



# New Construction Floor Plans

864-391-5253 | [SavannahLakesVillage.Com](http://SavannahLakesVillage.Com)  
101 Village Drive, McCormick, SC 29835



**The Hartwell | 2,102 HSF | 3 Bed / 2.5 Bath**  
**\$369,800**  
*Price does not include Lot or Landscaping*

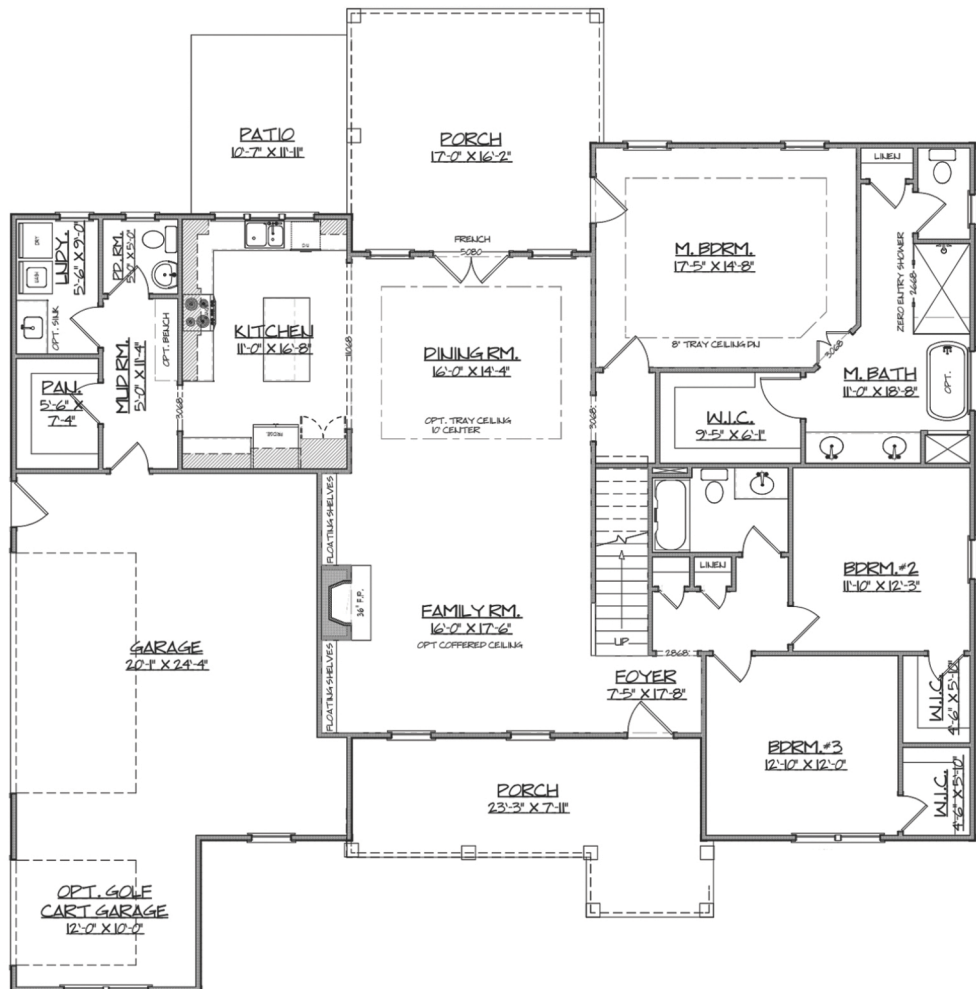


**Included Interior Features:**

- ~ Stainless Whirlpool Appliance Package (Refrigerator Not Included)
- ~ Carpet in Bedrooms
- ~ LVT Flooring in Baths & Laundry Room
- ~ LVT Flooring in Dining Room, Kitchen, Hallways and Great Room
- ~ Granite Countertops
- ~ Laundry Room Sink
- ~ Tile Shower in Master Bathroom

**Included Exterior Features:**

- ~ Fiber Cement Siding with Brick Accents
- ~ Radiant Roof Barrier
- ~ All Windows are Low E Glass
- ~ 3rd Car/Golf Cart Garage
- ~ Covered Screened Rear Porch





