

# THE RETREAT

— at Garden City Beach —

**3 Bedrooms 2 ½ Baths or 4 Bedrooms 3 ½ Baths**

**Starting at \$299,000**

- Superior Location – Second Row from Beach
- 1 Block North of Garden City Pier
- Community of 16 Homes
- Community Outdoor Pool
- Hardi Plank Siding
- Metal Roofs
- Richly Landscaped Grounds
- Great Rental Potential



## BEACH REALTY

131 North Waccamaw Drive • 120 Atlantic Avenue  
Garden City, South Carolina

(843) 651-5003

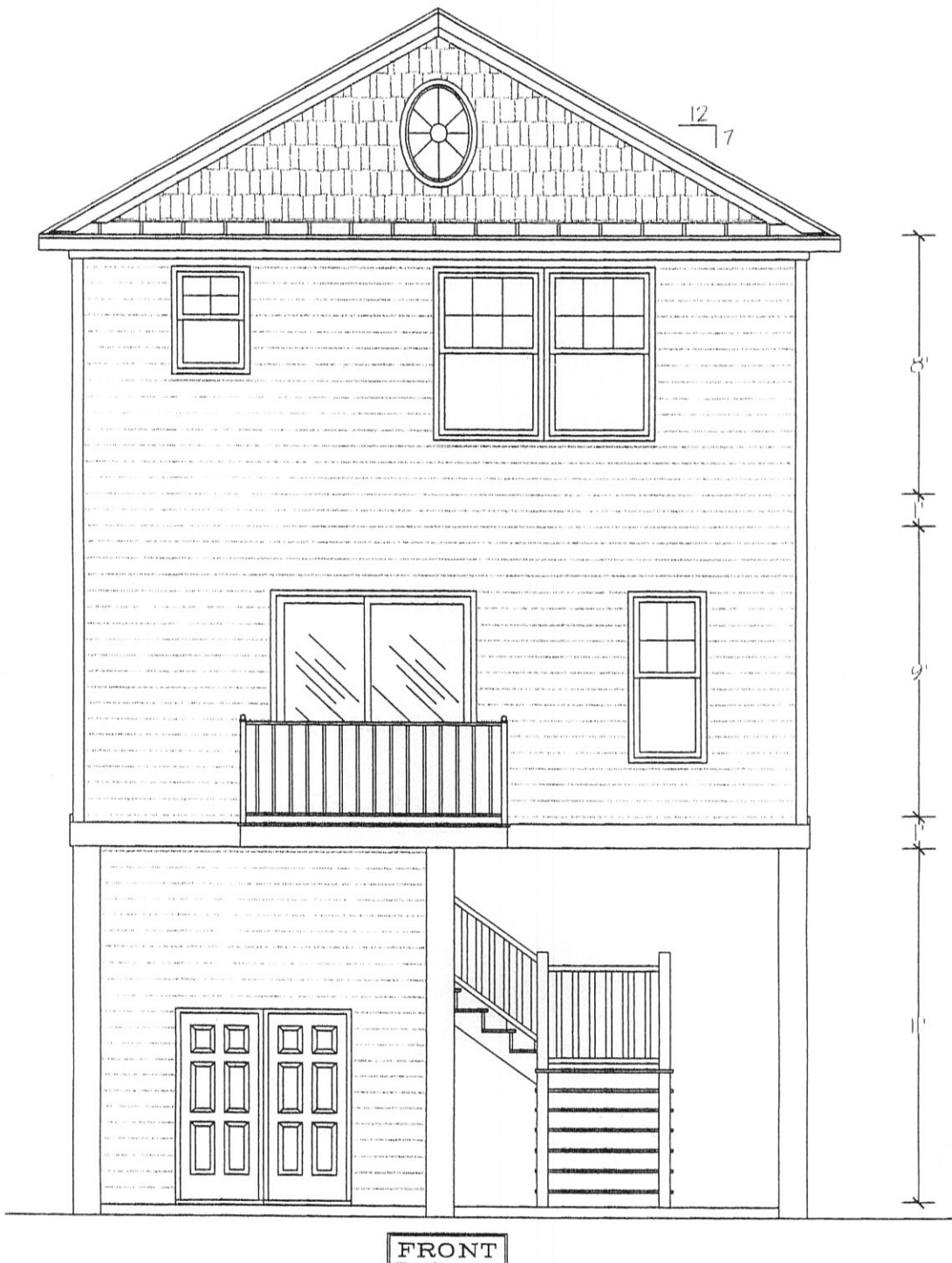
[www.scbeachrealty.com](http://www.scbeachrealty.com)

[www.theretreatatgardencity.com](http://www.theretreatatgardencity.com)

3 BR / 2.5 BA

TOTAL SQ. FT.

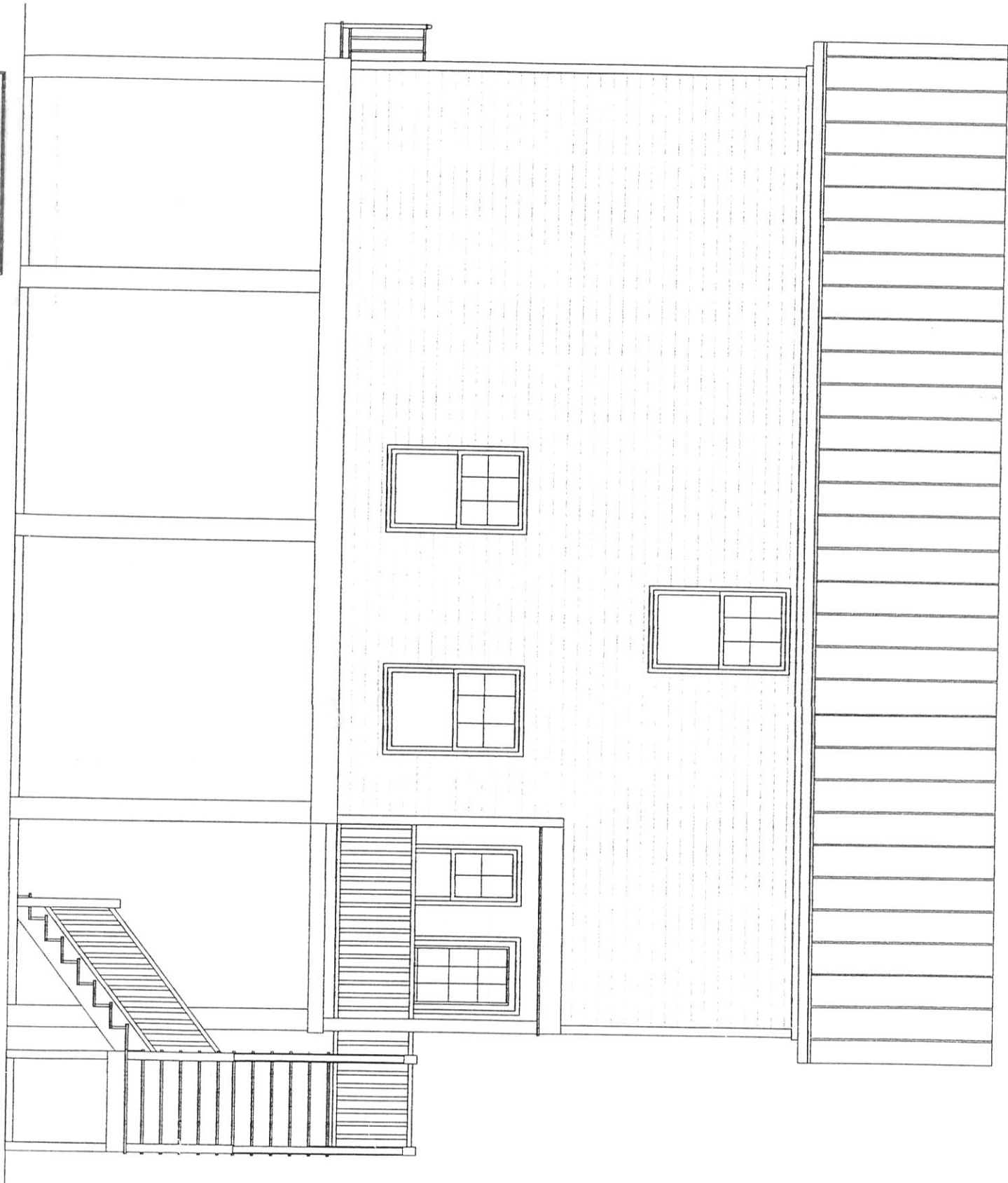
|                      |      |
|----------------------|------|
| GROUND FLOOR PARKING | 705  |
| GROUND FLOOR STORAGE | 109  |
| 1ST FLOOR HEATED     | 695  |
| 2ND FLOOR HEATED     | 814  |
| FRONT PORCH          | 119  |
| TOTAL                | 2442 |

