

DESIGN FEATURES *for the AMELIA*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble bowl vanities with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, powder room, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and lock sets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, pantry, and powder room
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



SEAWATCH
AT SUNSET HARBOR

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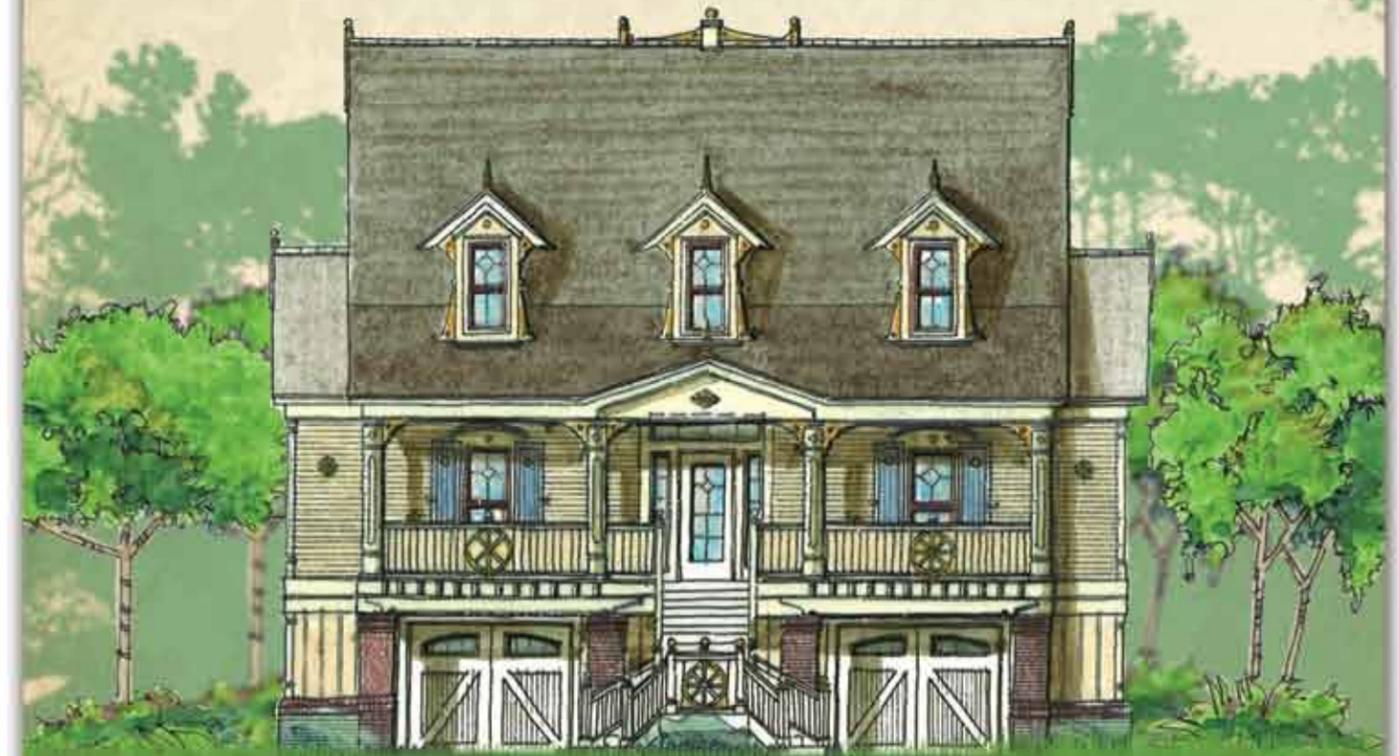


EQUAL HOUSING
OPPORTUNITY

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the AMELIA



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



the AMELIA RAISED LOW COUNTRY HOME

The Amelia home is creatively designed and elevated to capture and maximize the beautiful Mercer Mill Creek and panoramic, pristine nature views at Seawatch®. Architecturally, this home is well-balanced and crafted with classic columns on its broad sweeping front porch, matching dormers, and carriage-style garage doors. Designed with a fabulous view in mind, the main living area is located on the second level of the home, perfect for taking in the captivating sights of wildlife, a tidal creek, salt marshes, and scenic nature preserves. Guest quarters, a workshop, and ample storage space make the downstairs level of the home fully functional.

The Signature Series starts with our plan, but becomes your home design. These homes offer extraordinary value, quality construction and the detail that all Mark Saunders Luxury Homes® are known for. All designs and floor plans in the series offer a substantial list of custom possibilities to assist you in creating your dream home. The Signature Series is superior craftsmanship, lasting value, architectural innovation, beautiful designs and attention to detail in your home at an affordable price.

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FIRST LEVEL



SECOND LEVEL

THE AMELIA	
3 Bedrooms and 2 ½ Baths	
Climate Controlled	1,998 sq.ft.
Covered Porches	400 sq.ft.
Open Deck	200 sq.ft.
Garage	740 sq.ft.
Total Living Area	3,338 sq.ft.

