

# PHOENICIAN SERIES - THE NITTANY



Elevation A



Elevation B

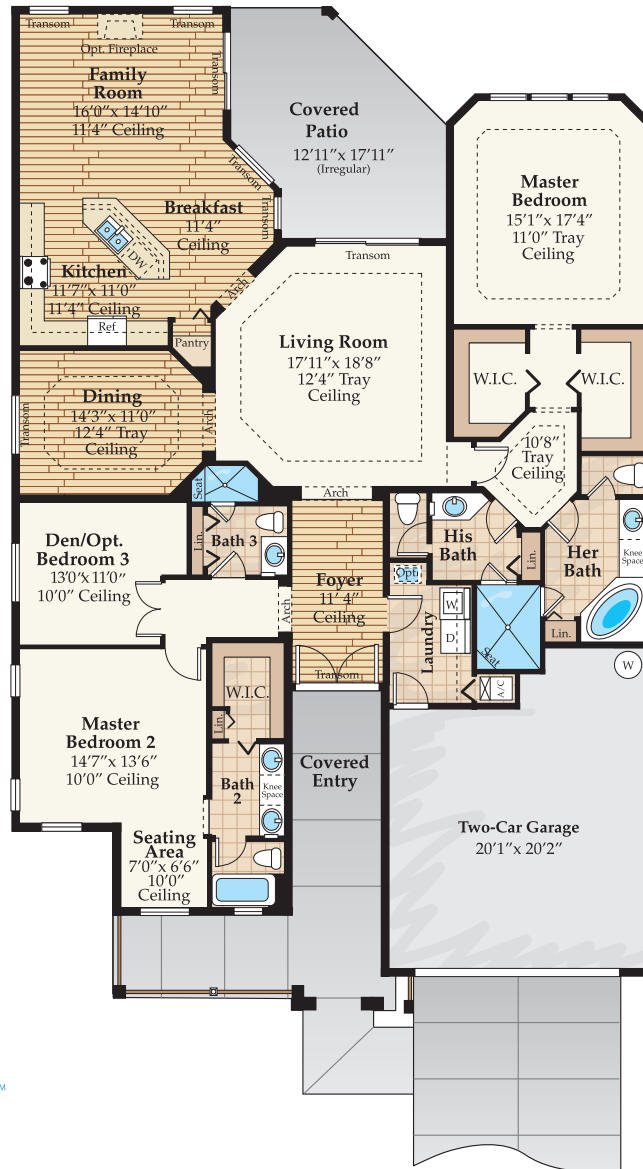
## THE NITTANY

Two Bedrooms, Three Baths,  
Den, Dining Room, Living Room,  
Family Room, Two-Car Garage

A/C Living Area 2,501 Sq. Ft.  
Total Area 3,451 Sq. Ft.



Bedroom 3 Option



*Seasons*<sup>™</sup>  
AT PRINCE CREEK WEST

Toll-Free: 866-683-9541 Local: 843-650-6627 [www.SeasonsMI.com](http://www.SeasonsMI.com)



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# PHOENICIAN LUXURY FEATURES

## HOMEOWNERS ASSOCIATION

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- The Grand Clubhouse features a ballroom with stage and dance floor, card rooms, a billiards room, an arts & crafts studio, media room and an education center
- Full-time, on-site Social Director for community clubhouse
- Har-Tru® tennis courts
- A fitness center with aerobics and exercise rooms featuring state-of-the-art equipment
- A spacious outdoor sundeck with pool/spa and a year-round heated indoor pool
- Gated community
- Monitored security alarm in each residence
- Natural-style landscaping within all common areas; lush, grassy areas in right-of-way, open spaces and buffer tracts
- Automatic lawn sprinkler system for all properties, including common areas
- All streets and sidewalks are private
- Lawn maintenance around homes including mowing, edging, fertilizing, pesticide application, and maintenance of irrigation system
- Common area tree trimming and weeding of flowerbeds to maintain community beauty
- Professional management company services
- All required insurance coverage for all common properties
- Basic cable, phone, and internet
- Garbage removal

