


Where Great Central Living & Waterfront Meet!




Lauderdale Bay
ESTATES

This is limited availability, call today!

(843) 215-9379

www.nativehomesrealty.com

Welcome to a better way home...



Welcome to Lauderdale Bay, a Mediterranean inspired community nestled along the Intracoastal Waterway in Myrtle Beach, SC. It's been a long time coming... it is the first eastern waterway community developed for over 20 years!

Located within a 5 minute drive to Market Common, Myrtle Beach's fastest growing town-within-a-town, without it's hustle bustle. Locals and tourist enjoy Market Common's miles of walking and bike trails, beautiful lakes, shopping, dining, grocery store, theaters, recreational facilities and more!

And those living in Lauderdale Bay who seek more relaxation, sun drenched beaches are within a 10 minutes drive away. A short enough drive to run back to your home for that forgotten book or that sun screen you will need.

Home owners will enjoy the best of area activities while experiencing their very own private sanctuary along the waterway with incredible water views. The community's private dock is perfect for fishing or catching those amazing Carolina sunsets.

The new homes at Lauderdale Bay will blend harmoniously with the Intracoastal Waterway's

natural beauty and will offer a wide variety of layouts to choose from. Select from one of our Mediterranean inspired home plans from a local builder that specializes in flexibility. All home layouts can be customized to suit your needs and offer open kitchens and living spaces, master suites with spacious luxury baths, and plenty of outdoor living space. Decorative details such as brick/stucco exteriors and arch motifs are only a few features that make the homes at Lauderdale Bay so appealing.

So make your home in our waterway community, a sanctuary for great living...



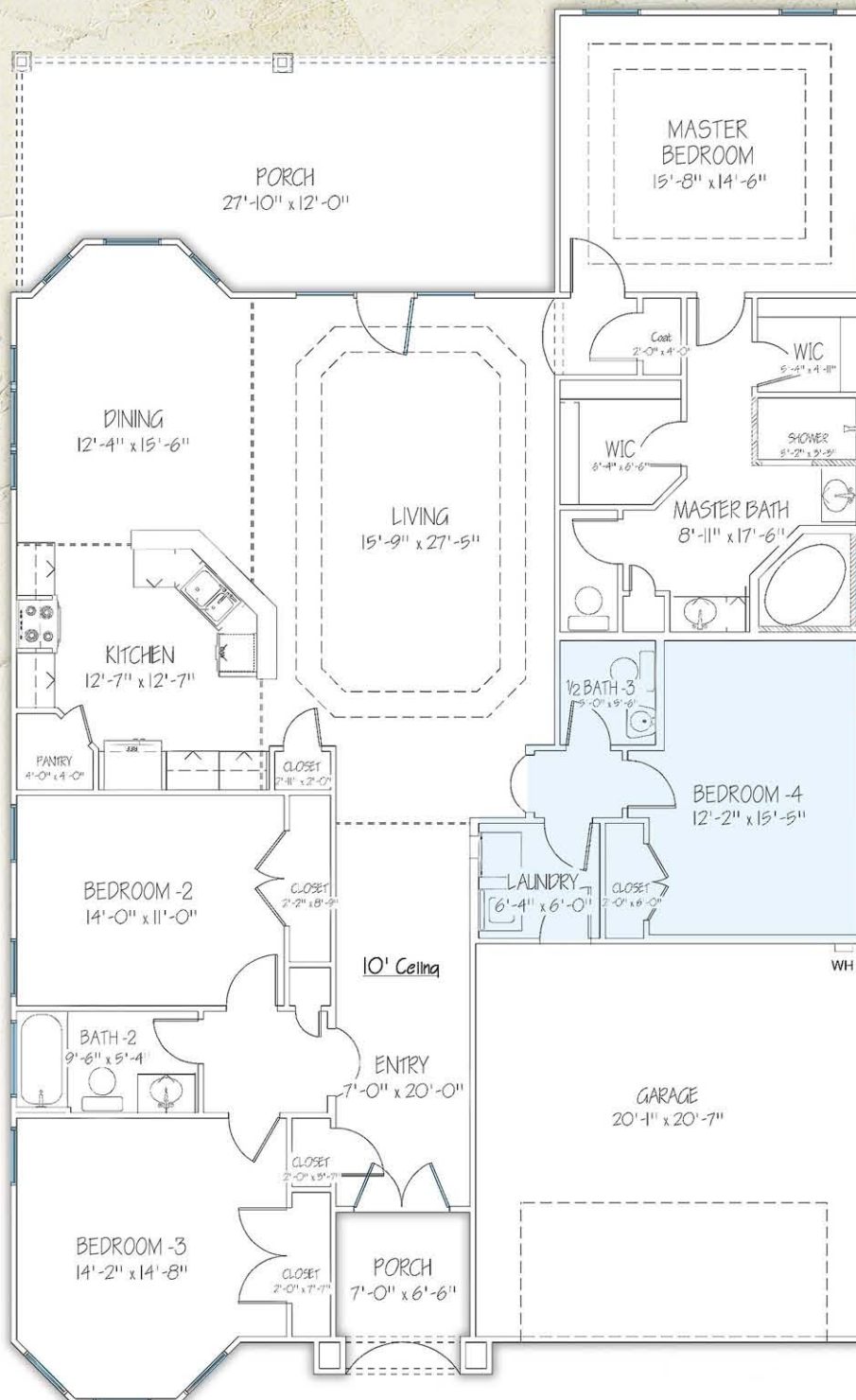
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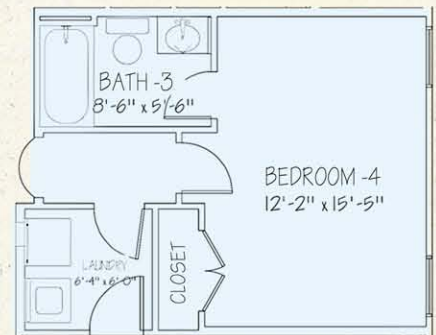
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NOTE: Site plan & floor plans vary and these drawings are an artist's concept & have been prepared for general illustration purposes only. Developer reserves the right to change floor plan specifications, prices, terms, and availability without prior notice. Please see sales representative for further details.