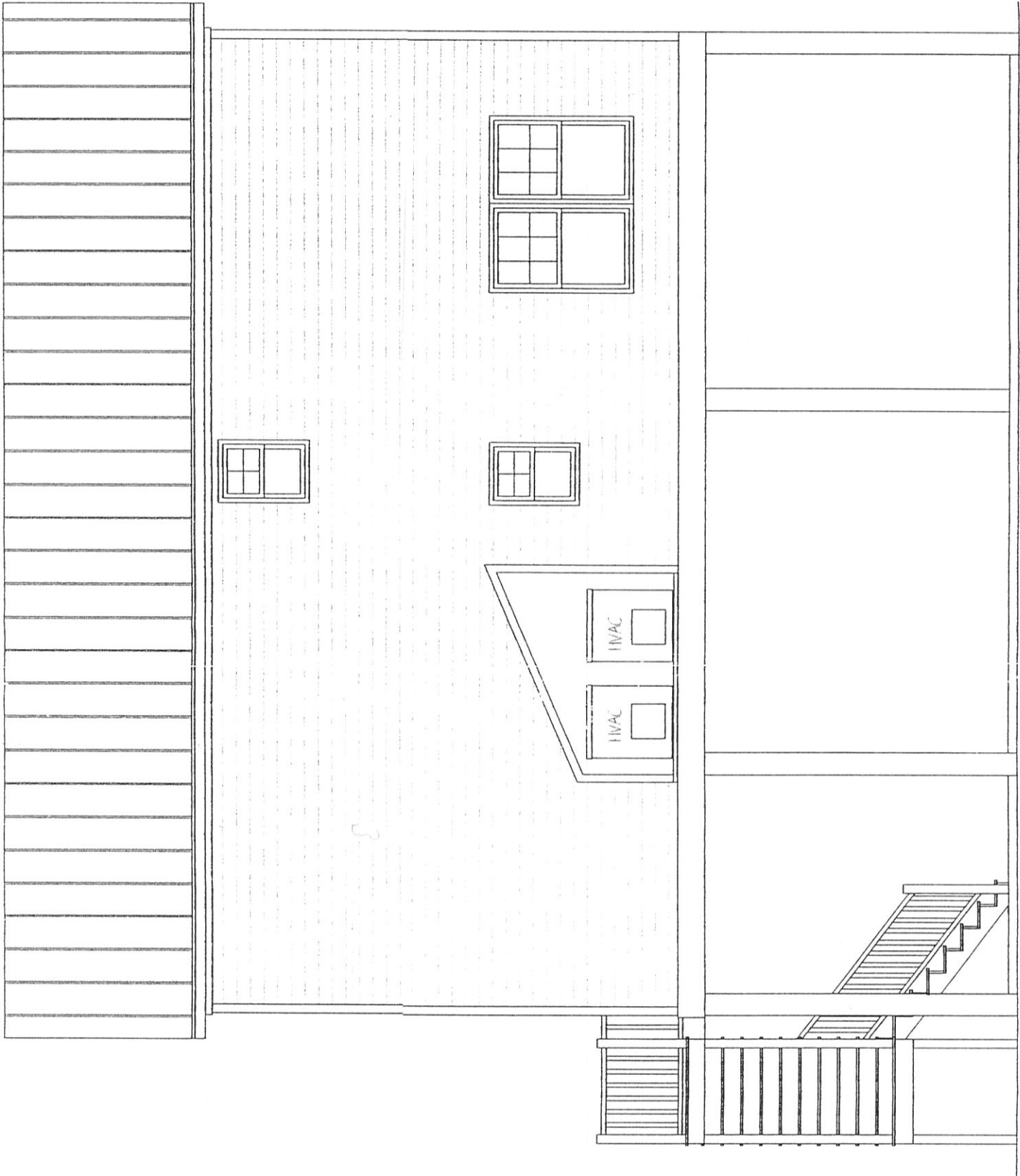




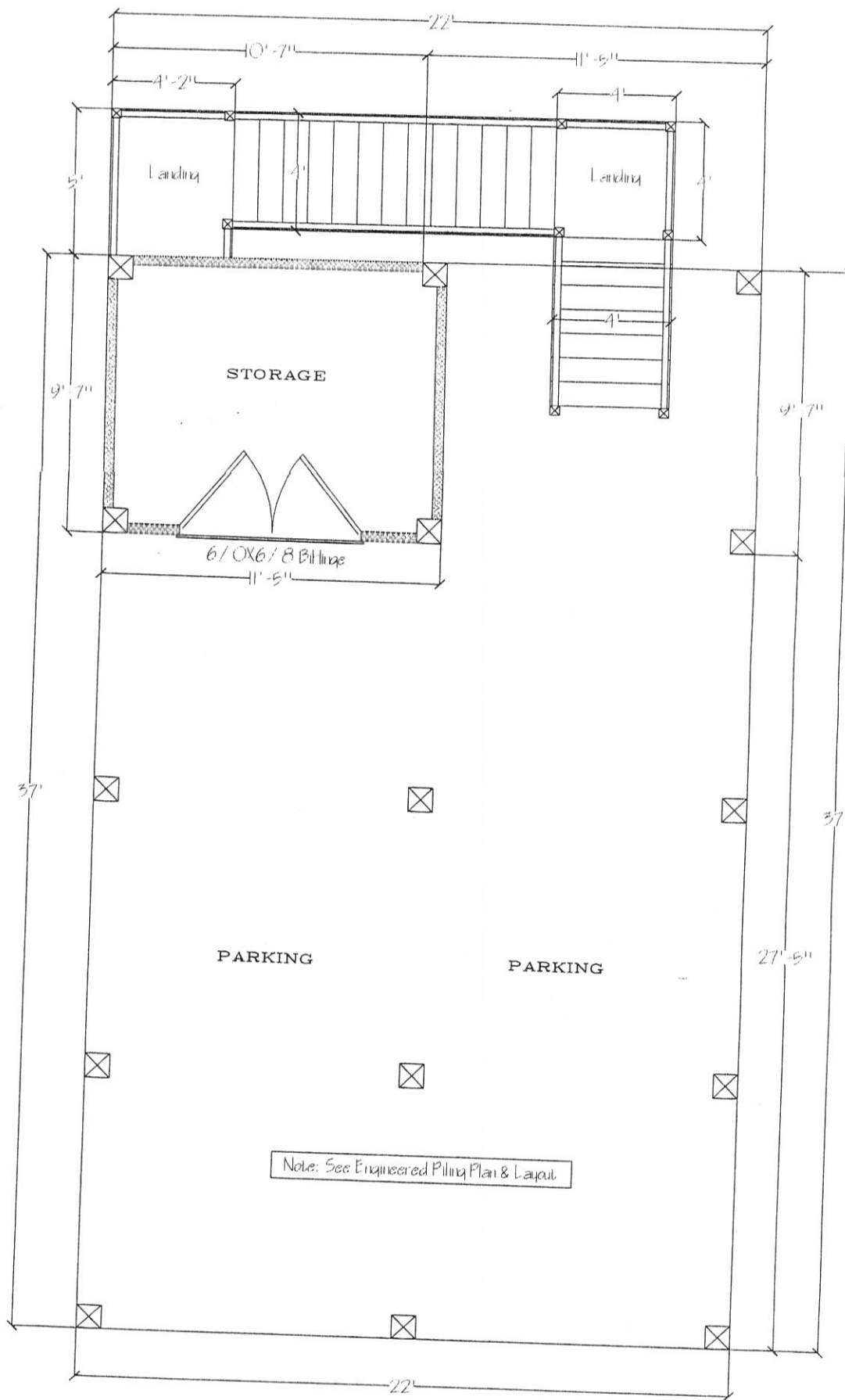
REAR

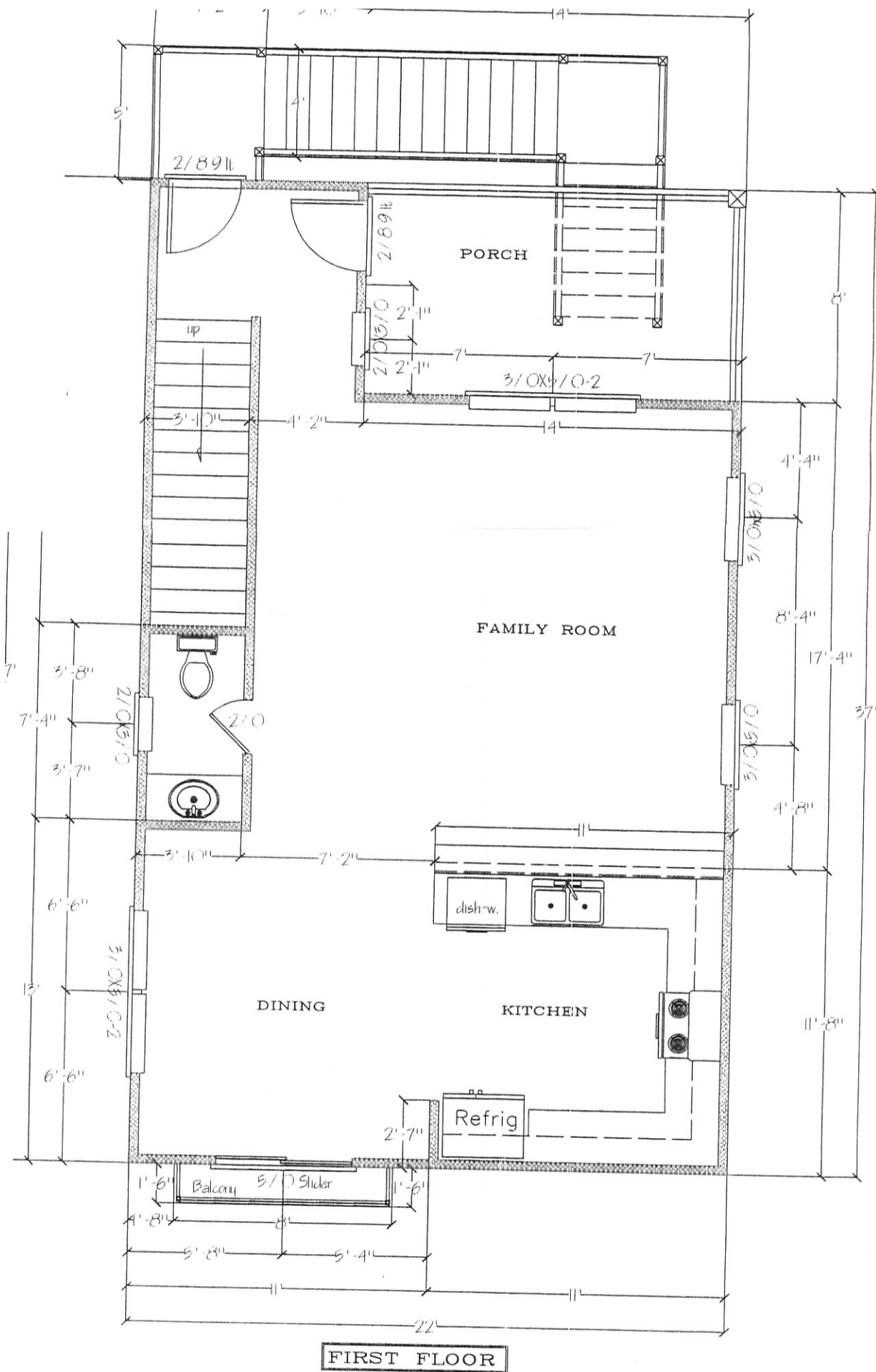
RIGHT SIDE



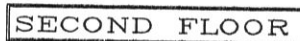


