

## ABOUT THIS NEIGHBORHOOD.

# Southgrove

Welcome to Southgrove, our newest community located in Fountain Inn, SC. Indulge in this vibrant neighborhood with luxurious quality and incredible value! All while living central to the vibrant town in the heart of Fountain Inn! Well-thought out open concept floor plans range in size from 1,900 to 3,500 square feet and offer between three and five bedrooms, spacious living areas, stainless steel appliances, two-car garages, masters on the main, media rooms and more. These spacious designs boast an additional plus: Easy access for traveling to I-385, and convenient to local dining and shopping! Everyone in the family will find something to love about Southgrove!

### :: WELCOME CENTER

Monday - Saturday, 11am - 6pm  
Sunday, 1pm - 6pm

**(888) 557-0823**

### :: AVAILABLE HOMES



SCAN ME

### :: NEIGHBORHOOD SCHOOLS

:: Fountain Inn Elementary School

:: Bryson Middle School

:: Fountain Inn High School

### :: DRIVING DIRECTIONS

:: From Interstate 385, Take Exit 23 towards Fountain Inn. Go ½ mile and make a right turn onto Nash Street. Community is ¼ mile on the right.

### :: NEIGHBORHOOD AGENTS

**Anita Stoddard**

New Home Specialist

AND

**Sheridan Stoddard Burgos**

New Home Specialist

### :: NEIGHBORHOOD EMAIL

:: [southgrove@trustnewhomes.com](mailto:southgrove@trustnewhomes.com)

#### MARKETING COLLATERAL REVISED: 09/03/24.

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# SOUTHGROVE STANDARD OPTIONS.

## ::UNIQUE INTERIORS

- :: 9 foot smooth ceilings on main level and 8' smooth ceilings on second level
- :: Luxury Vinyl Plank Flooring throughout main living areas (level 1)
- :: Upgraded Designer Collection Paint Throughout (walls and ceiling)
- :: Pedestal sink in powder room
- :: Upgraded (elongated) toilets in all bathrooms
- :: Overhead lights in all bedrooms
- :: Cultured marble countertops with rectangular sinks in all bathrooms
- :: Designer lighting packages (level 1)
- :: Cable and phone connections in family room and master
- :: Ceiling fan pre-wire and switches in all bedrooms
- :: Designer Classic III style interior doors
- :: Large closets and pantries with vinyl clad ventilated shelving
- :: 6lb carpet pad
- :: Delta Chrome Plumbing Fixtures (level 1)
- :: Plush carpeting (level 1)

## ::DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) Some Combination of Brick, Stone, Board and Batten and Hardi Shake with Sides and Rear to be Concrete Siding
- :: Maintenance free vinyl windows
- :: Classic III Fiberglass front door
- :: 20 Year Warranty Shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Slab and Basement foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car garages (per plan) - finished
- :: Patio/Deck (size per plan)

## ::GOURMET KITCHEN

- :: Stainless appliance package includes: range, dishwasher and microwave
- :: Double or single bowl stainless steel undermount sink
- :: Garbage disposal (not included on any home with a septic system)
- :: Granite countertops (level 1) with ceramic tile backsplash (level 1)
- :: 42" upper kitchen cabinets with crown moulding
- :: 5 LED can lights in kitchen (per plan)

## ::OWNER'S RETREAT

- :: Incredibly sized owner's suites with tray ceilings
- :: LED lighting over owners retreat tub/shower
- :: Spacious walk-in closets
- :: Double bowl vanities (per plan)
- :: Tile flooring in owner's retreat bath (level 1)

## :: QUALITY CONSTRUCTION

- :: 10 Year Structural Warranty/ 2 Year Functional Major Mechanicals Warranty/1 Year Builder Workmanship Materials Warranty
- :: CO2 and Smoke Detectors Hardwired w/Battery Back-up
- :: Multiple Climate Control System w/Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency
- :: Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- :: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
- :: Deadbolt Locks on All Exterior Doors
- :: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (per plan)
- :: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- :: Full Time Warranty Department for Continuous Homeowner Support
- :: Two Quality Assurance Inspections with Homeowner Prior to Closing
- :: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
- :: Home Warranty Provided Through Quality Builders Warranty and Transferable Upon Resale

## :: ENERGY EFFICIENT FEATURES

- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: PEX Plumbing is More Resistant to Freeze Breakage
- :: Tankless Water Heater

### MARKETING COLLATERAL REVISED: 10/26/23.

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# SOUTHGROVE BASE PRICING.