**The Hartwell Worksheet**

2,102 HSF | 3 Bed / 2.5 Bath

Base Price			\$369,800
	Price	QTY	
<b>Included Features:</b>			
Tray Ceiling in Dining room - <b>Included</b>			
Tray Ceiling in Master - <b>Included</b>			
Recessed Floor Outlet - <b>Included</b>			
7' Remote Controlled Golf Cart Garage - <b>Included</b>			
Motion Sensored Light in Pantry - <b>Included</b>			
Dual Fuel Electric and Gas Hookup for Stove/Oven - <b>Included</b>			
Utility Sink in Laundry Room - <b>Included</b>			
Access Door in Garage - <b>Included</b>			
Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - <b>Included</b>			
Thermostat Radiant Barrier Sheathing - <b>Included</b>			
Site Sand and Finished Oak Stair Treads - <b>Included</b>			
Cabinets in Laundry Room - <b>Included</b>			
Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - <b>Included</b>			
Tankless LP/Gas Water Heater - <b>Included</b>			
<b>Over 50k in Upgrades Included in Base Price</b>			
<b>Upgrade Options:</b>			
Coffered Ceiling in Living Room	\$2,350		
Ceiling fan in Secondary Bedrooms	\$330		
Additional Recessed Can Lights	\$125		
Additional Outdoor Outlets	\$150		
Garage Door Keypad	\$150		
Garage Door Carriage Style Deco Hardware	\$150		
Breaker Panel Generator Pigtail	\$750		
Backup Generator with Auto Transfer Switch and LP Gas	\$14,500		
Additional Flood Lights	\$250		
EV 240 Volt 30 amp in Garage	\$450		
Dedicated Breaker in Garage for Freezer / Refrigerator	\$150		
Hood Replaces Microwave	\$2,400		
Remove Fireplace	-\$2,000		
Utility Sink in Garage	\$950		
Add Trellis over both Garage Doors	\$2,950		
Add Windows to Garage Doors	\$500		
2nd Water Meter	\$1,680		
Upgrade 2nd bath to tile surround	\$2,900		
Seat in Master	\$750		
Additional Recessed Shelves	\$350		
Leaf Guard on Gutters	\$2,800		
Upgrade insulation package R-15 walls Ceiling is R-44	\$1,650		
Add Upstairs Bonus Room w/ Full Bath	\$51,000		
Hardwood in Master	\$2,850		
Hardwood in Bedroom #2	\$1,545		
Hardwood in Bedroom #3	\$1,545		
Hardwood at Landing and in Bonus Room	\$1,945		
Convert Screen Porch to Sun Room	\$16,000		
Tile Floor in Screen Porch (\$23 PSF)	\$6,256		
Recirculating Pump for Instant Hot Water	\$1,500		
Outside LP/Gas Line for Grill	\$1,250		
<b>Upgrade Sub Total</b>			
<b>Additional PSF Upgrades:</b>			
Additional SQFT in Garage	\$105/sqft		
Additional driveway and sidewalk (labor and material) over 1000 sq ft	\$8/sqft		
Additional SQFT in bonus room	\$85/sqft		
Additional SQFT on porches	\$105/sqft		
Additional SQFT Heated and cooled	\$165/sqft		
Additional Tile on porches	\$23/sqft		
<b>Lot Purchase Price</b>			
Initial Survey	\$850		
Builder Risk	\$900		
Landscaping	\$16,000		
Site Prep and Foundation Upcharge	\$15,000-\$85,000		
<b>Total</b>			