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DESIGN FEATURES *for the* ARCADIAN
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, powder room, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, pantry, and powder room
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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EQUAL HOUSING
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the ARCADIAN



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



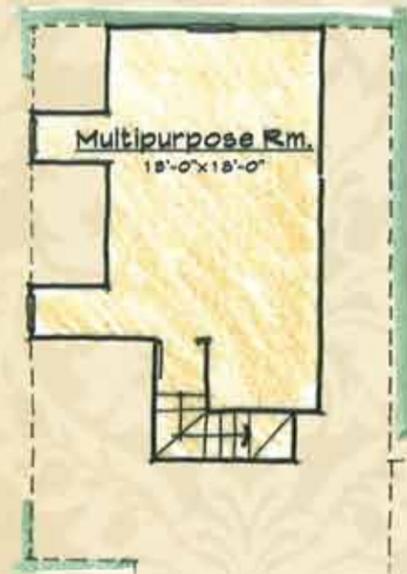
the ARCADIAN LOW COUNTRY HOME

The beauty of the Arcadian is found in its traditional low country exterior design, an expansive porch with elegant columns greets you with decorative bracketing and details, and a well balanced roof line including a unique "Widow's Walk" and three grand dormers add style and elegance to this home. Inside, the Arcadian flourishes with a nicely appointed great room complete with cozy fireplace and custom cabinetry, a lovely kitchen centered between the casual breakfast room and formal dining room, private guest rooms, and an expansive owner's retreat. Traditional and elegant the Arcadian Low Country home is a wonderful living environment in Seawatch®.

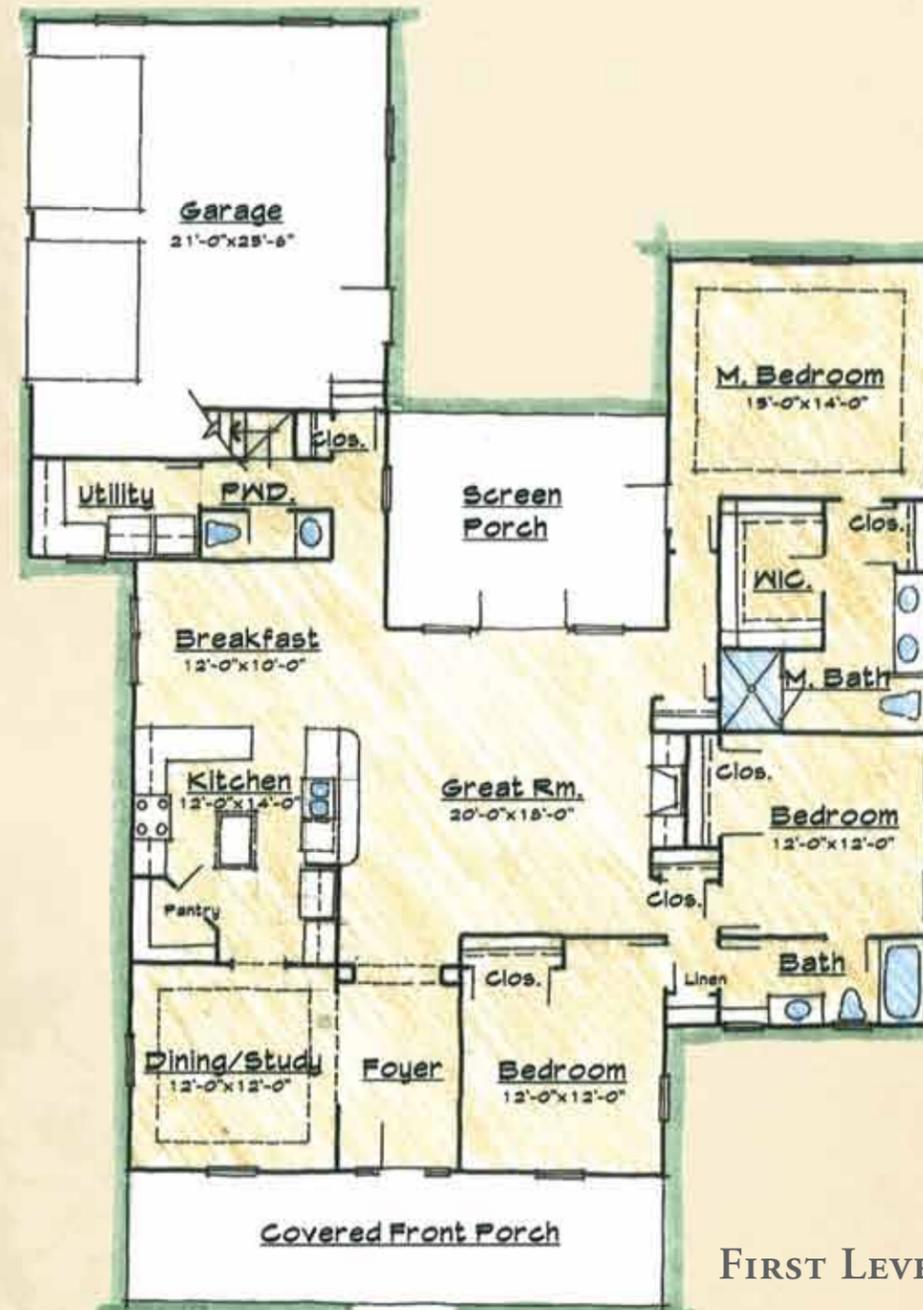
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SECOND LEVEL



FIRST LEVEL

THE ARCADIAN	
3 Bedrooms and 2 ½ Baths	
Climate Controlled	1,938 sq.ft.
Covered Porches	452 sq.ft.
Garage	520 sq.ft.
Total Living Area	2,910 sq.ft.

