



EDGEWATER

LOT 22
5244 ADMIRALS LANDING
WINDSOR H PLAN

2,071 SQ. FT. WITH 2-CAR GARAGE
SINGLE-STORY RANCH HOME



OFFERED FOR SALE WITH SPRING DELIVERY - \$459,990

- 3 Bedrooms, 2 Baths and Study
- Designer Kitchen Features Upgraded White Cabinetry and Features, Granite Counters, Large Island, Stainless Steel Appliances including Gas Double Oven Range, Raised Dishwasher, Herringbone Tile Backsplash and Pantry
- Upgraded Trim Package
- Spacious Primary Suite with Tray Ceiling, Walk-in Closet, Double Vanity, and Custom Walk-in Oversized Shower with Slide Bar Shower and Handheld Sprayer
- Luxury Vinyl Plank Flooring in Foyer, Kitchen, Dining Area, Great Room, and Laundry Room
- Covered Porch off Dining Area
- Front Porch and 2-Car Garage

FOR MORE INFORMATION CONTACT BRIAN
704-776-1079 • SALES@BROADSTREETHOMES.COM

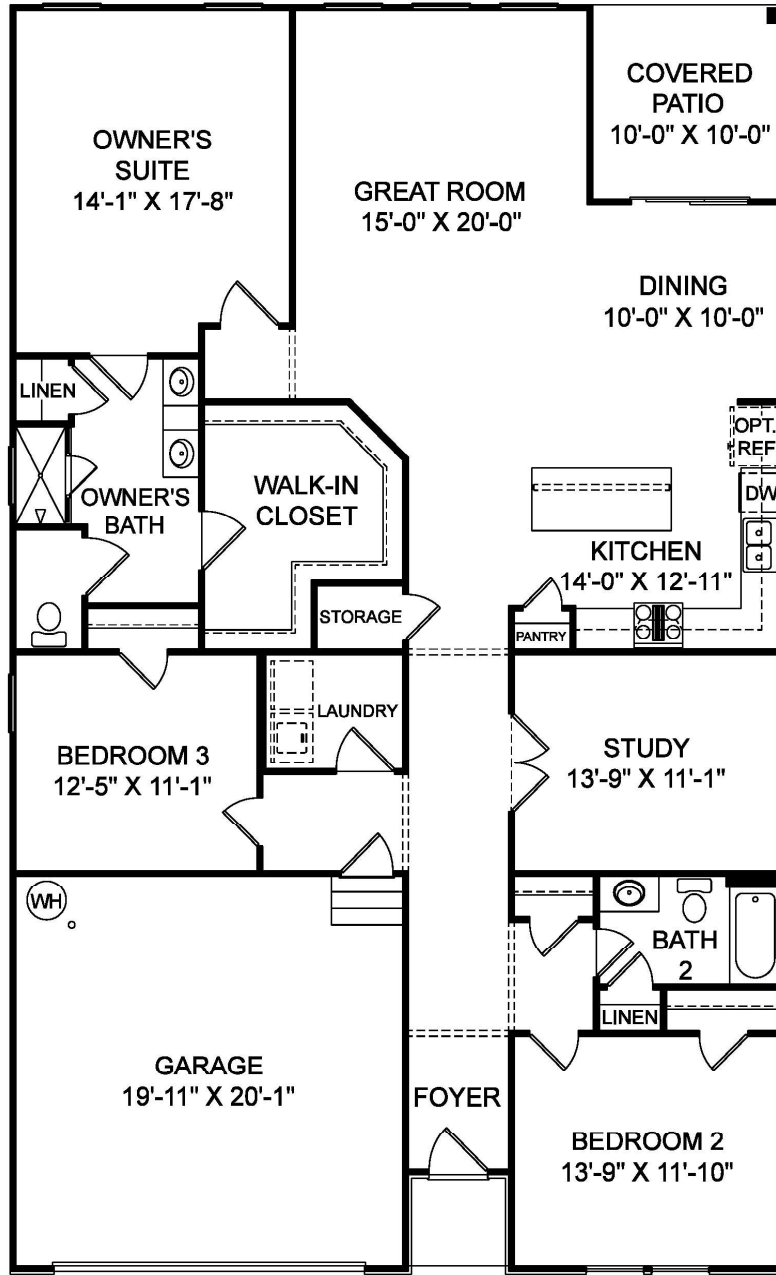


Plans, prices, included and optional features, specifications, available lots and locations are subject to change without notice. Please see Sales and Marketing Representative for details. Square footages are approximate and are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, brand names, etc. with items of equal or higher value in our sole opinion. Color and size variations may occur. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law.



BROADSTREET
Homes

704-430-2030



First Floor

broadstreethomes.com

In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate and can vary in production. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match. Please consult our sales representative for details.