**The Sinclair | 1,774 HSF | 3 Bed / 2 Bath**  
**\$319,900**  
*Price does not include Lot or Landscaping*

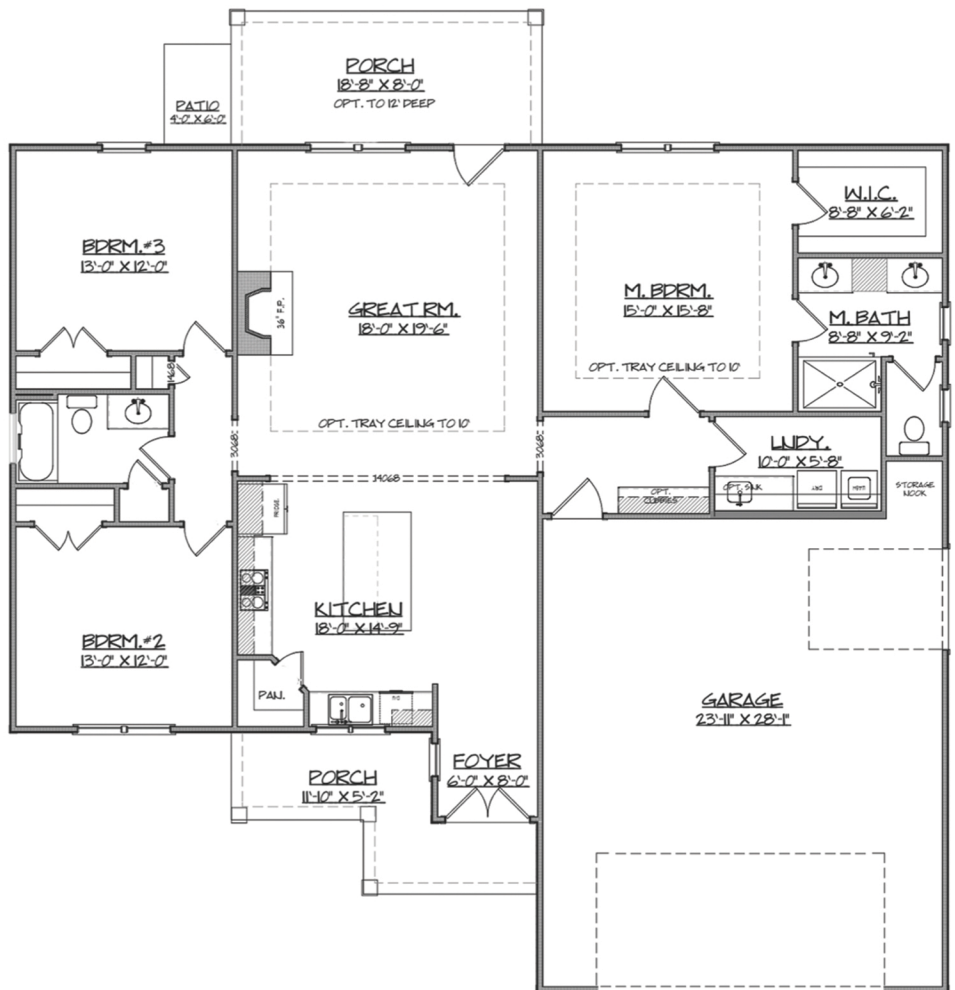


**Included Interior Features:**

- ~ Stainless Whirlpool Appliance Package  
(Refrigerator Not Included)
- ~ Carpet in Bedrooms
- ~ LVT Flooring in Baths & Laundry Room
- ~ LVT Flooring in Dining Room, Kitchen, Hallways and Great Room
- ~ Granite Countertops
- ~ Solid Wood Cabinets  
(W/ Soft Close Drawers & Doors)
- ~ Laundry Room Sink
- ~ Tile Shower in Master Bathroom

**Included Exterior Features:**

- ~ Fiber Cement Siding with Brick Accents
- ~ Radiant Roof Barrier
- ~ All Windows are Low E Glass
- ~ 3rd Car/Golf Cart Garage
- ~ Covered Rear Porch



**SAVANNAH LAKES VILLAGE  
 REAL ESTATE**

SavannahLakesVillage.com  
 864-391-5253 | 101 Village Drive, McCormick SC 29835





**The Sinclair Worksheet**

1,774 HSF | 3 Bed / 2 Bath

Base Price	Price	QTY	\$319,900
<b>Included Features:</b>			
<i>Tray Ceiling in Master Bedroom - Included</i>			
<i>Tray Ceiling in Living Room - Included</i>			
<i>Recessed Floor Outlet - Included</i>			
<i>8' Remote Controlled Golf Cart Garage - Included</i>			
<i>Motion Sensor Light in Pantry - Included</i>			
<i>Dual Fuel Electric and Gas Hookup for Stove/Oven - Included</i>			
<i>Utility Sink in Laundry Room - Included</i>			
<i>Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included</i>			
<i>Thermostat Radiant Barrier Sheathing - Included</i>			
<i>Cabinets in Laundry Room - Included</i>			
<b>Over 20k In upgrades included in base price</b>			
Ceiling fan in Secondary Bedrooms	\$330		
Additional Recessed Can Lights	\$125		
Additional Outdoor Outlets	\$150		
Garage Door Keypad	\$150		
Garage Door Carriage Style Deco Hardware	\$150		
Breaker Panel Generator Pigtail	\$750		
Backup Generator with Auto Transfer Switch and LP Gas	\$14,500		
Additional Flood Lights	\$250		
EV 240 Volt 30 amp in Garage	\$450		
Dedicated breaker in Garage for Freezer / Refrigerator	\$150		
Hood to replace Microwave	\$2,400		
Remove Fireplace	-\$2,000		
Utility Sink in Garage	\$950		
Add Trellis over both Garage Doors	\$2,950		
Vault Kitchen, Dining and Living Room	\$4,500		
Add 4' to Back Porch	\$2,500		
Add Windows to Garage Doors	\$500		
2nd water meter	\$1,680		
Upgrade 2nd bath to tile surround	\$2,900		
Seat in Master	\$750		
Additional Recessed Shelf	\$350		
Leaf Guard on Gutters	\$2,800		
Upgrade Insulation Package R-15 walls Ceiling is R-44	\$1,650		
Hardwood in Master	\$2,850		
Hardwood in Bedroom #2	\$1,545		
Hardwood in Bedroom #3	\$1,545		
Convert Screen Porch to Sun Room	\$16,000		
Tile Screen Porch (\$23 PSF)	\$6,256		
Enlarge Back Porch to be 12 feet deep	\$2,500		
<b>Upgrade Sub Total</b>			
<b>Additional PSF Upgrades:</b>			
<b>Additional SQFT in Garage</b>	105/sqft		
<b>Additional Driveway and Sidewalk (labor and material) over 1000sqft</b>	8/sqft		
<b>Additional SQFT in Bonus Room</b>	85/sqft		
<b>Additional SQFT on Porches</b>	105/sqft		
<b>Additional SQFT Heated and Cooled</b>	165/sqft		
<b>Additional Tile on Porches</b>	23/sqft		
<b>Lot Purchase Price</b>			
<b>Initial Survey</b>	\$850		
<b>Builder Risk</b>	\$900		
<b>Landscaping</b>	\$16,000		
<b>Site Prep and Foundation Upcharge</b>	\$15,000-\$85,000		
<b>Total</b>			