

# New Construction Floor Plans

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



# The Hartwell $\mid$ 2,102 HSF $\mid$ 3 Bed / 2.5 Bath $\$369,\!800$

Price does not include Lot or Landscaping

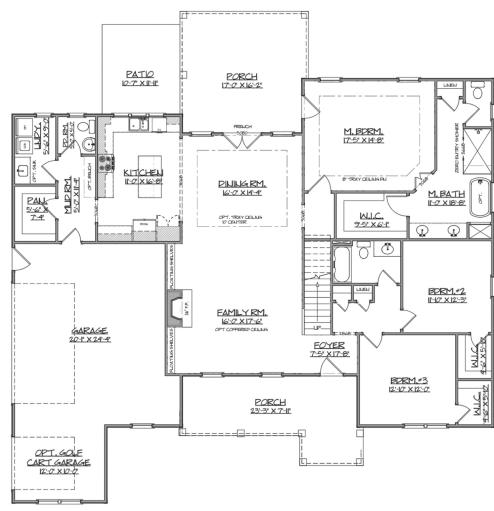


### **Included Interior Features:**

- ~ 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





Savannah Lakes Village Real Estate



### The Hartwell Worksheet

2,102 HSF | 3 Bed / 2.5 Bath

Included Features: Tray Ceiling in Dining room - Included Tray Ceiling in Master - Included Recessed Floor Outlet - Included Recessed Floor Outlet - Included Recessed Floor Outlet - Included Motion Sensored Light in Pantry - Included Motion Sensored Light in Pantry - Included Dual Fuel Electric and Gas Hookup for Stove/Oven - Included Utility Sink in Laundry Room - Included Access Door in Garage - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostar Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tankless LP/Gas Water Heater - Included  Over 50k in Upgrades Included in Base Price  Upgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Guldoor Outlets Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtall Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights Declicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard On Gutters Upgrade Insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room with Bath Hardwood in Master Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hard	\$2,350 \$330 \$125 \$150 \$150 \$150 \$250 \$450 \$150 \$250 \$450 \$150 \$2,400 \$2,400 \$2,950 \$2,950 \$500	QTY	
Tray Celling in Dining room - Included Tray Celling in Master - Included Recessed Floor Outlet - Included Recessed Floor Outlet - Included Tree Recessed Floor Outlet - Included Motion Sensored Light in Pantry - Included Dual Fuel Electric and Gas Hookup for Stove/Oven - Included Utility Sink in Laundry Room - Included Access Door in Garage - Included Access Door in Garage - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostal Radiant Barrier Sheathing - Included Sitils Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tankless LP/Gas Water Heater - Included  Over 50k in Upgrades Included in Base Price  Upgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Decidicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Upstairs Bonus Room W/ Full Bath Hardwood in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade Landing and in Bonus Room Convert Screen Porch (523 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Tray Ceilling in Master - Included Recessed Floor Outlet - Included Recessed Floor Outlet - Included Woltion Sensored Light in Pantry - Included Woltion Sensored Light in Pantry - Included Dual Fuel Electric and Gas Hookup for Stove/Oven - Included Utility Sink in Laundry Room - Included Access Door in Garage - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostat Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tankless LP/Gas Water Heater - Included Tankless LP/Gas Water Heater - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tankless LP/Gas Water Heater - Included  Dover 50k in Upgrades Included in Base Price  Lipgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Gackup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Doors Add Water Meter Degrade Doors Add Windows to Garage Doors Add Windows to Garage Doors Add Water Meter Degrade Cand bath to tile surround Seat in Master Additional Recessed Shelves Leaf Quard on Gutters Degrade Sulvation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room W Full Bath Hardwood in Bedroom #2 Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bodroom #3 Hardwood in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Recessed Floor Outlet - Included  Wr Remote Controlled Golf Cart Garage - Included  Judition Sensored Light in Pantry - Included  Judition Sensored Light in Pantry - Included  Juditin Sensored Light in Pantry - Included  Juditin Sink in Laundry Room - Included  Juditin Sink in Laundry Room - Included  Juditin Sink in Laundry Room - Included  Juditin Sensored Light in Sensored Light Sensored Li	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Action Sensored Light in Pantry - Included Action Sensored Light in Pantry - Included Ditaility Sink in Laundry Room - Included Access Door in Garage - Included Access Door On Included Included Included Access Door On Included Included Included Included Incl	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Audition Sensored Light in Pantry - Included Dual Fuel Electric and Gas Hookup for Stove/Oven - Included Jillity Sink in Laundry Room - Included Auditins in Laundry Room - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostat Radiant Barrier Sheathing - Included Thermostat Place Sheathing - Included Th	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Dual Fuel Electric and Gas Hookup for Stove/Oven - Included  Access Door in Garage - Included  Chermostat Radiant Barrier Sheathing - Included  Thermostat Radiant Barrier Sheathing - Included  Thermostat Radiant Barrier Sheathing - Included  Thermostat Radiant Barrier Sheathing - Included  Cabinets in Laundry Room - Included  Cabinets in Laundry Room - Included  Cabinets in Laundry Room - Included  Carrier of Congue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included  Tankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Upgrade Options:  Coffered Ceiling in Living Room  Ceiling fan in Secondary Bedrooms  Additional Recessed Can Lights  Additional Recessed Can Lights  Additional Outdoor