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DESIGN FEATURES *for the ARIEL*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble single bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the ARIEL



the MARK SAUNDERS SIGNATURE SERIES
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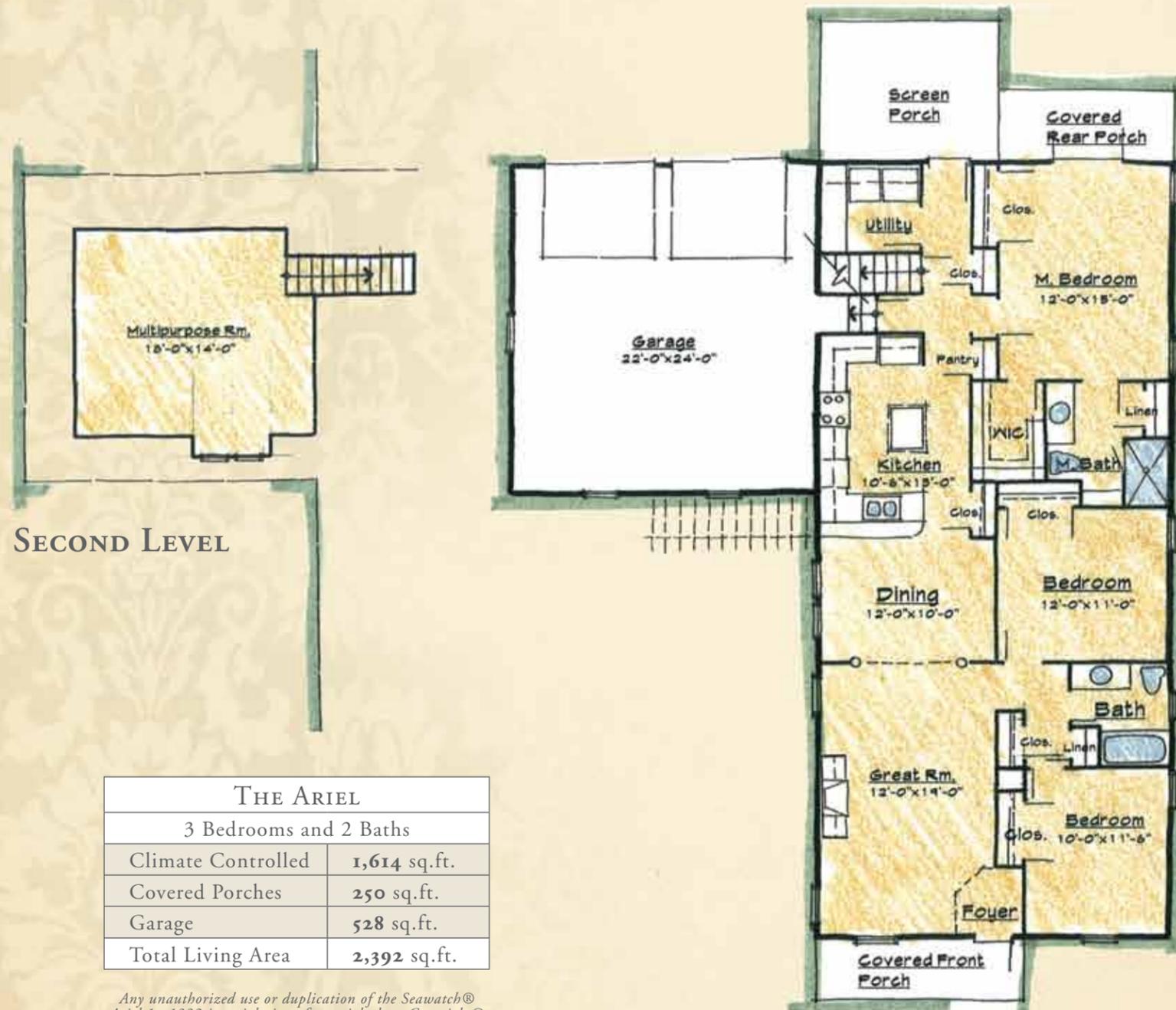
the ARIEL WESTLAKE HOME

The Ariel combines coastal Carolina accents and stylistic details reminiscent of popular 19th century architecture, influenced by English architect Charles Locke Eastlake. His book on furniture designs "Hints of Household Taste" provided the foundation for both the Eastlake and Westlake styles found within the Seawatch® community. Traditionally, furniture makers imitated architectural forms, but Eastlake's homes reversed that process and architectural ornamentation was borrowed from the angular, notched, and carved furniture pieces intended for the inside of the home.

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FIRST LEVEL

SECOND LEVEL

THE ARIEL	
3 Bedrooms and 2 Baths	
Climate Controlled	1,614 sq.ft.
Covered Porches	250 sq.ft.
Garage	528 sq.ft.
Total Living Area	2,392 sq.ft.

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DESIGN FEATURES *for the CHASSEUR*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the CHASSEUR



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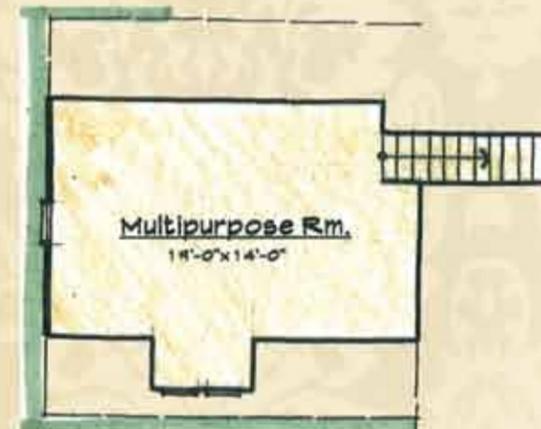
the CHASSEUR COTTAGE HOME

The Chasseur Cottage at Seawatch® is a spacious home with a cozy coastal Carolina feel. Encompassing 1,797 heated square feet with 3 bedrooms and 2 bathrooms, a gourmet kitchen with cooking island, a spacious owner's retreat, an open deck, covered and screened porches, and a decorative cupola that perfectly distinguishes the roof line, this home style offers you the cottage experience in an elegant setting.

