

# 9792 Verdun Court, Fort Mill

.26 Acre Home Site



Rendering for illustrative purposes only.

## NOTTINGHAM ELEVATION B WITH UNFINISHED BASEMENT 3,575 SQFT ~ OFFERED FOR SALE AT \$879,900

- Open Concept, 2 Story Design with Basement Foundation
- 5 Bedrooms and 4 Baths ,including Main Level Guest Suite
- Designer Kitchen with Quartz Counters and Stainless Steel Appliances incl Gas Range, Oversized Island, Tile Backsplash, plus Butler's Pantry and Walk-in Pantry
- Deck off Breakfast Room
- Primary Suite Includes Luxury Bath and large Walk-in Closet
- Junior Ensuite
- Convenient 2<sup>nd</sup> Level Laundry Room
- Unfinished Basement with room to grow! Option to finish basement
- Front Porch & 2-Car Garage

FOR MORE INFORMATION CONTACT BRIAN  
704-776-1079 · [INFO@BROADSTREETHOMES.COM](mailto:INFO@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.



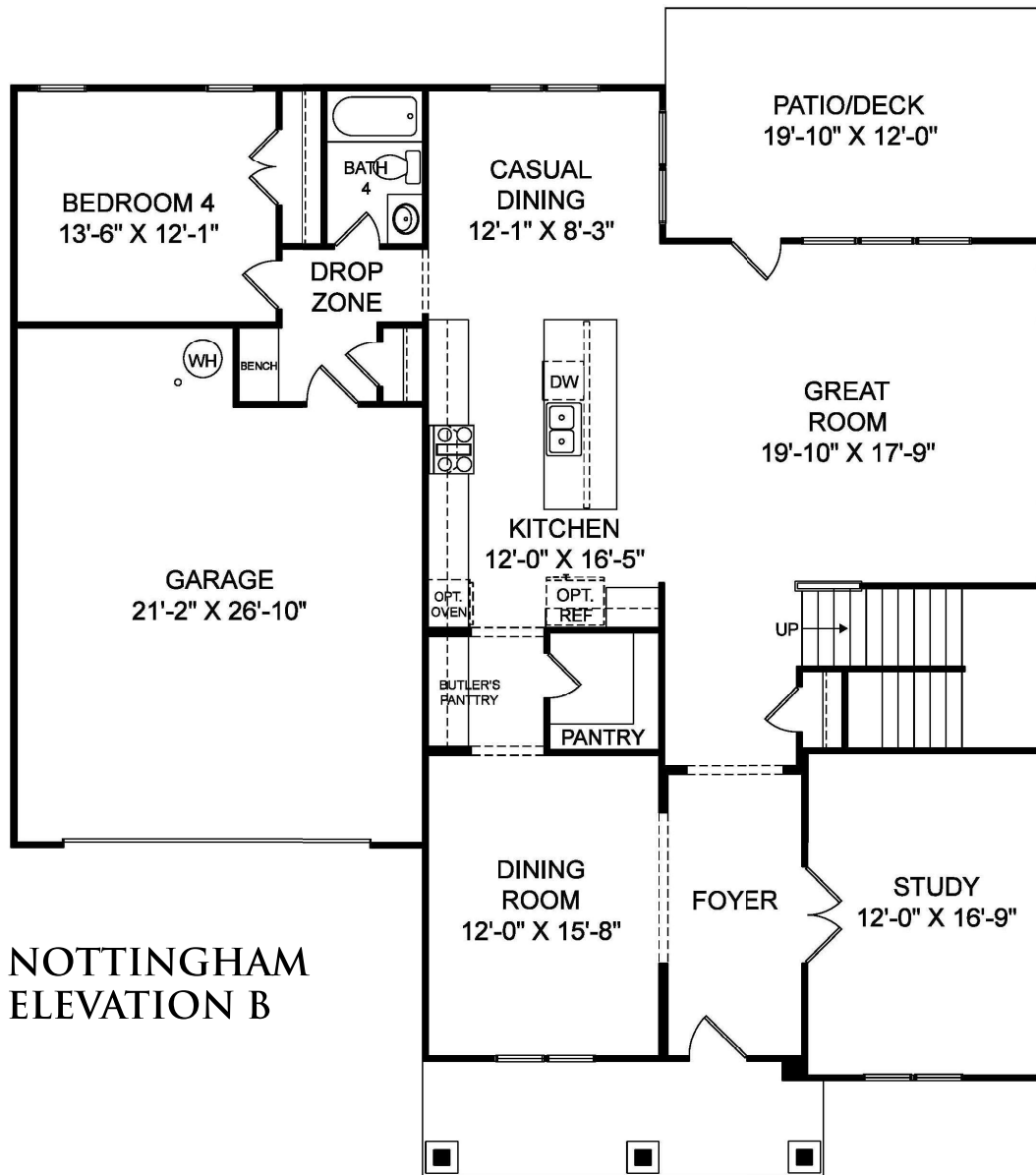
BROADSTREET  
*Homes*