Outlets  Barage Door Keypad  Barage Door Keypad  Barage Door Keypad  Barage Door Carriage Style Deco Hardware  Breaker Panel Generator Pigtail  Backup Generator with Auto Transfer Switch and LP Gas  Additional Flood Lights  EV 240 Volt 30 amp in Garage  Dedicated Breaker in Garage for Freezer / Refrigerator  Modor Replaces Microwave  Remove Fireplace  Dillity Sink in Garage  Add Viridows to Garage Doors  Add Windows to Garage R-15 walls Ceiling is R-44  Add Upstairs Bonus Room wi Full Bath  Bardwood in Master  Bardwood in Bedroom #2  Bardwood in Bedroom #3  Bardwood in Bord Forch to Sun Room  Convert Screen Porch to Sun Room  Convert Screen P	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Access Door in Garage - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostat Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Capinets of Capinets of Capinets (Included Capinets) Capinets (Included In Base Price)  Dipgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Carage Door Keypad Carage Door Keypad Carage Door Keypad Carage Door Carriage Style Deco Hardware Capinets (Included In Base Price) Capinets (Included In	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Access Door in Garage - Included Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostal Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Tankless LP/Gas Water Heater - Included Tankless LP/Gas Water Heater - Included Cabinets in Laundry Room - Included Tankless LP/Gas Water Heater - Included Tankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Dipgrade Options:  Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Poor Carriage Style Deco Hardware Treaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights CV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Chility Sink in Garage Doors Add Vindows to Garage Doors Add Vindows to Garage Doors Add Water Meter Dipgrade 2nd bath to tile surround Seat in Master Add Water Meter Dipgrade Insulation package R-15 walls Ceiling is R-44 Add Uptairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (523 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included Thermostat Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Congue and Groove #2 Knotty Pine Ceilling in Screen Porch - Included Cankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Upgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Carage Door Carriage Style Deco Hardware Carage Door Carriage Style Deco Hardware Carage Poor Carriage Style Deco Hardware Carage Poor Carriage Style Deco Hardware Carage Poor Carriage Style Deco Hardware Carage Can Lights Calditional Flood Lights Ca	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Thermostat Radiant Barrier Sheathing - Included Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tongue Street Included Tongue	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Carnkless LP/Gas Water Heater - Included Carnkless LP/Gas Water Heater - Included Cover 50k in Upgrades Included in Base Price  Dygrade Options: Coffered Ceiling in Living Room Calling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Carage Door Keypad Carriage Style Deco Hardware Carage Door Keypad Carage Door Carriage Style Deco Hardware Carage Door Carriage Carage Carage Carage Carage Door Carage Car	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Site Sand and Finished Oak Stair Treads - Included Cabinets in Laundry Room - Included Cabinets in Laundry Room - Included Carnkless LP/Gas Water Heater - Included Carnkless LP/Gas Water Heater - Included Cover 50k in Upgrades Included in Base Price  Dygrade Options: Coffered Ceiling in Living Room Calling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Carage Door Keypad Carriage Style Deco Hardware Carage Door Keypad Carage Door Carriage Style Deco Hardware Carage Door Carriage Carage Carage Carage Carage Door Carage Car	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Cabinets in Laundry Room - Included Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included Tankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Dipgrade Options:  Coffered Ceiling in Living Room  Ceiling fan in Secondary Bedrooms  Additional Recessed Can Lights  Additional Outdoor Outlets  Carage Door Keypad  Carage Door Keypad  Carage Door Carriage Style Deco Hardware  Carage Poor Keypad  Carage Door Carriage Style Deco Hardware  Carage Poor Keypad  Carage Poor Keypad  Carage Poor Keypad  Carage Poor Carriage Style Deco Hardware  Carage Poor Carriage Style Deco Ha	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Tongue and Groove #2 Knotty Pine Ceiling in Screen Porch - Included  Tankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Dipgrade Options:  Coffered Ceiling in Living Room  Deiling fan in Secondary Bedrooms  Additional Recessed Can Lights  Additional Outdoor Outlets  Darage Door Keypad  Darage Door Carriage Style Deco Hardware  Deaker Panel Generator Pigtail  Dackup Generator with Auto Transfer Switch and LP Gas  Additional Flood Lights  Declicated Breaker in Garage for Freezer / Refrigerator  Dood Replaces Microwave  Demove Fireplace  Dittity Sink in Garage Doors  Add Windows to Garage Doors  Add Water Meter  Dipgrade 2nd bath to tile surround  Deat in Master  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Bedroom #2  Hardwood in Bedroom #2  Hardwood at Landing and in Bonus Room  Donvert Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Tankless LP/Gas Water Heater - Included  Diver 50k in Upgrades Included in Base Price  Dipgrade Options:  Coffered Ceiling in Living Room  Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets  Sarage Door Keypad  Garage Door Carriage Style Deco Hardware  Breaker Panel Generator Pigtail  Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights  EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator  Hood Replaces Microwave  Remove Fireplace  Utility Sink in Garage  Add Windows to Garage Doors  Add Water Meter  Dipgrade 2nd bath to tile surround  Seat in Master  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood at Landing and in Bonus Room  Convert Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Dipgrade Options:  Coffered Ceiling in Living Room  Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets  Garage Door Keypad  Garage Door Keypad  Garage Door Carriage Style Deco Hardware  Breaker Panel Generator Pigtail  Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights  EV 240 Volt 30 amp in Garage  Dedicated Breaker in Garage for Freezer / Refrigerator  Hood Replaces Microwave  Remove Fireplace  Utility Sink in Garage  Add Trellis over both Garage Doors  Add Water Meter  Upgrade 2nd bath to tile surround  Seat in Master  Additional Recessed Shelves  Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Bedroom #2  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Screen Porch to Sun Room  Convert Screen Porch to Sun Room  Tile Floor in Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Upgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Grange Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Cedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Selves Leaf Guard on Gutters Upgrade 2nd bath to tile surround Geat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Jpgrade Options: Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Cedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Jtility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors Ceat in Master Additional Recessed Shelves Leaf Guard on Gutters Jpgrade Insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Landing and in Bonus Room Convert Screen Porch to Sun Room Convert Screen Porch to Sun Room Convert Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Keypad Garage Door Carriage Style Deco Hardware Greaker Panel Generator Pigtail Gackup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Ceiciated Breaker in Garage for Freezer / Refrigerator Clood Replaces Microwave Remove Fireplace Ceitity Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Cent Water Meter Cloprade 2nd bath to tile surround Geat in Master Additional Recessed Shelves Leaf Guard on Gutters Cloprade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Cardwood in Master Clardwood in Medroom #2 Clardwood in Bedroom #3 Convert Screen Porch to Sun Room Convert Screen Porch to Sun Room Convert Screen Porch to Sun Room Clile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Coffered Ceiling in Living Room Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Keypad Garage Door Carriage Style Deco Hardware Freaker Panel Generator Pigtail Gackup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Cedicated Breaker in Garage for Freezer / Refrigerator Good Replaces Microwave Remove Fireplace Etility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors Add Water Meter Dipgrade 2nd bath to tile surround Geat in Master Geat in Master God In Gutters Dipgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Ceiling fan in Secondary Bedrooms Additional Recessed Can Lights Additional Outdoor Outlets Carage Door Keypad Carage Door Keypad Carage Door Carriage Style Deco Hardware Creaker Panel Generator Pigtail Carage Generator with Auto Transfer Switch and LP Gas Additional Flood Lights CEV 240 Volt 30 amp in Garage Cedicated Breaker in Garage for Freezer / Refrigerator Clood Replaces Microwave Cemove Fireplace Cedicated Breaker in Garage Doors Cedicated Breaker in Garage In Garage Cedicate Cedicated Breaker in Garage Cedicated Breaker Cedicated Breaker Cedicated Breaker Cedicated Breaker Cedicated Breaker Cedic	\$330 \$125 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Additional Recessed Can Lights Additional Outdoor Outlets Garage Door Keypad Garage Door Keypad Garage Door Carriage Style Deco Hardware Greaker Panel Generator Pigtail Gackup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Glood Replaces Microwave Remove Fireplace Jitility Sink in Garage Doors Add Windows to Garage Poors Add Windows to Gara	\$125 \$150 \$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Additional Outdoor Outlets Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtall Gackup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Good Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Service	\$150 \$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Garage Door Keypad Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors Add Windows to tile surround Geat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$150 \$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Garage Door Carriage Style Deco Hardware Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Jtility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Red Water Meter Juggrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Juggrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Screen Porch to Sun Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$150 \$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors Eat in Master Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$750 \$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Breaker Panel Generator Pigtail Backup Generator with Auto Transfer Switch and LP Gas Additional Flood Lights EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors Eat in Master Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Additional Flood Lights  EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors And Water Meter Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$14,500 \$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Additional Flood Lights  EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors And Water Meter Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$250 \$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
