaux and The Spike Horn have slab-base pricing. Any required elevated slab or crawlspace is determined at contract without changing the above-grade design. The Overlook includes its finished walkout.

Final specifications, pricing and terms are governed by the purchase/build contract. Illustrations show concepts and furnishings, not a promise that every depicted finish is standard.

Begin with a conversation.

First access to choose a lot

VIP and POA early access offers first access to choose a lot, subject to availability and final contract language. It is not a reservation, price lock or guaranteed homesite.

First release November 1

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Sales Center

Savannah Lakes Village Real Estate

(864) 391-5253 | info@liveslv.com

101 Village Drive, McCormick, SC 29835

[View the Four-Page Flyer](#)



Scan to explore
the collection



Illustrative community concept.

Base prices include the lot, garage and landscaping. Site-work-related lot premiums and required foundation adjustments are determined at contract. Upgrades and final specifications are governed by the purchase/build contract.