LEFT SIDE







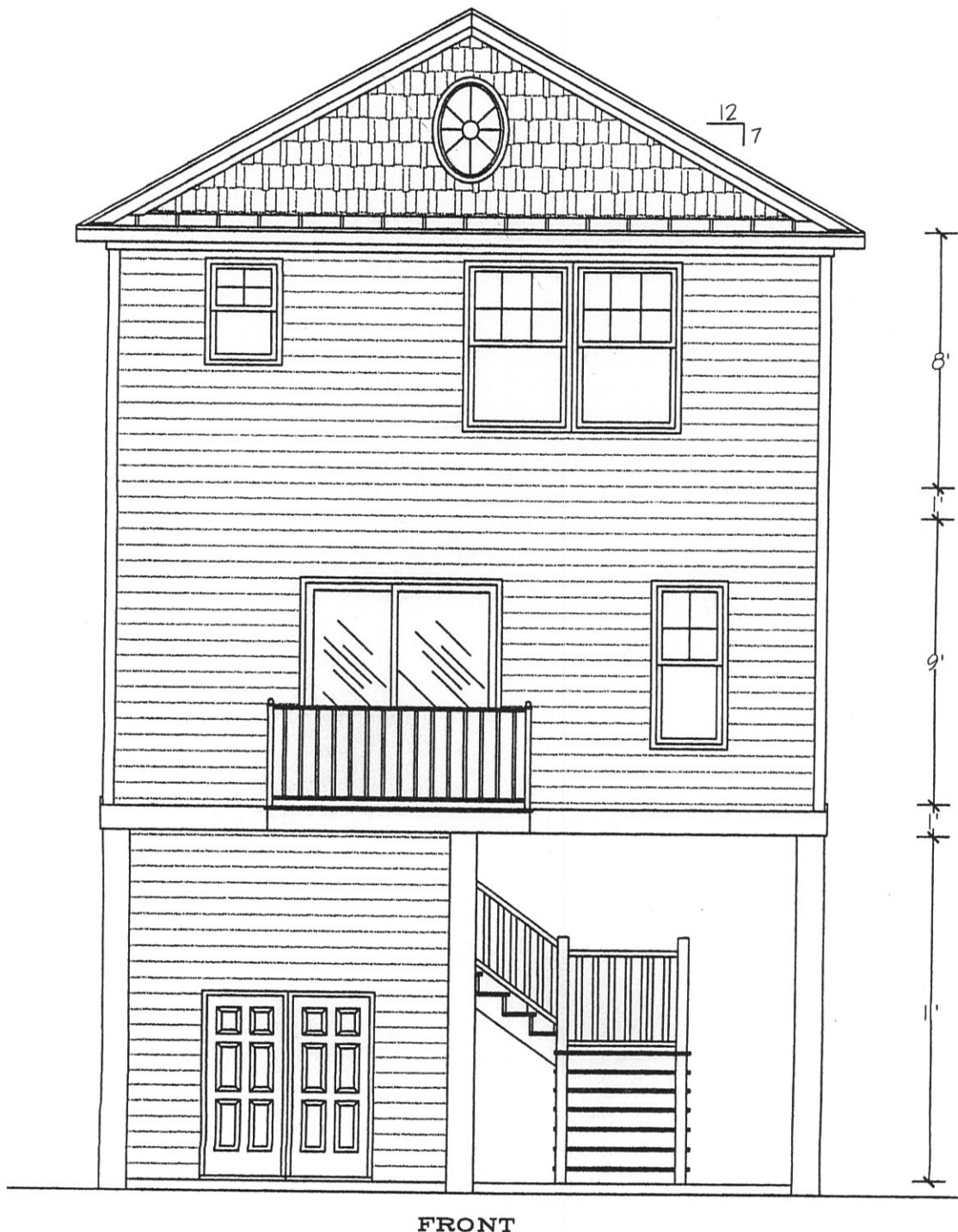




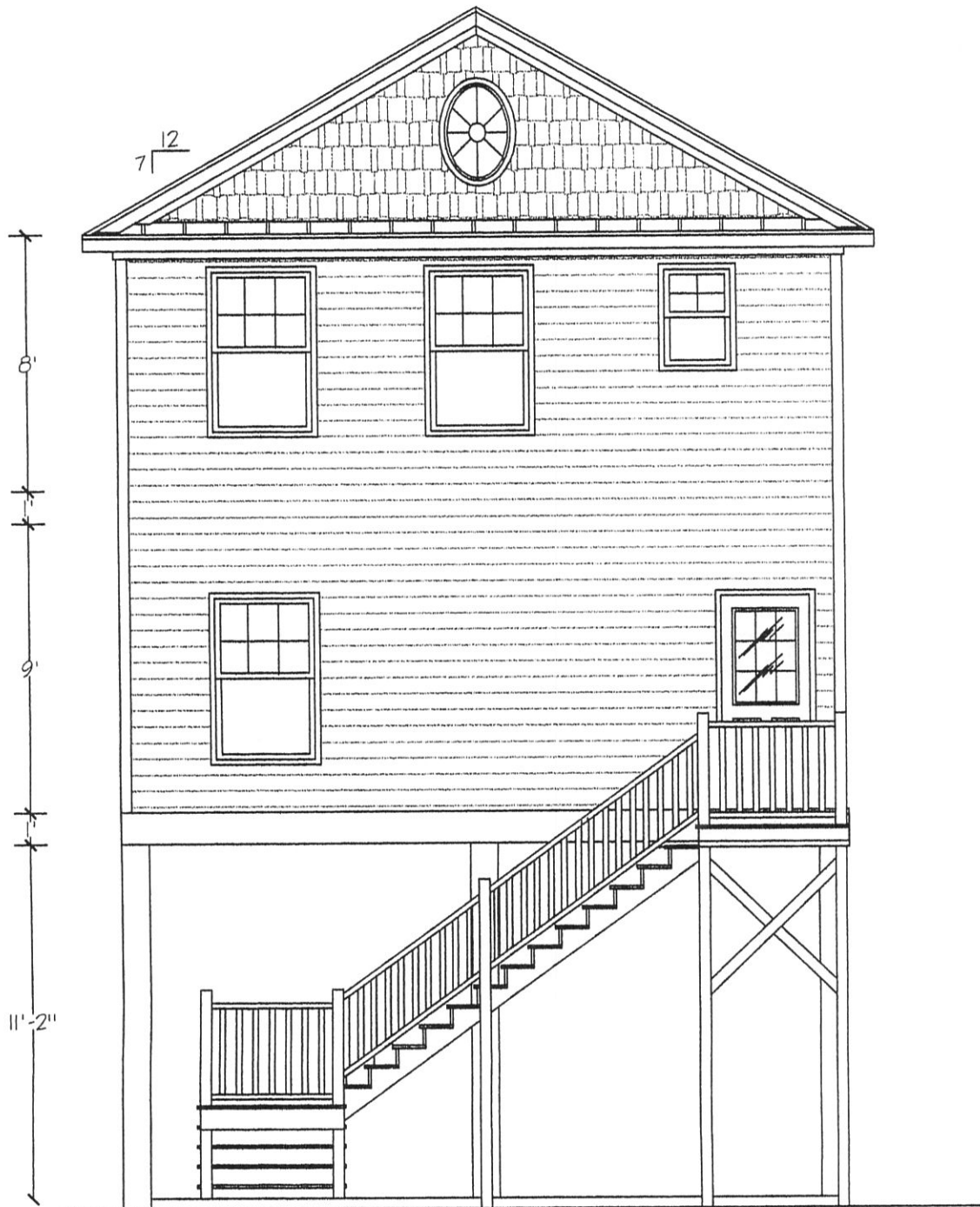
4 BR / 3.5 BA

TOTAL SQ. FT.

|                      |      |
|----------------------|------|
| GROUND FLOOR PARKING | 705  |
| GROUND FLOOR STORAGE | 109  |
| 1ST FLOOR HEATED     | 814  |
| 2ND FLOOR HEATED     | 814  |
| TOTAL                | 2442 |