EV 240 Volt 30 amp in Garage Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors Remove Fireplace  Add Windows to Garage Doors Remove Fireplace  Digrade 2nd bath to tile surround Reat in Master Additional Recessed Shelves Leaf Guard on Gutters Digrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Bedroom #3 Hardwood in Goner Forch to Sun Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$450 \$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Dedicated Breaker in Garage for Freezer / Refrigerator Hood Replaces Microwave Remove Fireplace  Jillity Sink in Garage  Add Trellis over both Garage Doors Add Windows to Garage Doors Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Doors  Add Windows to Garage Red  Additional Recessed Shelves  Leaf Guard on Gutters  Jupgrade insulation package Re-15 walls Ceiling is Re-44  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Master  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Screen Porch to Sun Room  Convert Screen Porch to Sun Room  File Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$150 \$2,400 -\$2,000 \$950 \$2,950 \$500		
Hood Replaces Microwave Remove Fireplace  Jitility Sink in Garage  Jiti	\$2,400 -\$2,000 \$950 \$2,950 \$500		
Remove Fireplace  Jitlity Sink in Garage  Add Trellis over both Garage Doors  Add Windows to Garage Doors  Add Upgrade 2nd bath to tile surround  Seat in Master  Additional Recessed Shelves  Leaf Guard on Gutters  Jugrade insulation package R-15 walls Ceiling is R-44  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Master  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood in Bedroom #3  Hardwood in Landing and in Bonus Room  Convert Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	-\$2,000 \$950 \$2,950 \$500		
Utility Sink in Garage Add Trellis over both Garage Doors Add Windows to Garage Doors And Windows to Garage Doors And Water Meter Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood in Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$950 \$2,950 \$500		
Add Trellis over both Garage Doors Add Windows to Garage Doors And Windows to Garage Doors And Windows to Garage Doors And Water Meter  Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$2,950 \$500		
Add Windows to Garage Doors  2nd Water Meter  Upgrade 2nd bath to tile surround  Seat in Master  Additional Recessed Shelves  Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Master  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood at Landing and in Bonus Room  Convert Screen Porch to Sun Room  Tile Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$500		
2nd Water Meter  Upgrade 2nd bath to tile surround  Seat in Master  Additional Recessed Shelves  Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44  Add Upstairs Bonus Room w/ Full Bath  Hardwood in Master  Hardwood in Bedroom #2  Hardwood in Bedroom #3  Hardwood at Landing and in Bonus Room  Convert Screen Porch to Sun Room  File Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water			
Upgrade 2nd bath to tile surround Seat in Master Additional Recessed Shelves Leaf Guard on Gutters Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water			
Seat in Master Additional Recessed Shelves Leaf Guard on Gutters  Juggrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$1,680		
Additional Recessed Shelves Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room  Cile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$2,900		
Leaf Guard on Gutters  Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$750		
Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$350		
Upgrade insulation package R-15 walls Ceiling is R-44 Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$2,800		
Add Upstairs Bonus Room w/ Full Bath Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$1,650		
Hardwood in Master Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Cile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$51,000		
Hardwood in Bedroom #2 Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Cile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$2,850		
Hardwood in Bedroom #3 Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room File Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water			
Hardwood at Landing and in Bonus Room Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$1,545		
Convert Screen Porch to Sun Room Tile Floor in Screen Porch (\$23 PSF) Recirculating Pump for Instant Hot Water	\$1,545		
File Floor in Screen Porch (\$23 PSF)  Recirculating Pump for Instant Hot Water	\$1,945		
Recirculating Pump for Instant Hot Water	\$16,000		
	\$6,256		
Outside LP/Gas Line for Grill	\$1,500		
Saloide El 70as Ellie foi Offili	\$1,250		
Jpgrade Sub Total			
Additional PSF Upgrades:			
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		
_ot Purchase Price			
nitial Survey			
Builder Risk	\$850		
andscaping	\$850 \$900		
· ·			
	\$900		





