



Standard Features

Spencer Creek Woods- Sandpiper Series

Interior Features

- Smooth finished ceilings throughout
- 8' or 9' ceilings (per plan)
- Tray ceiling in Master Bedroom (per plan)
- Durable vinyl flooring in Kitchen/Breakfast Area, Laundry Room & all Bathrooms.
- Hardwood In Foyer
- Mohawk® carpet with high-density carpet pad (6lb) in Family Room, Dining Room, Bedrooms, & Bonus Room (per plan)
- 3 1/4" base board throughout
- 2 panel smooth interior doors with satin nickel hardware
- CAT5e Phone wiring in Family Room, Study, Master Bedroom, and Bonus/Loft (per plan).
- RG-6 Cable wiring in Family Room, Study, Living Room, all bedrooms, and Bonus room (per plan)
- Ceiling fan pre-wire in all Bedrooms, Family Room, Study, Living Room, Loft and Bonus Room (per plan)
- Ceiling Fans installed in Family Room, Master Bedroom, Rear Porch, and Loft/Bonus Room (per plan)
- Seagull® Antique Brushed Nickel lighting fixtures in Foyer, Dining, Breakfast Room and all Baths

Kitchen Features

- GE® black on black Gas Range and Self Cleaning Oven
- GE® black Energy Star rated multi-cycle dishwasher
- GE® black space saver microwave vented to the outside
- GE® black Energy Star rated side by side refrigerator
- Upgraded 36" flat panel maple birch cabinets with cabinet crown molding.
- Moen® "Camerist" stainless steel pull out faucet
- Laminate countertops with 8" stainless steel double bowl sink
- Seagull® Recessed lighting in Kitchen per plan
- 1/3 HP® Badger® Garbage Disposal

Bathroom Features

- Master Bath featuring Garden Tub & separate shower with cultured marble surround and shower door (per plan)
- Master bath includes two sinks with cultured marble vanities (per plan).
- Moen® "Eva" brushed nickel faucets
- Moen® "Mason" brushed nickel towel bars
- Bathrooms with cultured marble vanities and elongated commodes
- Pedestal sink with beveled mirror in Powder Room (per plan)
- 35" raised vanities in master bathroom (per plan)

Exterior Features

- 10X12 patio or covered lanai (per plan)
- Spacious garage with decorative steel raised panel garage door
- 1/2 HP garage door opener with two remotes
- Radiant barrier roofing
- Garage is drywalled and taped
- 6 panel fiberglass-insulated front door with satin nickel hardware
- Concrete walks & driveway per home site
- Security deadbolts on all exterior doors
- Monolithic slab foundation
- Paneled shutters per plan
- Low maintenance Dutch Lap vinyl siding
- 25 year 3-Tab shingles
- Termite Boracare with pest Taexx® tubes
- Professionally designed landscape package to include full sod, full rear yard accented with foundation shrubbery (per plan)
- 1-2-10 year homeowners warranty
- Doorbell
- Window sills

Energy Efficient Features

- 13 seer energy efficient central air conditioning systems with gas heat
- Low-E vinyl single-hung windows with ½ screens
- 50-gallon Rapid Recovery gas water heater
- CO2/ smoke detectors on every floor
- Home Automation Schlage Link® System
 - One module
 - One entry lock control
 - Programmable Thermostat by Trane®

Community Features

- HOA
- Convenient to shopping & major roadways
- Natural Gas community
- 1-2-10 Homeowner Warranty

For more information please contact your
New Home Consultant at Spencer Creek
(843) 480-4143

Spencer Creek Woods Welcome Home Center
3603 Pimmit Place
Ladson, SC 29456

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