704-430-2030

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NOTTINGHAM  
ELEVATION B

First Floor

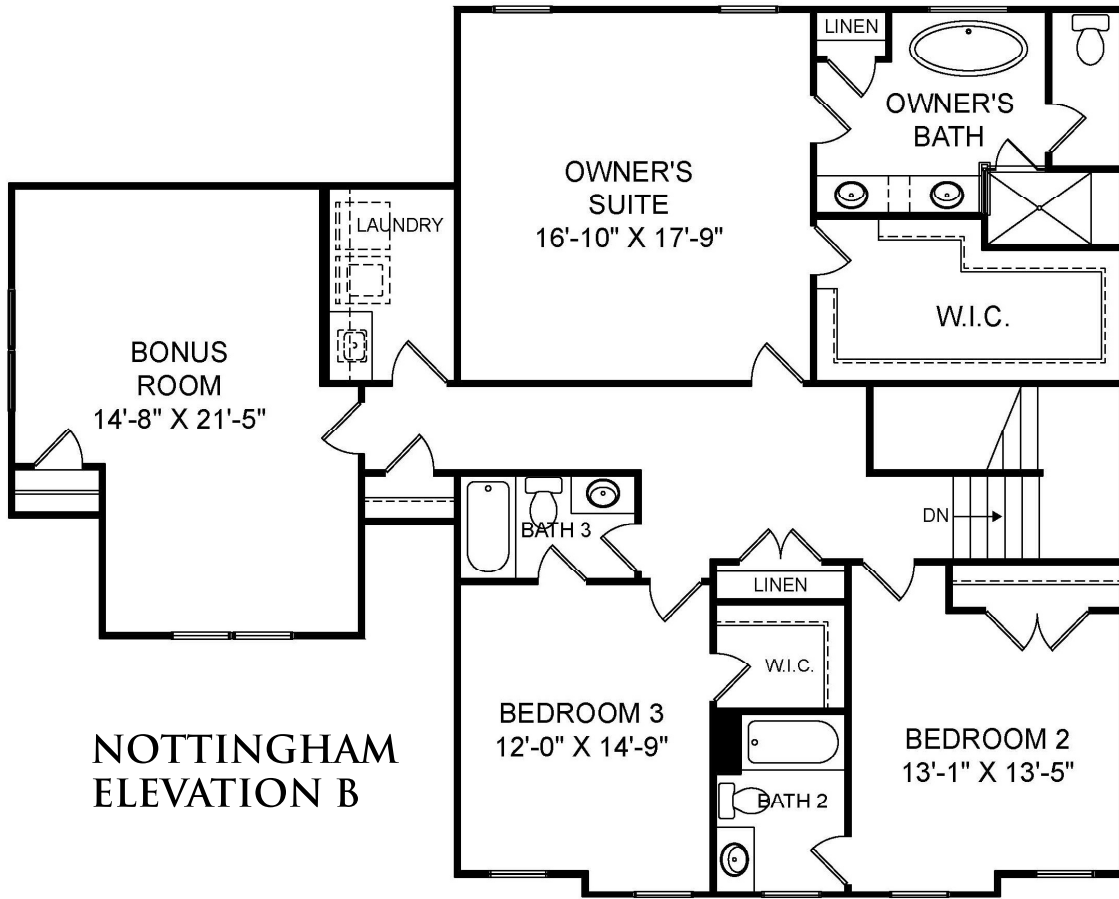


In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages 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.

[broadstreethomes.com](http://broadstreethomes.com)



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**NOTTINGHAM  
ELEVATION B**

**Second Floor**

[broadstreethomes.com](http://broadstreethomes.com)

## INCLUDED FEATURES



### 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
- Bermuda sod to rear corners of home; seed and straw back yard up to undisturbed natural area
- 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

# INCLUDED FEATURES

## 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

- Rased 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' or 9' ceiling height on 2nd and 3rd floor per plan
- Interior paint package with white trim