## **Included Interior Features:**

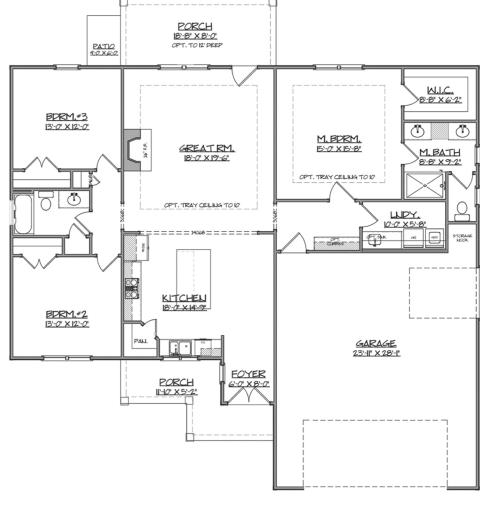
- ~ Stainless Whirlpool Appliance Package (Refrigerator Not Included)
- ~ Carpet in Bedrooms
- ~ LVT Flooring in Baths & Laundry Room
- ~ LVT Flooring in Dining Room, Kitchen, Hallways and Great Room
- ~ Granite Countertops
- ~ Sold Wood Cabinets

(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



### The Sinclair Worksheet

1,774 HSF | 3 Bed / 2 Bath

Base Price			\$319,900
	Price	QTY	
Included Features:			
Tray Ceiling in Master Bedroom - Included			
Tray Ceiling in Living Room - Included			
Recessed Floor Outlet - Included			
8' Remote Controlled Golf Cart Garage - Included			
Motion Sensor Light in Pantry <b>- Included</b>			
Dual Fuel Electric and Gas Hookup for Stove/Oven - Included			
Utility Sink in Laundry Room - Included			
Solid Wood Cabinets with Soft Close Doors Drawers and Pullout Bottom Cabinets - Included			
Thermostat Radiant Barrier Sheathing - Included			
Cabinets in Laundry Room - Included			
Over 20k In upgrades included in base price			
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		
Upgrade Sub Total			
Additional PSF Upgrades:			
Additional SQFT in Garage	105/sqft		
Additional Driveway and Sidewalk (labor and material) over 1000sqft	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		
Lot Purchase Price			
Initial Survey	\$850		
Builder Risk	\$900		
Landscaping	\$16,000		
Site Prep and Foundation Upcharge	\$15,000-\$85,000		
· · · · · · · · · · · · · · · · · · ·			
Total			