## GOURMET KITCHENS

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- GE appliance package
- Self-cleaning electric glass-top range
- Space-saving microwave oven
- 25-cubic-foot, side-by-side refrigerator/freezer with icemaker and filtered water in door panel
- Multi-cycle energy-efficient dishwasher
- Garbage disposal
- Kohler single-lever faucet with sprayer
- Pantry closet with vinyl-coated ventilated shelves
- 42" upper cabinets
- Granite countertops
- Stainless steel 50/50 sink
- Recessed lighting (per plan)

## ELEGANT BATHS TO PAMPER YOU

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- Oversized tub in master bath (per plan)
- Shower w/glass enclosure in master bath (per plan)
- 8"x 10" ceramic wall tile in master bath shower area (per plan)
- Kohler comfort-height toilets
- His and hers raised-height bath vanities with dropped knee spaces (per plan)
- Elongated water closets throughout
- One-piece fiberglass tub w/surround in second bath
- 42"-high full-width vanity mirrors (per plan)
- Recessed medicine cabinets with beveled glass mirrors (per plan)
- Cultured marble vanity tops in master and guest baths
- Kohler faucets

## INTERIOR FEATURES

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- Soaring volume ceilings (per plan)
- Carpet in a choice of designer colors (per plan)
- 8'-high entry doors (per plan)
- 6-panel Colonial interior doors (per plan)
- 8'-high interior doors
- Lever door handles
- Smooth-finish ceilings
- Walk-in closets
- Colonial baseboards and casings
- Rocker-style electrical switches
- Colonial bi-hinged doors (per plan)
- Continuous slide closet shelving
- Ceramic tile flooring in kitchens, baths, and laundry room (per plan)
- Laminate flooring in foyer
- Washer and electric dryer hook-ups in laundry room with fitted dryer vent for flush installation
- Utility sink
- Ceiling fans in great room, master bedroom and screened lanai
- Crown molding in formal areas
- 5 1/4" baseboards

## HOME SECURITY/SAFETY

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- Security system
- Security deadbolt lock on front entry door
- Automatic garage door opener with two remotes
- Smoke detectors (hardwired with battery backup)
- Tempered glass in sliding doors, side lights and shower doors
- Pressure-balanced control valves installed in all showers to protect against scalding

## ARCHITECTURAL/CONSTRUCTION FEATURES

- Classic designs in Lowcountry style with contemporary comfort
- Architecturally designed HardiPlank exterior finish per plan elevations
- Sweeping front porches with decorative columns and railings
- Engineer-designed wood-framed construction
- Engineered pre-fabricated roof trusses
- Insulated double-pane windows
- Water-resistant backing in all showers to tile height
- Wood backing in all showers and tubs at required heights for optional grab bars
- R-30 ceiling insulation over living areas
- R-13 insulation in all exterior walls
- Steel-reinforced monolithic foundations and slabs
- Attic stairs in garage
- Large screened lanai
- Pull-down attic stairs in garage with storage
- Finished garage (painted with baseboards)
- Epoxy finish on garage floor

## ELECTRICAL SPECIFICATIONS

- 200-amp electrical service
- Category 5 wiring for cutting-edge phone, computer and internet capabilities
- Designer lighting fixture package (per plan)
- Fluorescent lighting fixtures in master bedroom walk-in closet, laundry room and garage
- Designer exterior lighting fixtures
- Energy-efficient 50-gallon gas water heater
- Electric door chime
- Ceiling fan wiring

## EXTERIOR FEATURES

- Front covered entry porch and rear screened porch
- Fully sodded and irrigated home sites
- Professionally designed landscape package
- Decorative mailbox and post (per master plan)
- Two garden hose connections (per plan)
- Two weatherproof GFI duplex outlets (per plan)
- City water and sewer system
- 30-year architectural fiberglass shingle roof

## HOME WARRANTY & ENERGY SAVING FEATURES

- Natural gas
- One-year workmanship warranty on the entire home
- Two-year warranty on all systems
- Manufacturer's warranty on insulated double pane windows and sliding glass doors throughout
- Extended warranty covering the home against structural defects for 10 years
- Manufacturers' warranties on all appliances
- 13 SEER high-efficiency air-conditioning system with heat pump
- Digital A/C thermostats
- Manufacturer's parts warranty on air-conditioning compressor
- Fiberglass front entry door with perimeter weather stripping
- Termite damage repair bond



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