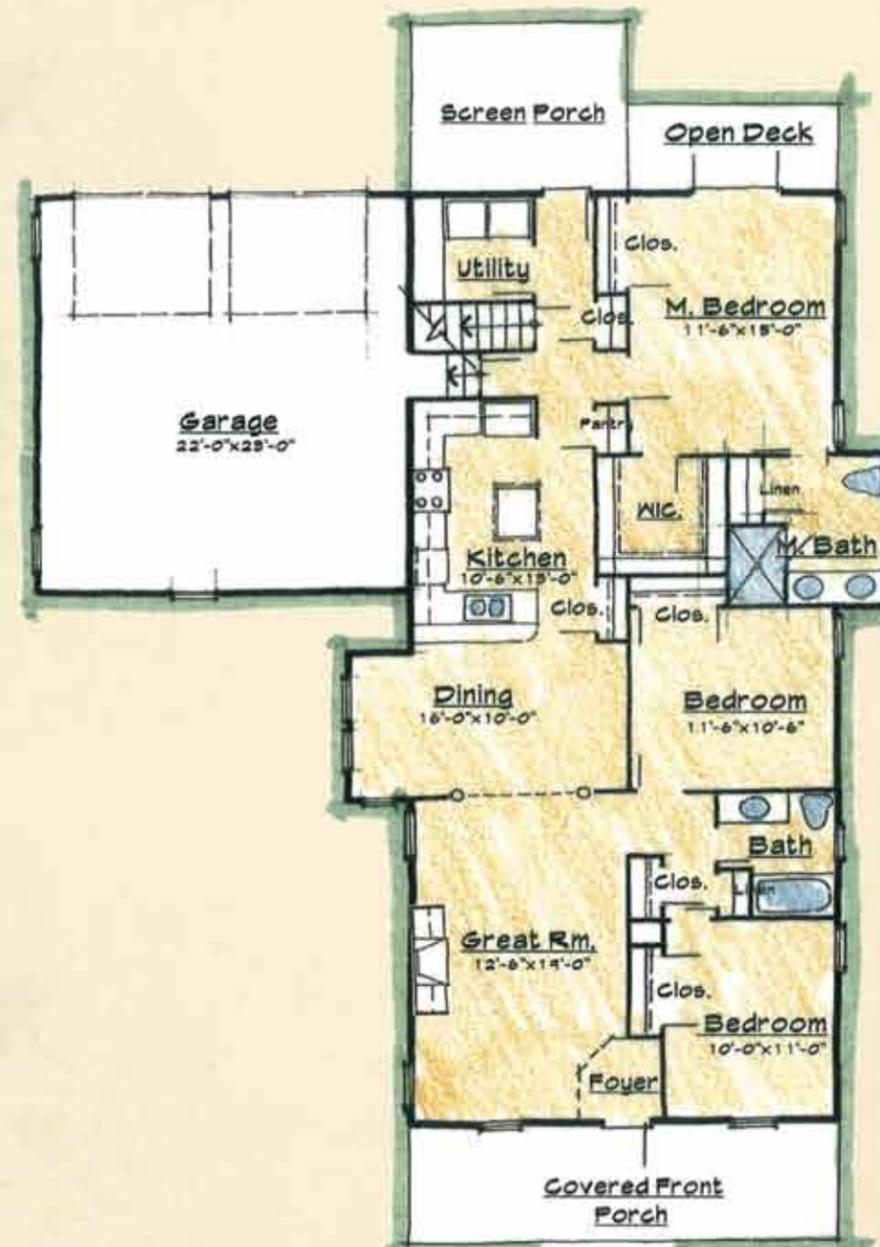
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SECOND LEVEL



FIRST LEVEL

THE CHASSEUR	
3 Bedrooms and 2 Baths	
Climate Controlled	1,797 sq.ft.
Covered Porches	300 sq.ft.
Open Deck	60 sq.ft.
Garage	506 sq.ft.
Total Living Area	2,663 sq.ft.

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DESIGN FEATURES *for the GAZELA*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the GAZELA



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



the GAZELA CRAFTSMAN HOME

The Seawatch® Gazela is a Craftsman style home, which is an expression of a popular architectural form from the early 1900s that favored the beauty of traditional hand craftsmanship and natural materials. Integrating traditional coastal architecture and the very best of the Craftsman style, the Gazela features numerous windows with beautiful grill patterns, distinct columns with detailed bracketing, and a carefully crowned roof line with central cupola. Inside, a charming arrangement of continuous living and dining space connects to an outdoor screened porch, a grand owner's retreat, and two guest suites providing ample space for entertaining when family and friends visit the Carolina coast.