FLOORPLAN	SQUARE FEET	BEDROOMS	BATHS	GARAGE	BASE PRICING
ABERNATHY A	1908	3	2	2	\$344,900
ABERNATHY B	1908	3	2	2	\$346,900
ABERNATHY C	1908	3	2	2	\$348,900
ABERNATHY D	1908	3	2	2	\$350,900
ASHLAND A	1908	3	2	2	\$359,900
ASHLAND B	1908	3	2	2	\$361,900
ASHLAND C	1908	3	2	2	\$363,900
ASHLAND D	1908	3	2	2	\$365,900
EDGEWATER A	2136	3	2	2	\$355,900
EDGEWATER B	2136	3	2	2	\$357,900
EDGEWATER C	2136	3	2	2	\$359,900
EDGEWATER D	2136	3	2	2	\$361,900
ELLIS A	2136	3	2.5	2	\$370,900
ELLIS B	2136	3	2.5	2	\$372,900
ELLIS C	2136	3	2.5	2	\$374,900
ELLIS D	2136	3	2.5	2	\$376,900
JULIETTE A	2201	3	2.5	2	\$330,900
JULIETTE B	2201	3	2.5	2	\$331,900
JULIETTE C	2201	3	2.5	2	\$334,900
JULIETTE D	2201	3	2.5	2	\$336,900
LAMBERT A	2531	3	2.5	2	\$354,900
LAMBERT B	2531	3	2.5	2	\$356,900
LAMBERT C	2531	3	2.5	2	\$358,900
LAMBERT D	2531	3	2.5	2	\$360,900
MCKAY A	2394	3	2.5	2	\$343,900
MCKAY B	2394	3	2.5	2	\$345,900
MCKAY C	2394	3	2.5	2	\$347,900
MCKAY D	2394	3	2.5	2	\$349,900
OAKLYN A	2648	4	2.5	2	\$354,900
OAKLYN B	2648	4	2.5	2	\$356,900
OAKLYN C	2648	4	2.5	2	\$358,900
OAKLYN D	2648	4	2.5	2	\$360,900
OLSEN A	3275	4	2.5	2	\$379,900
OLSEN B	3275	4	2.5	2	\$381,900
OLSEN C	3275	4	2.5	2	\$383,900
OLSEN D	3275	4	2.5	2	\$385,900
PARKER A	2884	4	2.5	2	\$361,900
PARKER B	2884	4	2.5	2	\$363,900
PARKER C	2884	4	2.5	2	\$365,900
PARKER D	2884	4	2.5	2	\$367,900
WRIGLEY A	2922	4	3	2	\$370,900
WRIGLEY B	2922	4	3	2	\$371,900
WRIGLEY C	2922	4	3	2	\$373,900
WRIGLEY D	2922	4	3	2	\$375,900

**MARKETING COLLATERAL REVISED: 07/24/23.**

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# SOUTHGROVE NEIGHBORHOOD SITE MAP.



**MARKETING COLLATERAL REVISED: 07/25/22.**

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## Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; **Outstanding Service, Competitive Interest Rates and Closing Costs.**

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

### ::CAPITAL CITY MORTGAGE



1255 Lakes Pkwy. Bldg 300 Suite 300  
Lawrenceville, GA 30043

**Gary Welch** / NMLS #659076

Office: 404-949-9791 / Mobile: 770-314-0873

Email: gwelch@cchl.com

### ::LUMINATE HOME LOANS



**Sharon Hanel** / NMLS #659232

Mobile: (864) 616-1439

Email: sharon.hanel@goluminate.com

**MARKETING COLLATERAL REVISED: 12/12/24.**

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