Heated: 2267 FT²
Garage: 412 FT²
Front Porch: 55 FT²
Rear Porch: 327 FT²
Total Under Roof: 3084 FT²



Full bath option \$3,000.



Laundry base cabinets option available
with either bath configuration \$2,100.

NATIVE HOMES
REALTY

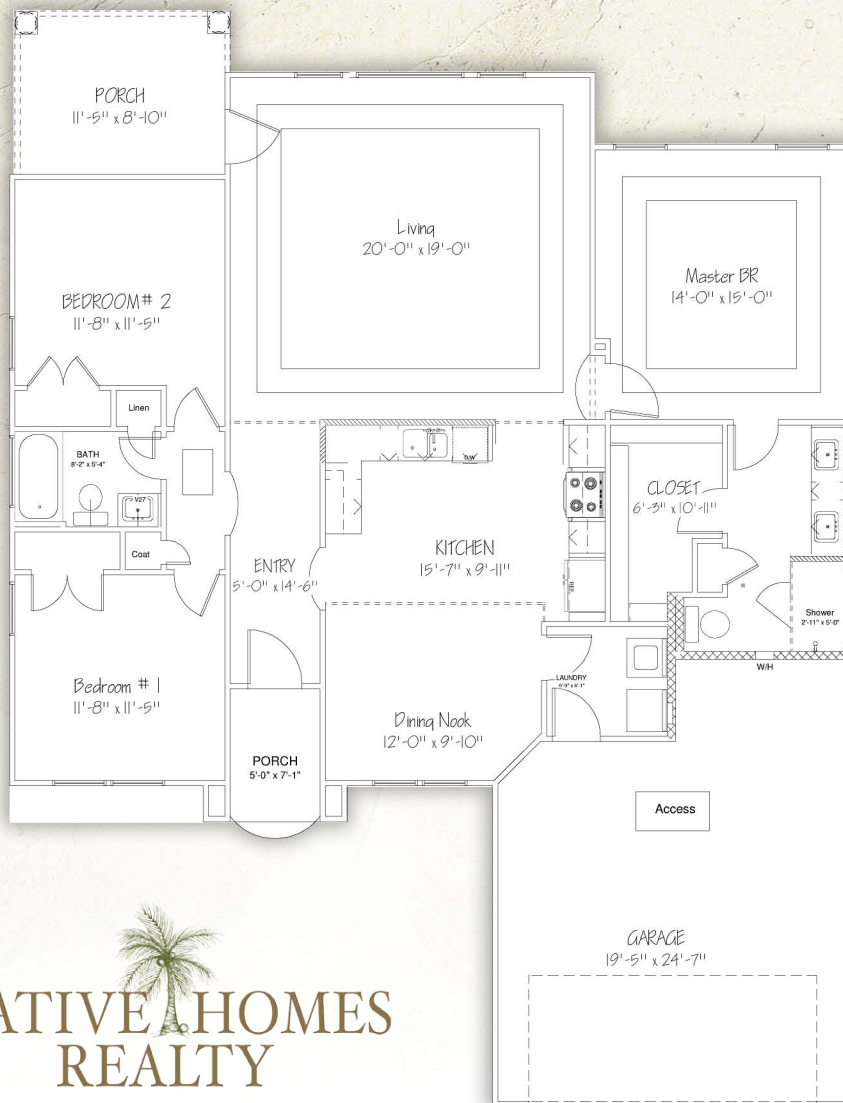
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Heated: 1611 FT²
 Garage: 428 FT²
 Rear Porch: approx. 105 FT²
 Front Porch: approx. 35 FT²
 Total Under Roof: 2210 FT²