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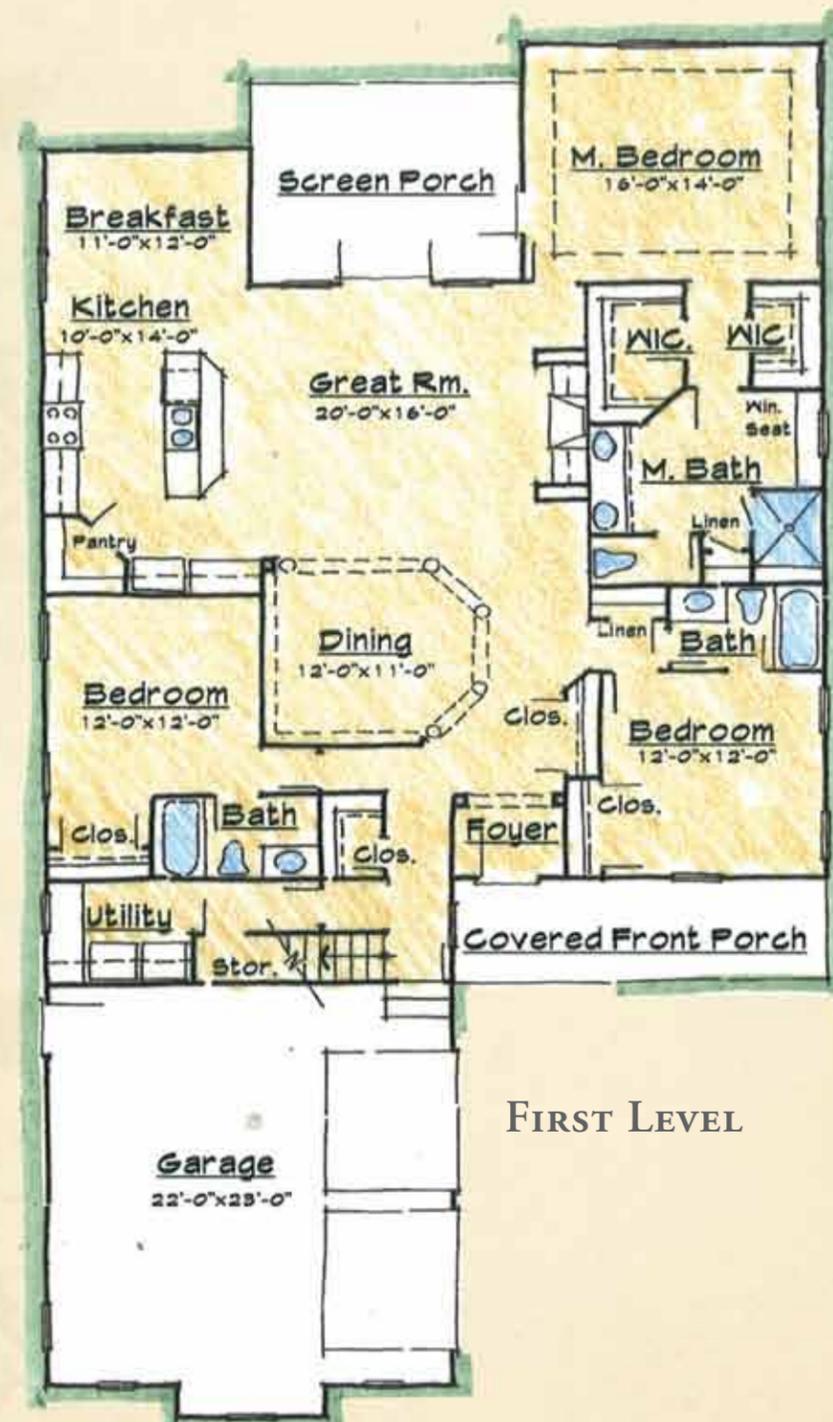
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THE GAZELA	
3 Bedrooms and 3 Baths	
Climate Controlled	2,239 sq.ft.
Covered Porches	288 sq.ft.
Garage	522 sq.ft.
Total Living Area	3,049 sq.ft.

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SECOND LEVEL



FIRST LEVEL

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DESIGN FEATURES *for the GENESTA*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, powder room, and bedrooms
- Smooth finish 10' ceilings on the first level and 9' ceilings on the second level
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in

- satin nickel
- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, pantry, and powder room
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



SEAWATCH
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the GENESTA



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



the GENESTA CONCH HOME

The Genesta is inspired by architecture first seen in Key West, Florida in the late 19th century. Influenced by natives of the West Indies, the earliest examples of this historical style were crafted by ships' carpenters using a cross-braced timber system commonly found in shipbuilding. Featuring double level porches, ample windows, tall ceilings, and an open floor plan, the design for the Genesta is an expression of the Seawatch® Conch style and encompasses the simplicity of one level living on the first floor and nicely appointed guest rooms on the second.

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FIRST LEVEL



SECOND LEVEL

THE GENESTA	
3 Bedrooms and 2 1/2 Baths	
Climate Controlled	2,540 sq.ft.
Porches & Decks	438 sq.ft.
Garage	598 sq.ft.
Total Living Area	3,576 sq.ft.

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DESIGN FEATURES *for the GLENLEE*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the GLENLEE



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



the GLENLEE CRAFTSMAN HOME

The Glenlee is destined to be a favorite look for the Seawatch® community with its beautiful Craftsman architectural features, including elaborate door and window surrounds, covered porch and roof line bracketing, and other stylistic details such as the use of classical pediments and a perfectly placed cupola. Inside, discover an open floor plan with a spacious great room complete with a cozy fireplace surrounded by custom built cabinetry, a cottage-style breakfast nook, an owner's retreat featuring two walk-in closets for abundant wardrobe storage, two guest suites, each with its own private bath, and a spacious multipurpose room.

The Signature Series starts with our plan, but becomes your home design. These homes offer extraordinary value, quality construction and the detail that all Mark Saunders Luxury Homes® are known for. All designs and floor plans in the series offer a substantial list of custom possibilities to assist you in creating your dream home. The Signature Series is superior craftsmanship, lasting value, architectural innovation, beautiful designs and attention to detail in your home at an affordable price.