## PEACE OF MIND

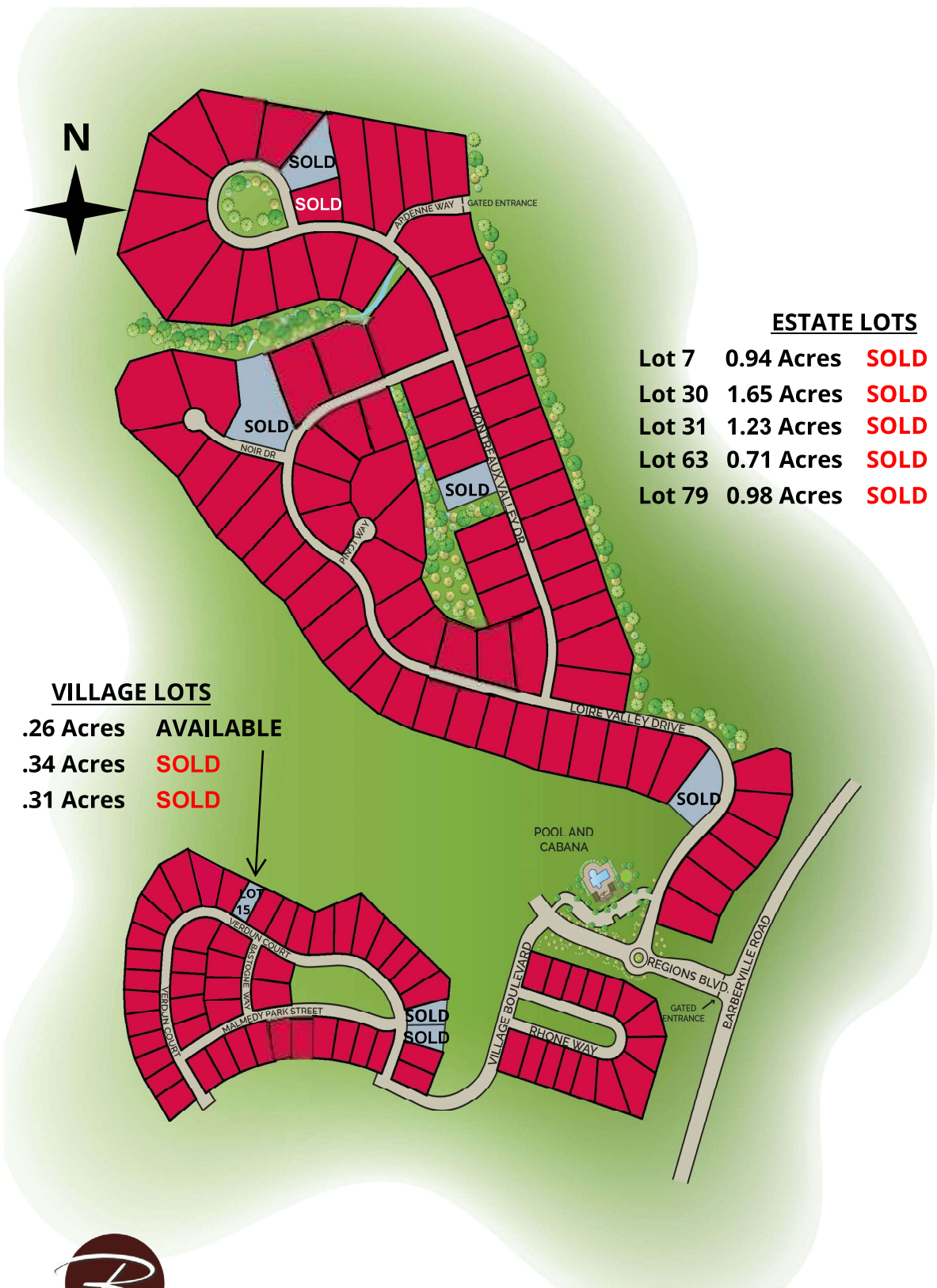
- Pre-Construction Orientation meeting with your construction manager to review all the details of your home including floor plan, selections, time-lines, and a guided site walk
- Pre-Drywall Orientation meeting with your construction manager to walk through your home prior to drywall installation
- 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



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# BRETAGNE



## ESTATE LOTS

Lot 7	0.94 Acres	<b>SOLD</b>
Lot 30	1.65 Acres	<b>SOLD</b>
Lot 31	1.23 Acres	<b>SOLD</b>
Lot 63	0.71 Acres	<b>SOLD</b>
Lot 79	0.98 Acres	<b>SOLD</b>

## VILLAGE LOTS

Lot 15	.26 Acres	<b>AVAILABLE</b>
Lot 26	.34 Acres	<b>SOLD</b>
Lot 27	.31 Acres	<b>SOLD</b>



**BROADSTREET**  
*Homes*



EQUAL HOUSING  
OPPORTUNITY