

# HOMES BY DICKERSON

*The Home Of Your Life*

Discover  
The Homes By  
Dickerson  
Difference!



## Our Quality Features at Nexton

### COTTAGE COLLECTION

#### HIGH PERFORMANCE FEATURES

- Independent, third party performance testing by Southern Energy Management
- Exterior air and moisture infiltration barrier; ZIP system
- Radiant barrier roof sheathing
- Plygem® 1500 Series, Low-E w/ argon gas, Energy Star® single-hung vinyl windows
- Energy- efficient CFL or LED lighting (per location)
- Zoned natural gas furnace and 14 SEER HVAC system (per plan)
- Programmable LCD thermostats on each floor (per plan)
- Rinnai® natural gas tankless water heater

#### GOURMET KITCHEN FEATURES

- 42" Wellborn® full-overlay custom cabinetry with soft-close doors, full-access drawers and choice of color/ finish with crown molding and hardware
- Granite or quartz countertops in your choice of color
- Under-mount stainless steel single-basin kitchen sink with garbage disposal
- Moen® stainless one-handle high arc pull-down kitchen faucet
- Frigidaire® Pro stainless-steel appliance package including 30" gas range, Energy Star® dishwasher, and micro hood
- Ceramic tile kitchen backsplash
- LED flush mount fixture "can" lighting in kitchen
- Oversized kitchen island with pendent lights
- Spacious pantry with painted wood shelving
- Double trash can pull out

#### ELEGANT BATH FEATURES

- EPA WaterSense-certified Moen® chrome plumbing fixtures in all baths
- Elongated toilets in all baths
- Venetian Marble with undermount sink
- Separate soaking tub and shower in master bath (per plan) with ceramic tile floor, shower floor, and floor surrounds
- Ceramic tile floors in secondary baths and laundry room
- Fiberglass tub/shower in secondary baths

#### ELECTRICAL, LIGHTING & MEDIA FEATURES

- All decorative light fixtures, fans, and exterior lights are selected from allowance
- Two (2) ceiling fan installations, one (1) exterior flood light install, fifteen (15) LED "can" lights, and ceiling fan supports & pre-wire in all bedrooms
- Technology package: Dual CAT6 wiring, centrally located Structured Wiring Panel, pipe chase at Family Room
- Smoke and carbon monoxide detectors
- Two (2) weatherproof exterior electrical services
- 200 amp service panel

#### EXTERIOR FEATURES

- 6" fiber-cement exterior siding and/or board and batten per elevation
- 30- year architectural shingles
- Painted smooth fiberglass front door
- Schlage® satin nickel or aged bronze hardware w/ deadbolts on all exterior doors
- Front porch includes painted beadboard ceiling and brushed concrete floor with brick band
- 2-car garage with belt-driven automatic openers and external keypad
- Professionally designed landscaping with sod in the front and rear yards, drought tolerant plants and pinestraw beds
- 100 sq. ft. brushed concrete patio

#### INTERIOR FEATURES

- 10' 1st floor, 9' 2nd floor (plan dependent) smooth ceilings on all finished floors
- Oak stair treads with single twist wrought iron or painted wood balusters and painted newel post
- Smooth panel, hollow-core interior doors in choice of 5 styles
- Custom-built wood shelving and rods throughout pantry and closets
- 1x8 baseboard on 1st floor, 1x6 on 2nd floor, 1x4 window & door casing w/ 5/4" trim hats, 5 1/4" cove crown throughout first floor (except laundry & bedrooms)
- Engineered hardwood or laminate floors throughout first floor except bedrooms, laundry, and private baths (per plan)
- Mohawk® carpet in all bedrooms, second floor hall and closets (Carpet Research Institute Certified Green label and Scotch-guard® protected)
- Low-VOC paints with your choice of balance, trim, and accent colors

#### QUALITY ASSURANCE & WARRANTY

- Pre-construction and electrical walk through with Construction Manager
- Homeowner orientation and walk through prior to closing
- 90-day and 10-month customer service walk throughs
- The confidence of working with a regional homebuilder with a 45-year history

#### CUSTOM UPGRADES AVAILABLE!

- All floor plans can be modified to meet your specific needs!

#### TIDEWATER COLLECTION ADDITIONAL FEATURES

- 36" stainless canopy hood in Kitchen
- Undercabinet lighting in Kitchen
- Fireplace (SL-7), site built mantle, and slate surround
- Screens on porch
- Hardwoods in master bedroom/closet
- Master Up plans include hardwoods in upstairs hall
- Master bath- level 2 granite/quartz counters and tile
- Frameless shower glass

843-466-4875

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— HOMES BY —  
**DICKERSON**  
*The Home Of Your Life*

Compare our included features to other builders to discover  
*The Homes By Dickerson Difference*

INCLUDED FEATURES	HBD	Builder A	Builder B	Builder C	Builder D
Exterior air and moisture infiltration barrier; ZIP system	✓				
42" Wellborn custom cabinetry w/ soft-close doors, full-access drawers & choice of color/finish w/ crown molding/hardware	✓				
Frigidaire Pro stainless-steel appliance package including 30" gas range, Energy Star dishwasher, and micro hood	✓				
Separate tub and shower in master bathroom (per plan) with ceramic tile floor, shower floor, and surrounds	✓				
Ceramic tile floors in secondary bathrooms and laundry room	✓				
All decorative light fixtures, fans and exterior lights are selected from allowance	✓				
100 sq. ft. brushed concrete patio	✓				
Oak stair treads with single twist wrought iron or painted wood balusters and painted newel post	✓				
Custom-built wood shelving and rods throughout pantry and closets	✓				
1x6 baseboard throughout, 1x4 window & door casing w/ 5/4" trim hats, 5 1/4" cove crown throughout first floor (except laundry and bedrooms)	✓				
Engineered hardwood or laminate floors throughout first floor except bedrooms, laundry room, and private baths (per plan)	✓				



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**WWW.HOMESBYDICKERSONSC.COM**  
 Information subject to change without notice. See sales associate for details.  
 Sales and Marketing by Carolina One New Homes