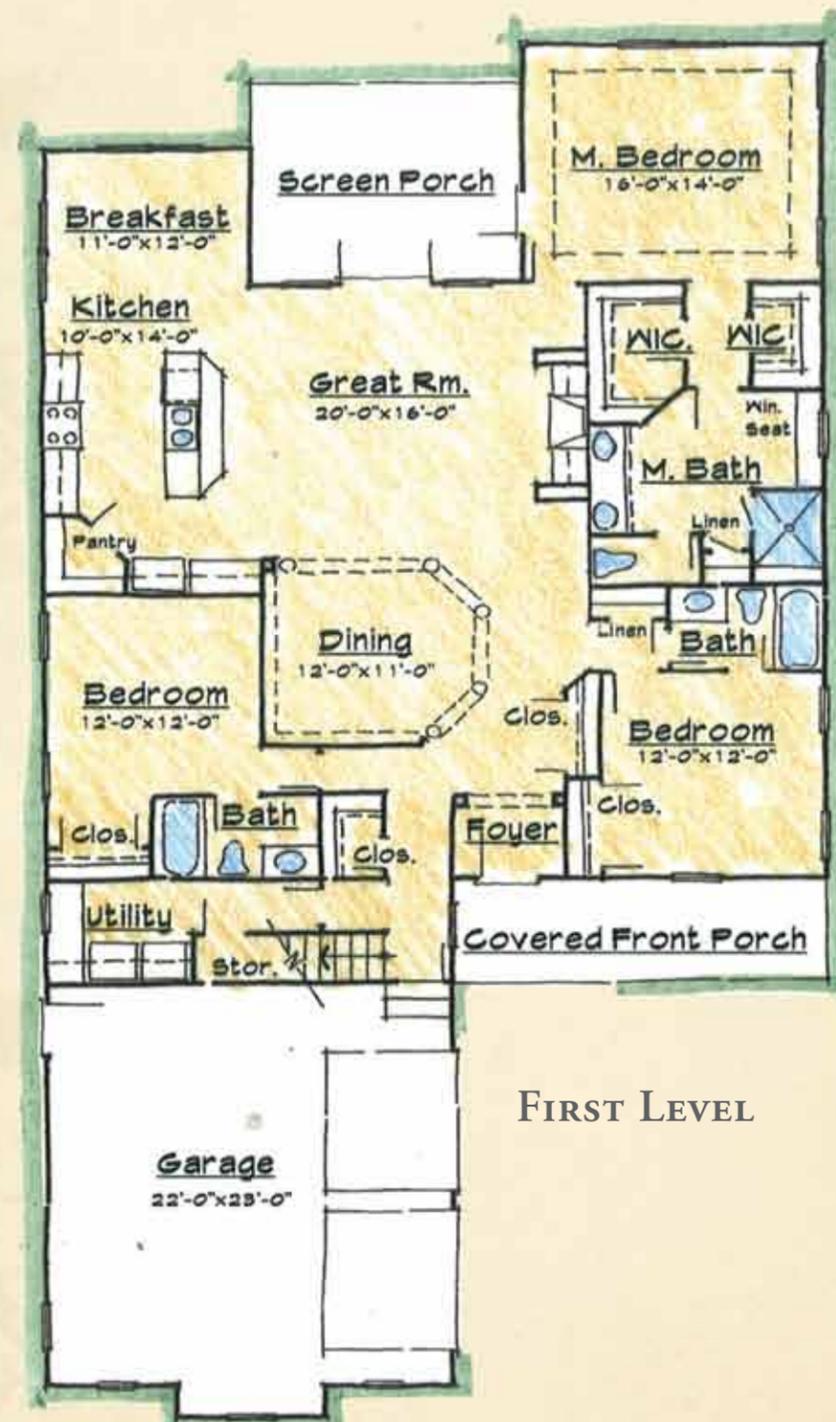
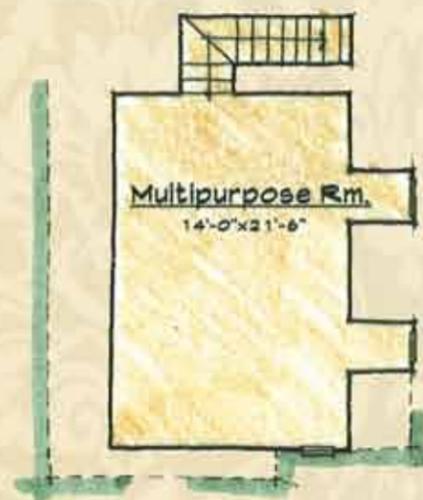
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THE GLENLEE	
3 Bedrooms and 3 Baths	
Climate Controlled	2,239 sq.ft.
Covered Porches	288 sq.ft.
Garage	522 sq.ft.
Total Living Area	3,049 sq.ft.

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SECOND LEVEL



FIRST LEVEL

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DESIGN FEATURES *for the NORDA*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and lock sets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the NORDA



the MARK SAUNDERS SIGNATURE SERIES
at Seawatch at Sunset Harbor®



the NORDA CAPE HOME

The Seawatch® Norda blends traditional Cape Cod and coastal North Carolina architecture, including gambrel and bell-shaped roofs, continuous shingle coverage, and a beautiful open veranda. This home features lots of windows allowing the natural sunlight to cascade throughout, a pleasant owner's retreat that opens to a screened porch and a continuous living and dining area, all which promote a feeling of warmth and spaciousness.