Lauderdale Bay

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INTERIOR FEATURES

- ◆ 9' to 11' ceiling heights
- ◆ Double step trays & raised ceilings accents
- ◆ Custom interior painting:
Neutral tone wall colors
Smooth finish ceilings, with accent colors in tray's
Semi-gloss trim to accent wall colors
- ◆ Up-scale trim:
Raised panel roman arch doors
5½ 2-piece crown molding
3¼ casings, 7¼ base boards
Cased windows with wood jambs
Solid oak stair treads, newel post & hand rail
Wrought iron double twist & basket balusters
- ◆ Brush nickel finish for:
Door & cabinet hardware
Lighting & faucets
Bathroom accessories
Shower door trim
- ◆ 5" wide pre finish engineered oak hardwood floors
- ◆ TV & phone outlets, smoke & CO2 detectors

DELUXE KITCHEN FEATURES

- ◆ Granite counter tops
- ◆ Under-mount sinks w/ pull down spray faucets
- ◆ Bar tops seating area & adjoining breakfast room
- ◆ Stainless steel appliances:
30" smooth top slide in range (gas option)
Counter depth refrigerator
Space saver micro-hood combo
Quiet dishwasher & disposal
- ◆ Cabinetry made of real wood featuring:
Castel stepped wall cabinets 36" & 42"
Solid maple dove tail joint, soft close drawers
Raised panel full overlay soft close doors
Crown molding, pulls & knobs

GUEST BEDROOMS & BATHROOMS

- ◆ Large closets with ventilated shelving
- ◆ Ceiling fans with lights
- ◆ Mohawk carpeting with 7/16 re-bond pad
- ◆ Oversized tile bathroom floors 18x18
- ◆ Granite vanity tops with under mount sinks
- ◆ Mirrors & bath accessories
- ◆ Water saving elongated toilets

LAVISH MASTER SUITE

- ◆ Spacious walk-in closet
- ◆ Recessed floor oversized tile shower w/ niche
- ◆ Shower door & glass surround
- ◆ Comfort height his & hers vanities
- ◆ Granite tops w/ under mount sinks
- ◆ Custom cut full width mirrors
- ◆ Drop in soaker tub
- ◆ Double step tray w/ rope lighting
- ◆ Custom Ceiling Fan & Can lighting selections:
Included in the generous lighting allowance

STYLISH EXTERIOR

- ◆ All brick with stucco accents
- ◆ Gutters & down spouts
- ◆ GAF Timberline life time shingles
- ◆ Energy saving tan colored vinyl windows
- ◆ Low E 270 glass technology
- ◆ Solid mahogany front door
- ◆ Protective infiltration moisture barrier
- ◆ Decorative garage door with opener
- ◆ Hose bibs & exterior outlets 2 -each
- ◆ Salt finish concrete drive & walkways
- ◆ Landscape package:
Palm trees & foundation shrubs
Full sodded yard w/ irrigation
- ◆ Gas lantern garage coach lights

UNSEEN VALUES

- ◆ Energy saving natural gas tank-less WH
- ◆ 200 amp electric service
- ◆ 92% energy efficiency gas furnace
- ◆ 14 sheer air conditioner
- ◆ Raised slab, cinder block wall foundation
- ◆ Quiet & non-corrosive PVC & Pex pipe
- ◆ Hurricane structural engineering
- ◆ R-30, R-13 & sound insulation
- ◆ Garage attic storage w/ lighting
- ◆ Generous lighting allowance

QUALITY ASSURANCE

- ◆ Pre-settlement walk through inspection
- ◆ Extensive Builder Warranty package
- ◆ Professional cleaning & supervision
- ◆ Manufacturer's warranty on:
Appliance's & fixtures
Shingles Lifetime Ltd. /10 yr. non-prorated
Gas & electric equipment

In addition to our all-inclusive pricing we have options available for most frequent requests.



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