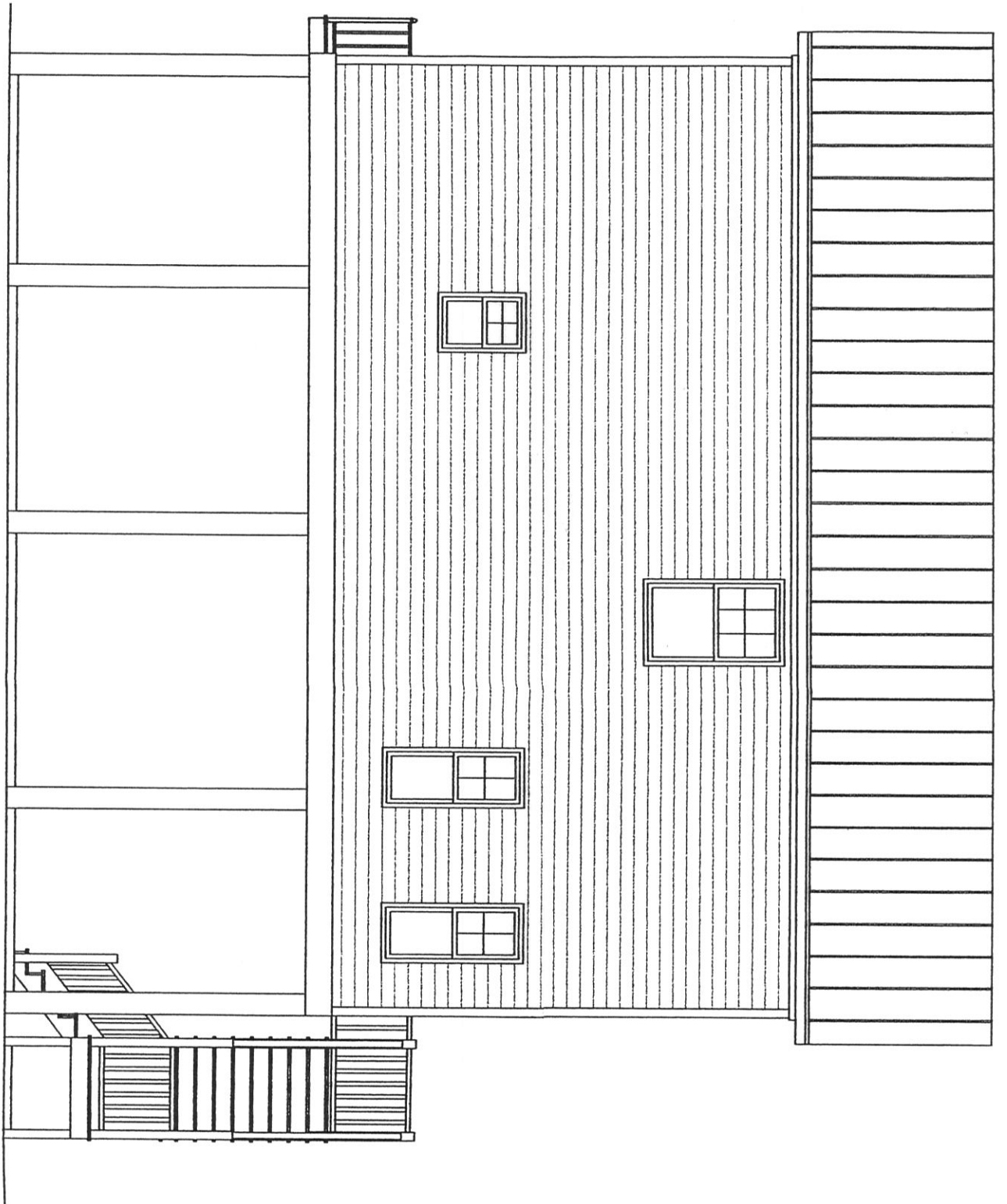


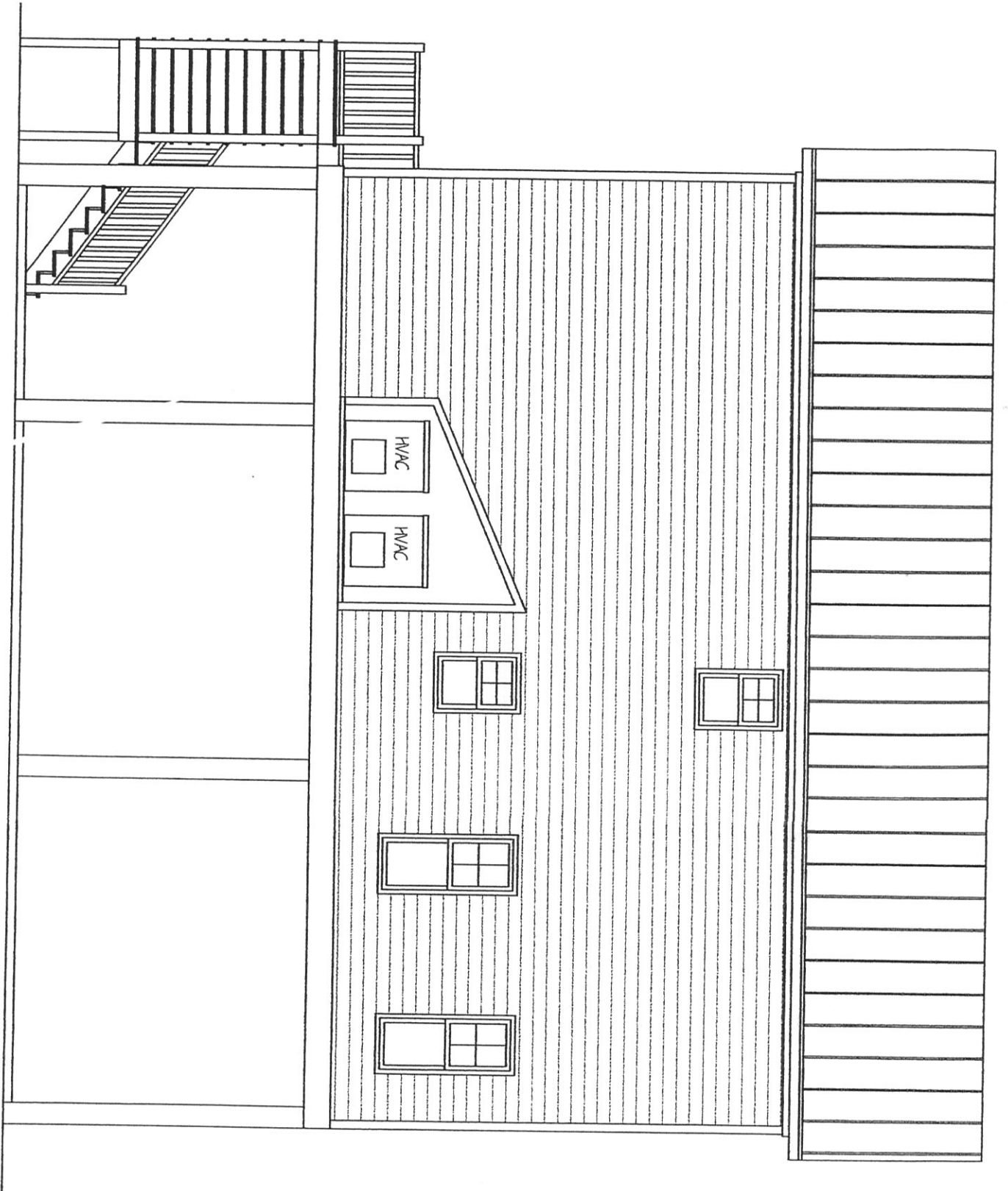
FRONT



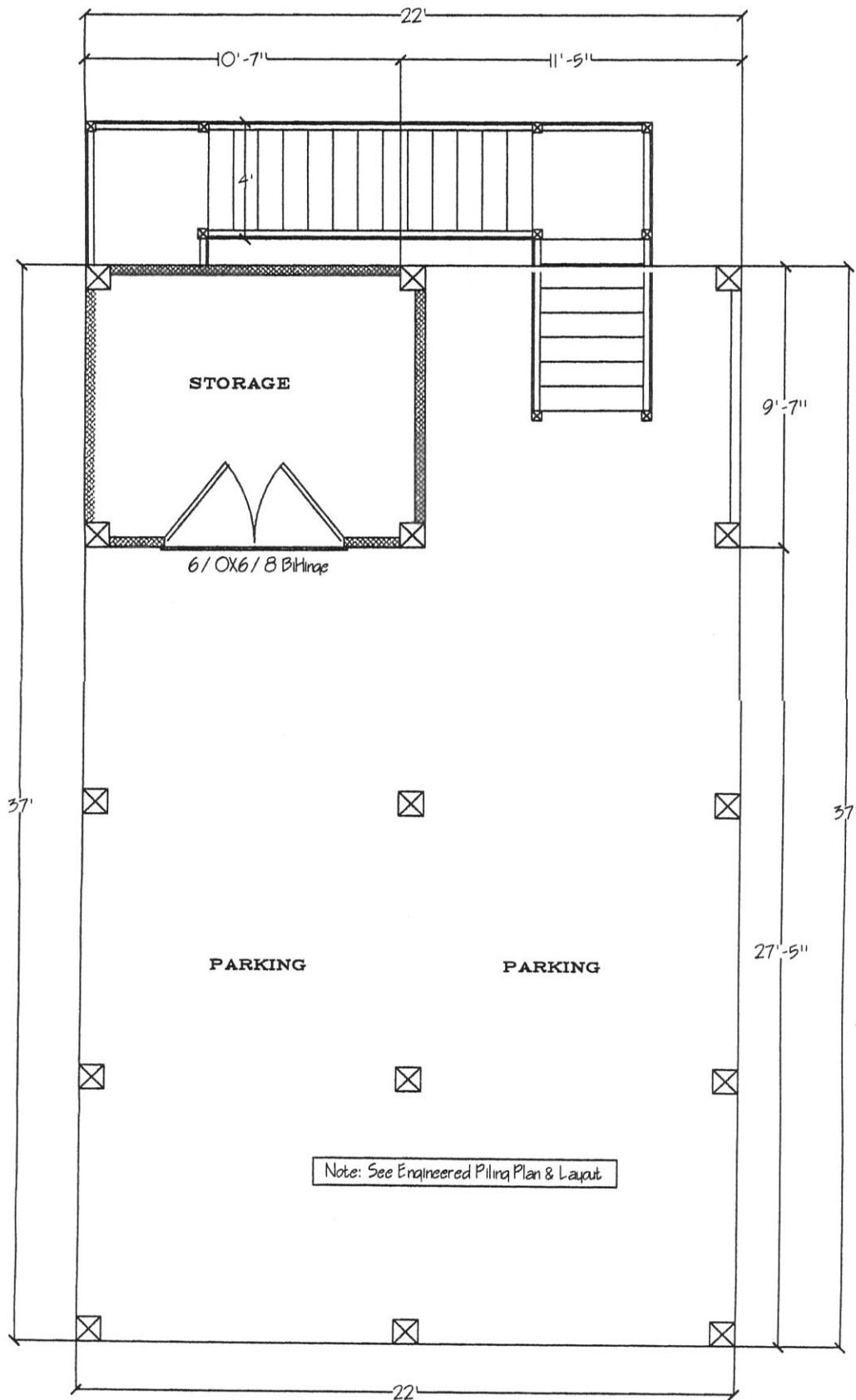
REAR

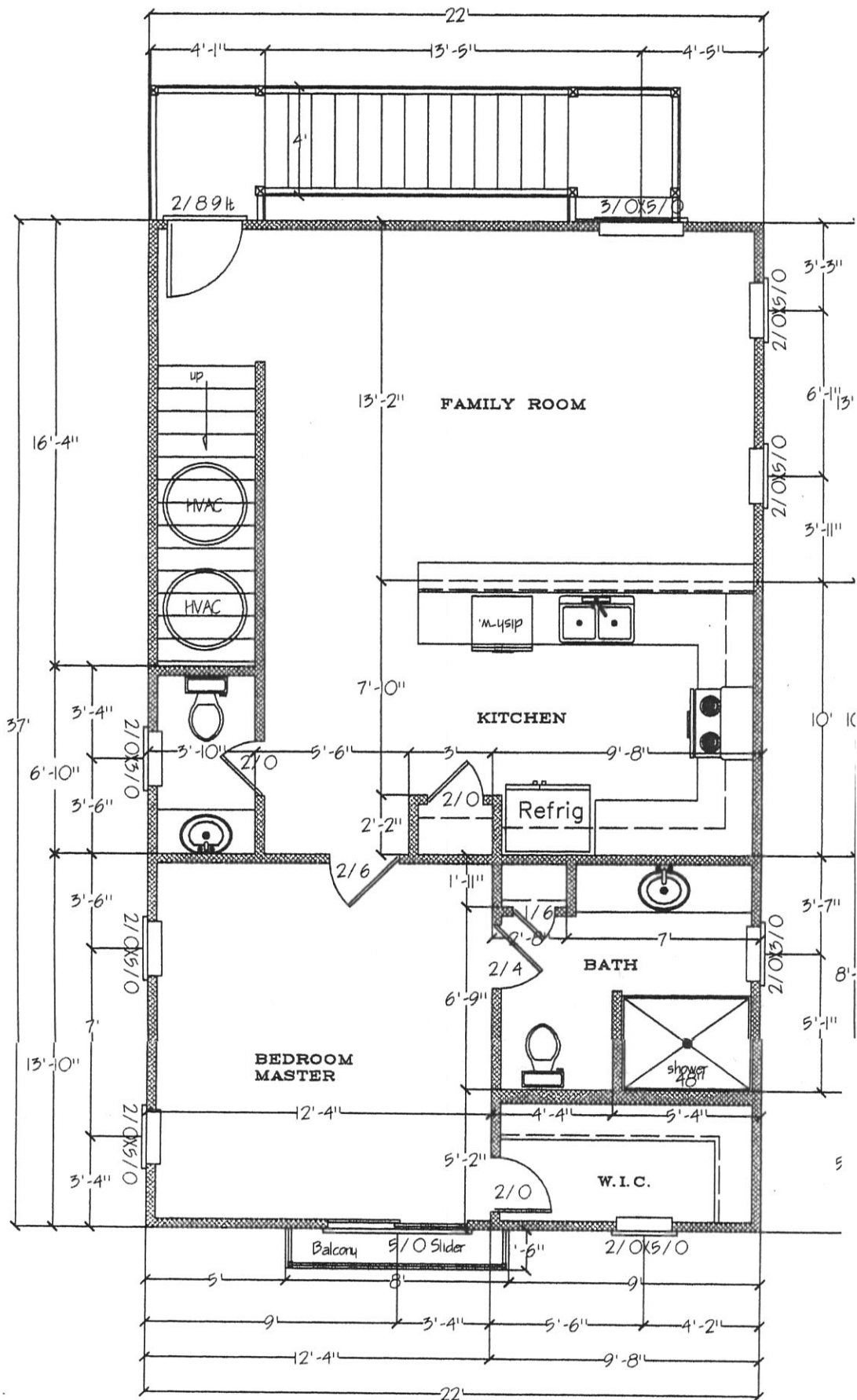
RIGHT SIDE



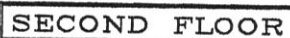


LEFT SIDE





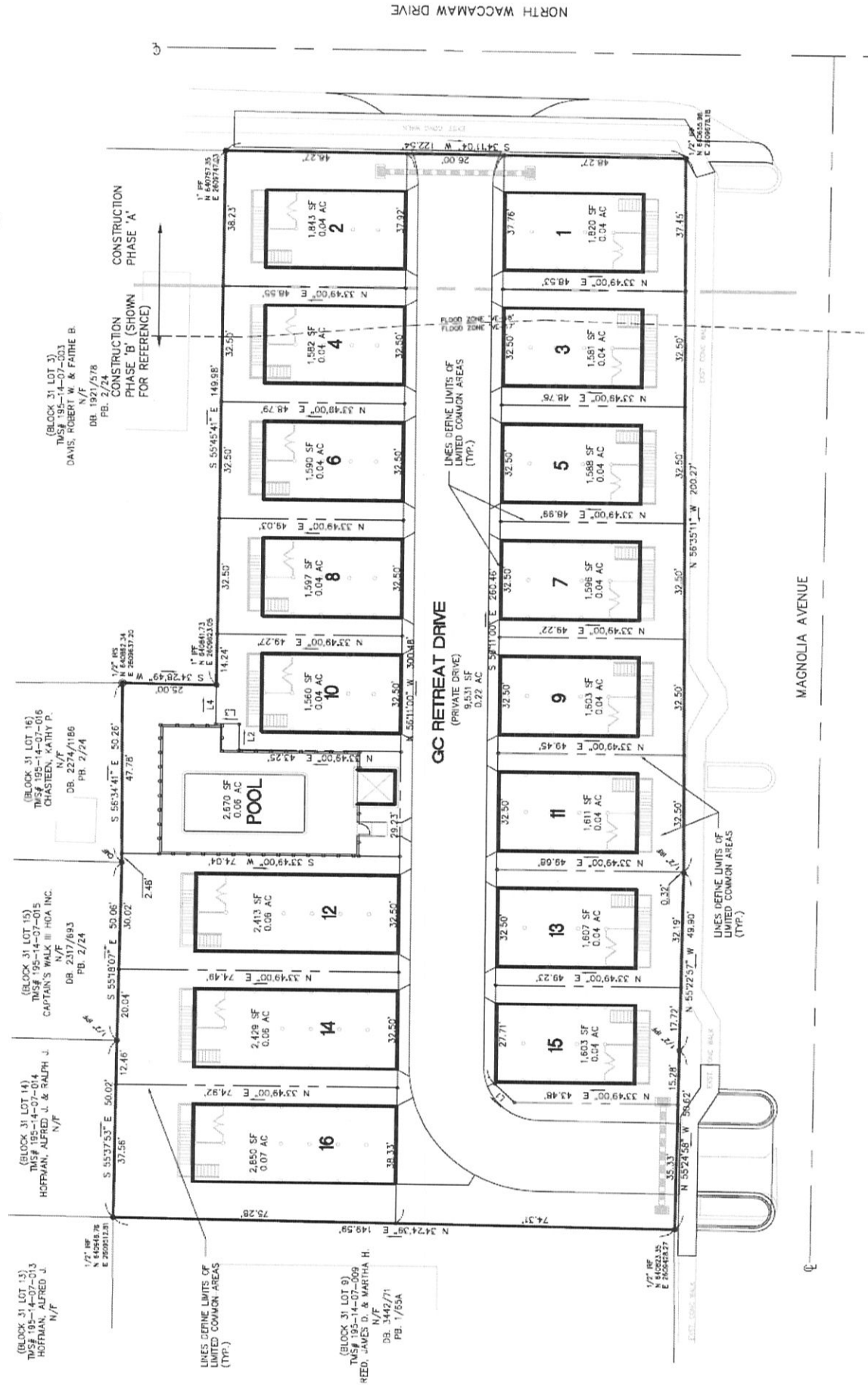
FIRST FLOOR



SECOND FLOOR



# The Retreat at Garden City Subdivision Plan





## RETREAT

— at Garden City Beach —

# Features List

### **Structural Features**

Raised Home on Wooden Pilings  
Ground Level Concrete Under Homes

### **Exterior Features**

HardiPlank ® Siding  
Metal Roofing  
Landscape Package  
9'07" x 10'7" Storage Room with Double Doors

### **Energy Saving Features**

Single Hung Windows with Impact Glass  
Building Wrap Complete Flashing Systems  