EXTERIOR FINISHES

- **Engineered structural steel framing construction**
- Distinctive architectural elevations with stone accents (per plan) and low maintenance features
- Cementitious siding
- 30-year architectural shingles with limited lifetime warranty
- 12" gable overhangs (per plan) with maintenance free vinyl soffit
- Seamless gutters and downspouts with splash blocks
- Low E Energy Star®, double glazed, single hung vinyl white windows with tilt sash and decorative grids (per plan)
- Fiberglass raised panel front door with brushed nickel hardware
- Fully drywalled garage
- Carriage style low maintenance garage door with hardware
- 1/2 hp chain drive garage opener with 2 remotes
- 2 exterior hose bibs (per plan)
- Professionally designed landscape package utilizing native plant species
- Fescue sod to rear corners of home; seed and straw back yard up to undisturbed natural area
- 3 zone irrigation system
- Concrete patio (per plan)
- Two car width concrete driveway and 3' wide concrete lead walk
- Public water and sewer

HVAC AND PLUMBING

- High efficiency 16 Seer HVAC system with gas heat
- Controlled dampers for equal air flow
- Programmable digital thermostat
- 50 gallon electric hot water heater
- Optional utility sink in laundry room available (per plan)

INSULATION

- R-15 exterior wall
- R-19 floor above unconditioned space
- R-38 ceilings (batt and/or blown)
- Certificate in home for specs, date, type and "R" factors

ELECTRICAL

- LED efficient disc lights throughout (per plan)
- Brushed nickel lighting package (per plan)
- Ceiling fan pre-wires in great room, flex room/study, and all bedrooms
- 200 AMP electrical service panel
- Weather protected GCFI outlets on front and rear of home (per plan) and GFI outlets in all baths and kitchen (per plan)
- CO2 and smoke detectors hardwired with battery back-up (locations per plan)
- Structured Wiring Package





KITCHEN

- 36" maple cabinetry with crown molding and brushed nickel pulls
- Granite countertops
- Oversized kitchen island (per plan)
- Stainless steel 60/40 undermount sink and in sink food waste disposal system
- Stainless Steel microwave, self-cleaning smooth top double oven range and dishwasher. Optional Gas Range available.
- Brushed nickel kitchen faucet with pull-down sprayer
- Spacious pantry storage (per plan)

BATHS

- Ceramic tile shower with corner seat, acrylic pan and glass door in Owners' suite bath
- One piece fiberglass tub and shower unit in secondary baths
- Ceramic tile floors in all baths
- Raised height maple vanities with cultured marble vanity tops in all baths
- Double bowl sinks in Owners' suite bath
- Chrome plumbing fixtures
- Elongated water saver toilets
- Private water closet (per plan)
- High efficiency exhaust fans
- Ventilated shelving in linen closets (per plan)

FLOORING

- 6" luxury vinyl plank flooring in Foyer, Kitchen, Dining, Laundry & Drop Zone (per plan)
- Carpeting in Great Room, Bedrooms, Flex/Study with 6lb padding

INTERIOR FINISHES

- Raised two panel interior doors
- Brushed nickel interior and exterior hardware
- 2-1/4" door casing
- Elegant 4-1/4" baseboards in heated areas
- 9' smooth ceiling height on main floor
- 8' ceiling height on 2nd floor bonus room and suite
- Interior paint package with white trim

PEACE OF MIND

- Pre-Construction Orientation meeting with your construction manager to review all the details of your home including floor plan, selections, timelines, and a guided site walk
- Pre-Drywall Orientation meeting with your construction manager to walk through your home prior to drywall installation
- Pre-Settlement Orientation, prior to closing with your construction manager, who will demonstrate and familiarize you with the benefits and features of your new home, including warranties
- *StreetSmart* Program—Ask about all of the smart energy saving and sustainability features included in every Broadstreet Home
- Structural Home Warranty
- Manufacturer warranties on all appliances and mechanical components
- 1 year workmanship warranty providing surety coverage from the day of closing





COMMUNITY AMENITIES



EDGEWATER

As part of the community HOA, enjoy access to the pool, tennis courts, walking trails, the waterfront pavilion, community events and activities.



The Edgewater Golf Club and Edgewater Marina provide additional opportunities for golf and boating enthusiasts!

Contact edgewatergc.com directly for information on fees, slip rentals and more.



BROADSTREET *Homes*

COMMUNITY AMENITIES



EDGEWATER

Public Schools Currently Assigned:

Erwin Elementary School
1477 Locustwood Aveue
Lancaster, SC 29720
803-285-8484

South Middle School
1551 Billings Drive
Lancaster, SC 29720
803-283-8416

Lancaster High School
325 Woodland Drive
Lancaster, SC 29720
803-283-2001

Public Utility Providers:

Duke Energy (Electric)

800-777-9898

duke-energy.com

LCNGA (Natural Gas)

803-285-2045

lcngasc.com

LCWSD (Water & Sewer)

803-285-6919

lcwasd.org

Comporium (Internet/CATV/Phone)

888-403-2267

comporium.com

Edgewater Homeowners Association:

Braesael Management LLC

704-847-3507

Capital Contribution: \$500.00 at time of closing

Fees: \$656.00 paid annually



Lot 162	11252 Island View Lane	SOLD
Lot 176	10408 Lakeshore Drive	SOLD
Lot 184	10354 Lakeshore Drive	HOMESITE
Lot 185	10348 Lakeshore Drive	SOLD
Lot 350	13432 Portside Lane	SOLD
Lot 353	13450 Portside Lane	SOLD



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