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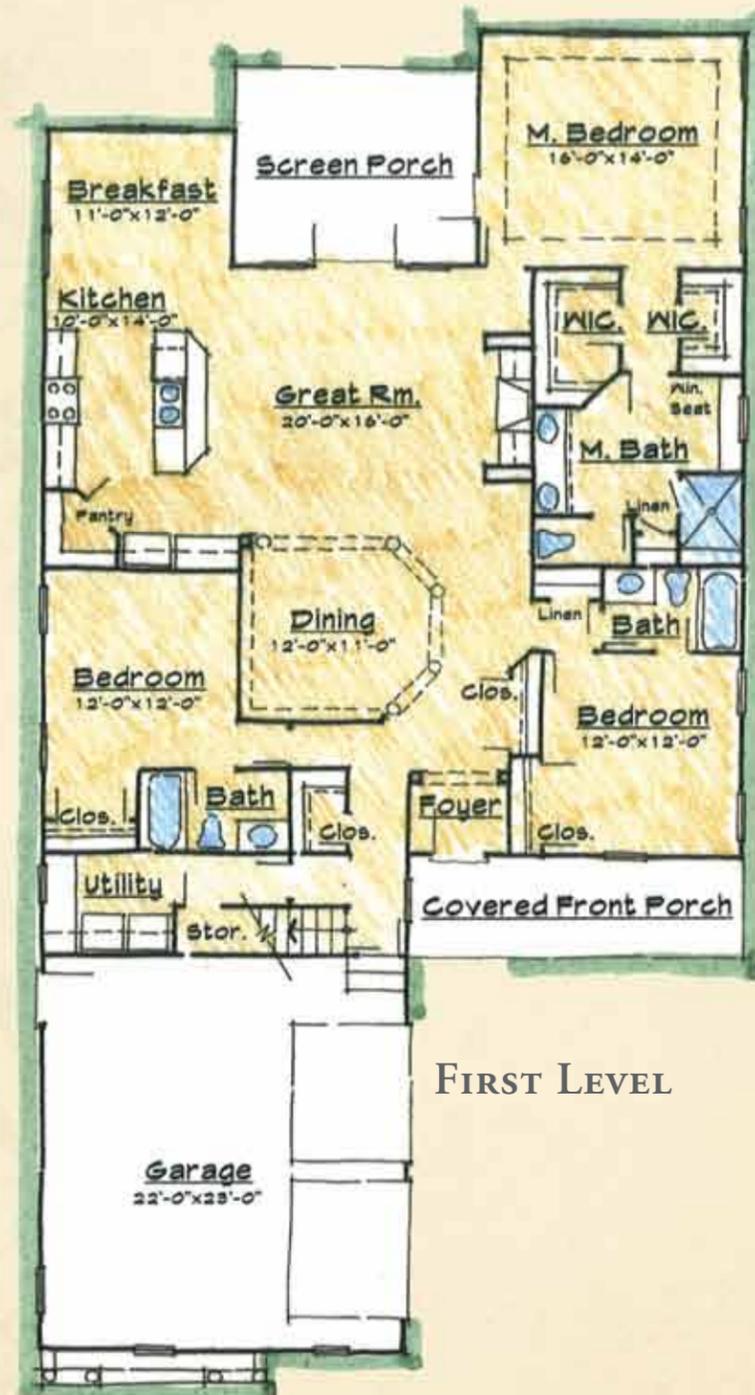
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THE NORDA	
3 Bedrooms and 3 Baths	
Climate Controlled	2,239 sq.ft.
Covered Porches	288 sq.ft.
Garage	506 sq.ft.
Total Living Area	3,033 sq.ft.

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SECOND LEVEL



FIRST LEVEL

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DESIGN FEATURES *for the OLOFFSON*
at SEAWATCH AT SUNSET HARBOR®

OWNER'S RETREAT

- Spacious walk-in closet for abundant wardrobe storage
- Comfort height water closet
- Shower with ceramic tile walls and glass door enclosure
- Cultured marble double bowl vanity with mirror
- "Brantford or Eva Collection" Moen® chrome faucets

GOURMET KITCHEN

- Granite counter tops with undermount stainless steel double bowl sink
- Cabinetry by 6 Square Cabinets® with raised wood panel doors and crown molding (select from various door styles and finishes)
- Superior GE® Stainless Steel appliances with self-cleaning range, 25.3 cu.ft. refrigerator, garbage disposal, microwave, and dishwasher
- "Camerist Collection" Moen® chrome faucet

INTERIOR FEATURES

- Professional interior design coordinator
- Classic trim details, including oversized baseboards throughout, large window and door casings, and decorative crown molding in the great room, foyer, dining room, kitchen, and bedrooms
- Smooth finish 9' ceilings
- Sherwin Williams® paint, choice of two colors
- "Plymouth" Schlage® door hardware and locksets in satin nickel

- Hardwood flooring in great room, dining room, gourmet kitchen, foyer, and pantry
- Ceramic tile flooring in baths and laundry room
- Plush Mohawk® carpeting in remaining areas of residence
- Cozy fireplace, including gas logs, wooden mantle, slate hearth and built-in cabinets

ARCHITECTURAL AND EXTERIOR FEATURES

- Innovative architectural design
- Raised concrete foundation with oversized tumbled brick finish, per plan
- Low maintenance James Hardie® siding with intricate boxing and trim, per exterior elevation
- Architectural 30-year shingles
- Landscaping with sod and automatic irrigation system
- Conceptual architectural design approval
- Amarr® "Classica" steel insulated garage doors
- Seawatch® mail and newspaper box

GREEN ENERGY & SAFETY FEATURES

- Efficient Low-E insulated double pane vinyl windows with screens
- Energy efficient heating and cooling system with digital thermostats
- Durable Therma-Tru® or Plastpro® insulated front door
- Ceiling fans in great room and all bedrooms
- Full six-year structural warranty