Insulation - Exterior Walls, Ceiling & Floors  
R13 Walls, / R 30 ceilings / R19 Floors  
Energy Efficient Heat Pump  
14 Seer Forced Air Heating & Cooling \*Coastal Unit

### **Plumbing Fixtures**

Elongated Toilets  
8" Deep Sterling Stainless Steel Kitchen Sink  
Cultured Marble Vanity Tops and Bowls  
Fiberglass Tub/Shower  
65 Gallon Water Heater

### **Bathroom Features**

Elongated Toilets  
24" Chrome Towel Ring & Paper Holder  
Square Edge Mirrors over each Vanity  
Exhaust Fans

### **Deluxe Kitchen Features**

Radiant Self Cleaning Smooth Top Range  
Microwave Hood Over Range  
Dishwasher  
Garbage Disposal  
Ice Maker Connection  
18 Cubic Foot Refrigerator

### **Electrical Features**

Light Fixtures - Package per Plan Provided  
Pre-Wired for Ceiling Fans in All Bedrooms  
Ceiling Fan Included in Living Room  
Pre-Wired for 5 Telephones and 5 Cable

### **Interior Features**

Spacious Floor Plan  
9' Flat Ceilings 2nd Floor  
8' Flat Ceilings 3rd Floor  
3 1/4 Casing  
5 1/4 Speed Base  
5 1/4 Window Sills  
Drywall Returned Window Jamb  
Door Locks - Lever Style Chrome  
2 Coats Flat Wall Paint  
2 Coats Semi Gloss on Woodwork - White  
Stain Resistant Carpet (6 lb Pad)  
PermaStone Vinyl Tile in all Wet Areas  
Ventilated Shelving

All Closets/ Pantries/ Linen  
Smoke Detectors  
High on Construction Specifications  
On Site Quality Control Inspections  
Pre-Construction Orientation  
Manufactures Warranties on  
Components and Material  
One Year Builder Warranty  
Structural Warranty per S.C.L.L.R.