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the **OLOFFSON**



the **MARK SAUNDERS SIGNATURE SERIES**
at Seawatch at Sunset Harbor®



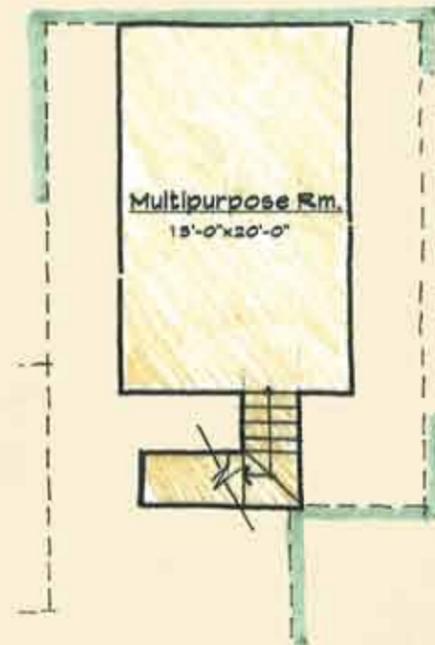
the OLOFFSON LOW COUNTRY HOME

Southern Low Country architecture is the inspiration behind the elegant Oloffson. A full-length porch serves as both an inviting entrance and a place for sitting and entertaining. Three distinct dormers on the front of the home can be found above the porch, and large windows are centered between the front porch columns, blending a style that is formal and casual. Inside and through the foyer, the Oloffson opens to a grand great room complete with a cozy fireplace and custom cabinetry, a spacious kitchen that can be intimate or part of the great room, two guest rooms, and an owner's retreat with large walk-in closets, a well appointed bathroom, and a private entrance to a screened porch that can be used year round in the temperate coastal Carolina climate.

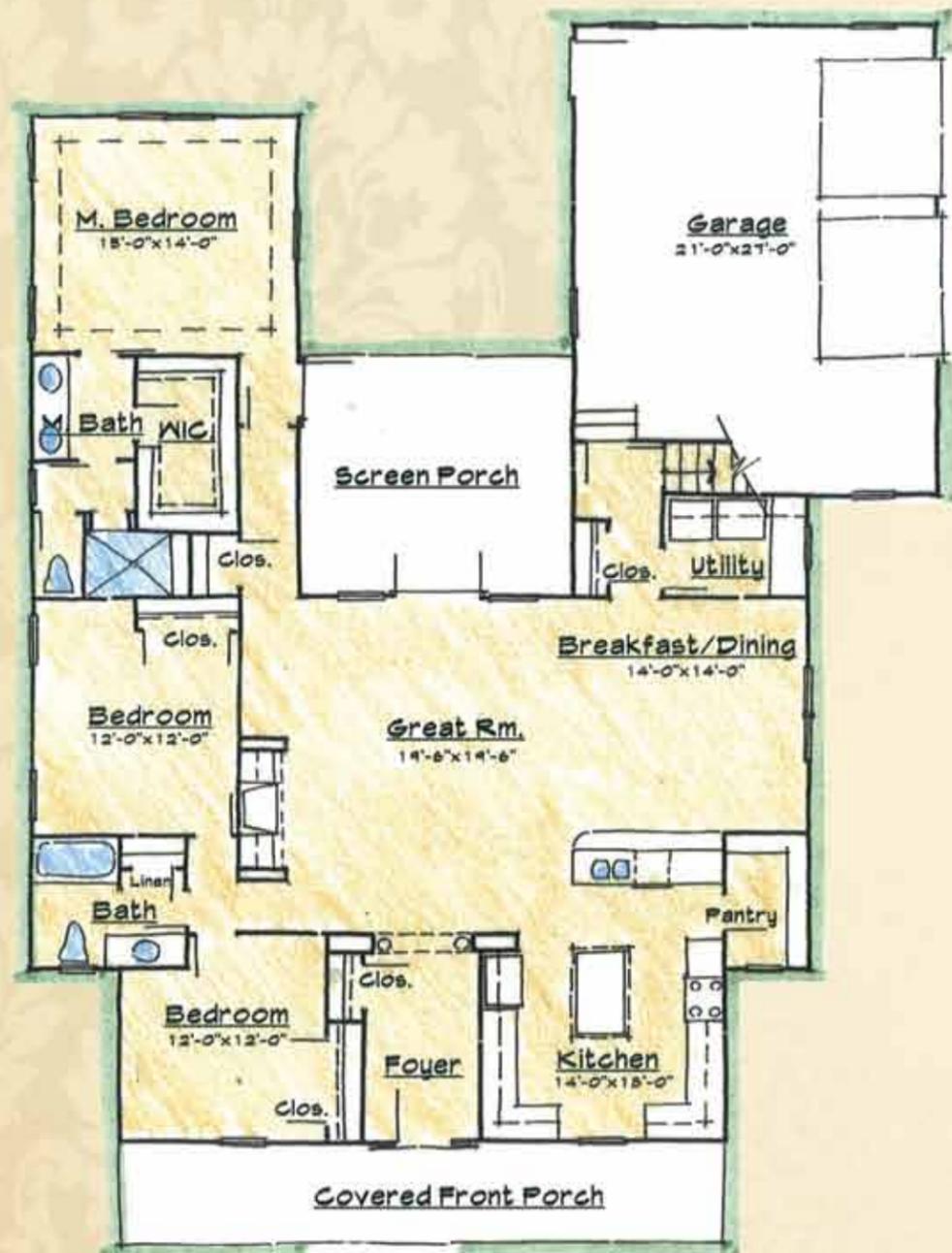
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SECOND LEVEL



FIRST LEVEL

THE OLOFFSON	
3 Bedrooms and 2 Baths	
Climate Controlled	2,175 sq.ft.
Covered Porches	434 sq.ft.
Garage	567 sq.ft.
Total Living Area	3,176 sq.ft.

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