### **Services**

### **Amenities**

Community Pool (per site plan)  
Public Beach Access Across Street  
Convenient to Shopping, Restaurants &  
Local Attractions



# *Home Owners Association*

\$125 Per Month

Operating Expenses:

Repairs and Maintenance – Common Areas

Contract Landscape Maintenance – Common Areas

Insurance - Common Area

Management Fees

CPA

Postage and Printing

Cost Share Agreement

Reserves

Utilities:

Water & Sewer – Common Area

Sanitation

Common Area Electric

## BUDGET

### Income:

|              |                        |
|--------------|------------------------|
| Assessments  | <u>\$24,000</u>        |
| Total Income | <u><u>\$24,000</u></u> |

### Expense:

|                        |                        |
|------------------------|------------------------|
| Common area Insurance  | \$3,500                |
| Management             | \$2,880                |
| Bank/office/postage    | \$400                  |
| CPA/tax return         | \$750                  |
| Contract Pool Maint.   | \$2,800                |
| Pool Supplies/permit   | \$3,000                |
| Grounds Maint.         | \$1,800                |
| Ground Supplies        | \$1,200                |
| Common area Utilities: |                        |
| Water                  | \$1,000                |
| Electric               | \$1,500                |
| Pool Phone             | \$500                  |
| Sanitation             | \$2,880                |
| Reserves               | <u>\$1,790</u>         |
| Total Expense          | <u><u>\$24,000</u></u> |

16 Units      \$125 per month

prepared May 17, 2011



## Upgrade Options

**\*\*Must pay in full for all upgrades at the time of selections. Payment will be Non-refundable\*\***

### TYPE OF UNIT

#### 3 Bedroom Plan

#### 4 Bedroom Plan

### FLOORING

#### Laminate Formica – 12mm

|                                     |            |            |
|-------------------------------------|------------|------------|
| Living Room, Entry, Dining, Kitchen | \$2,500.00 | N/A        |
| Living Room, Entry, Kitchen         | N/A        | \$2,000.00 |

#### Hardwood Floors: LM Flooring – Cottage Plank ½" x 5" (1 Color)

|                      |            |            |
|----------------------|------------|------------|
| Living Room & Entry  | \$1,800.00 | \$1,200.00 |
| Kitchen              | \$500.00   | \$450.00   |
| Master Bedroom       | N/A        | \$2,200.00 |
| 3 Bedrooms & Landing | \$6,000.00 | \$6,000.00 |

### Ceramic Tile

|               |          |          |
|---------------|----------|----------|
| Kitchen       | \$800.00 | \$750.00 |
| Laundry       | \$200.00 | \$200.00 |
| Master Bath   | N/A      | \$250.00 |
| 2 Guest Baths | \$250.00 | \$250.00 |
| ½ Bath        | \$200.00 | \$200.00 |

### Carpet

|                 |            |            |
|-----------------|------------|------------|
| Upgraded Carpet | \$1,800.00 | \$2,100.00 |
|-----------------|------------|------------|

*Per Sample Shaw Value 70 or Mohawk – SP177*

### Kitchen

|                 |          |          |
|-----------------|----------|----------|
| Stepup Cabinets | \$500.00 | \$500.00 |
|-----------------|----------|----------|

|                     |            |            |
|---------------------|------------|------------|
| Granite Countertops | \$3,500.00 | \$4,000.00 |
|---------------------|------------|------------|

### Appliances

|                       |            |            |
|-----------------------|------------|------------|
| 25 cu ft side by side | \$1,100.00 | \$1,100.00 |
|-----------------------|------------|------------|

|                                       |            |            |
|---------------------------------------|------------|------------|
| 25 cu ft side by side Stainless Steel | \$1,200.00 | \$1,200.00 |
|---------------------------------------|------------|------------|

|                                     |          |          |
|-------------------------------------|----------|----------|
| Stainless Steel Range/Micro/DW/Frig | \$500.00 | \$500.00 |
|-------------------------------------|----------|----------|

|                |          |          |
|----------------|----------|----------|
| Washer & Dryer | \$800.00 | \$800.00 |
|----------------|----------|----------|

|               |              |              |
|---------------|--------------|--------------|
| Crown Molding | To Be Quoted | To Be Quoted |
|---------------|--------------|--------------|

|                     |          |          |
|---------------------|----------|----------|
| Ceiling Fans (each) | \$350.00 | \$350.00 |
|---------------------|----------|----------|

|                        |          |          |
|------------------------|----------|----------|
| Shower Door (per Bath) | \$550.00 | \$550.00 |
|------------------------|----------|----------|

|                                      |            |            |
|--------------------------------------|------------|------------|
| Enclosed Outdoor Shower (Hot & Cold) | \$2,500.00 | \$2,500.00 |
|--------------------------------------|------------|------------|

|                        |          |          |
|------------------------|----------|----------|
| Water Heater 80 gallon | \$300.00 | \$300.00 |
|------------------------|----------|----------|

|                       |              |              |
|-----------------------|--------------|--------------|
| Tankless Water Heater | To Be Quoted | To Be Quoted |
|-----------------------|--------------|--------------|

### Paint

To Be Quoted Per Room

### Misc.

|                 |         |         |
|-----------------|---------|---------|
| Foam Insulation | \$5,000 | \$5,000 |
|-----------------|---------|---------|

|                     |         |         |
|---------------------|---------|---------|
| Wooden Stair Treads | \$2,500 | \$2,500 |
|---------------------|---------|---------|

|                              |              |              |
|------------------------------|--------------|--------------|
| Granite Bathroom Countertops | To Be Quoted | To Be Quoted |
|------------------------------|--------------|--------------|



# The Retreat at Garden City



## Insurance Estimate

Homeowners \$443.00

S.C. Wind & Hail \$2,285.00

Flood \$3,193.00

Estimated Annual Premium

**\$5,921.00**

Estimate based on three bedroom model and good insurance score your rate may

Please Contact:

**KATHY JAMES**

**RAGIN INSURANCE GROUP**

**629 Robert M. Grissom Parkway**

**Myrtle Beach S.C. 29577**

**843-496-4013**

**Kathy@fitsservices.com**



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|--------------|---------------|
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| Greensboro   | Raleigh       |
| Harrisburg   | Salisbury     |
| High Point   | Thomasville   |
| Kernersville | Winston-Salem |

#### South Carolina

|                    |
|--------------------|
| Hilton Head Island |
| Myrtle Beach       |
| North Myrtle Beach |
| Litchfield Beach   |
| Surfside Beach     |



NASDAQ:BNCN



## BEACH REALTY

131 North Waccamaw Drive

Garden City, SC 29576

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Email: [info@SCBeachRealty.com](mailto:info@SCBeachRealty.com)

[www.SCBeachRealty.com](http://www.SCBeachRealty.com)



**Call today for more information:**

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**Kathy Kida**

Vice President

Mortgage Loan Officer

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843-907-2113 Cell

[kkida@bankofnc.com](mailto:kkida@bankofnc.com)

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