



OCEAN VILLAGE
on the Golden Mile

CUSTOM FLOOR PLANS
FOR YOUR HOME



NATIONS★HOMES II

Building the American Dream

843.449.8900 | WWW.NATIONS-HOMES.COM



OUR STORY



NATIONS HOMES II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose NATIONS HOMES II will quickly understand why the company's name has become synonymous with uncompromising customer service. National contracts with major suppliers and volume discounts with local subcontractors allow NATIONS HOMES II to give our homeowners an outstanding value for their money.

NATIONS HOMES II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make NATIONS HOMES II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

NATIONS HOMES II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.

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"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our home-owners with dedicated customer service and the best values for their hard earned money."

Jeff Skelley, President Nations Homes II



OCEAN VILLAGE CUSTOM HOME FEATURES

EXTERIOR

- o Fiber cement siding, fascia, soffit and trim
- o Board and Batten vinyl shutters
- o Self-sealing 30 year "Architectural" fiberglass shingles with metal accents (Per Plan)
- o (1) continuous ridge vent and ventilated soffits
- o Low-E white vinyl single hung windows with insulated double pane glass and screens
- o White vinyl insulated sliding patio doors with screens (Per Plan)
- o Stained fiberglass front door with sidelites and transom above (Per Plan) (\$2,500 Allowance)
- o Handle set lock on front door
- o Cottage Style steel garage doors with windows (Per Plan)
- o Monolithic concrete foundation or pilings (Per Plan)
- o Concrete driveway to street
- o Concrete patio (per plan)
- o Decorative mailbox at curb
- o Professional landscape package

INTERIOR

- o Ceiling heights are 9' on the first floor and 8' on the second floor unless otherwise noted on the plans
- o Main Living Areas to have volume ceilings (Per Plan)
- o Smooth finish on ceilings
- o Rounded sheetrock corners
- o Latex semi-gloss finish paint on interior trim
- o Latex flat finish paint on interior walls and ceilings
- o Smooth skin Saddlebrook interior doors
- o 4" door casing and 5/4" baseboard
- o 1-piece crown molding in main living areas
- o Flat panel maple cabinets with 42" upper wall cabinets (\$7,500.00 Allowance)
- o Granite countertops in Kitchen with ceramic tile backsplash
- o Granite countertops in Master Bath with 4" granite backsplash

- o White cultured marble countertops with bullnose edge in Guest Baths
- o Level one ceramic tile or hardwood flooring in the Main Living Areas
- o Level one ceramic tile in all Baths and Laundry Room
- o Level one durable carpet with 7 lb pad in all Bedrooms, Lofts, Bonus Rooms and Stairs
- o Full height mirrors in Master Bath
- o Framed hanging mirrors in Guest Baths
- o Lever door handles
- o Custom closet shelving in Master Bedroom and Kitchen pantry
- o Ventilated vinyl coated wire shelving in all other closets
- o Garage walls to be sheet rocked, trimmed and painted (per plan)
- o Washer and dryer connections

PLUMBING

- o Decorative bath faucets with 8" spread
- o Ceramic tile shower in Master Bath
- o Glass door at Master Bath shower (Per Plan)
- o Fiberglass garden tub in Master Bath with ceramic tile deck and skirt (Per Plan)
- o Fiberglass tub with ceramic tile walls in Guest Baths
- o Water saving comfort height toilets with elongated bowl and slow close seats
- o 9" deep stainless steel kitchen sink with stainless steel single handle faucet
- o Water line for ice maker
- o 50 gallon natural gas water heater
- o (2) exterior hose bibbs

APPLIANCES

- o Stainless Steel Whirlpool appliances (\$5,000 Allowance)
- o Side by side refrigerator with ice and water in the door
- o Energy Star, multi-cycle dishwasher
- o Free standing gas range

- o Microwave/Range Hood combo
- o 1/3 HP in-sink disposer

HEATING, AIR CONDITIONING AND VENTILATION

- o Gas 14 SEER HVAC system with programmable thermostat professionally sized for each home
- o Bathroom exhaust fans vented to the outside
- o Dryer vent to the outside

ELECTRICAL

- o 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- o Garage door opener(s) with (2) remotes
- o Smoke and carbon monoxide detectors per local building code
- o (2) outdoor waterproof receptacles
- o Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- o Ceiling fan pre-wire in Great Room and Bedrooms
- o (2) phone/internet jacks
- o (4) cable jacks
- o (25) recessed can lights
- o Decorative lighting/ceiling fan package (\$3,500 Allowance)

BUILDER FEATURES

- o Homeowner manual
- o Termite treatment
- o Pre-construction orientation with job superintendent
- o Pre-drywall walk through with job superintendent
- o Pre-occupancy walk through with job superintendent
- o 8 year limited residential warranty (RWC) provided with each home

ALLOWANCES

- o Front Door \$2,500
- o Cabinets \$7,500
- o Appliances \$5,000
- o Lighting/ceiling fans \$3,500

Specifications and allowances are subject to change without notice 12.21.17

OCEAN VILLAGE AVAILABLE OPTIONS



PLUMBING

Additional outdoor hose bibb (standard is 2)	\$ 425.00
Utility sink (rough in, sink, fixture) utility tub 20"x24"	\$ 650.00
Utility Sink (rough in only)	\$ 425.00
Outdoor shower (does not include enclosure)	\$ 750.00
Outdoor shower with 4x4 wood enclosure and door	\$ 1,650.00
Add shower door to Guest Bath tub/shower	\$ 1,800.00
Ceramic tile shower in lieu of tub/shower in Guest Bath	\$ 2,525.00
Tankless water heater	\$ 1,650.00

ELECTRICAL

Additional ceiling fan pre-wire; includes switch for fan and light (no fan or assembly included)	\$ 75.00
Additional pre-wire and install of recessed LED can light	\$ 75.00
Additional 110V outlet	\$ 50.00
Additional 110V GFI outlet	\$ 75.00
Dedicated 110V outlet	\$ 100.00
Can/fan combo in lieu of standard exhaust fan with light	\$ 175.00
Dimmer switch or timer (each)	\$ 75.00
Soffit LED lights (each)	\$ 95.00
Pre-wire and installation of flood light with switch	\$ 75.00
Additional light pre-wire (fixture not included)	\$ 50.00
Additional 220V electrical outlet	\$ 275.00
Additional floor receptacle with brass cover plate	\$ 350.00
Under cabinet lighting (per location)	\$ 175.00

SECURITY/LOW VOLTAGE

Extra phone, cable or internet jack (each)	\$ 75.00
Additional key pad or motion sensor to basic security (each)	\$ 225.00
Add fire alert to basic security	\$ 900.00

5.1 Surround Sound system: 5 speakers & 1 subwoofer (receiver not included)	\$ 1,725.00
2 speakers & 1 volume control per room (receiver not included)	\$ 875.00
Whole house Distributed Audio (includes 4 rooms)	\$ 4,100.00
Additional room for Distributed Audio	\$ 950.00

FIREPLACE (gas and tank supplied by owner)

36" ventless fireplace (blower, slate, mantel)	\$ 2,750.00
42" ventless fireplace (blower, slate, mantel)	\$ 2,900.00
43" ventless Linear fireplace with trim	\$ 3,250.00
Remote control for fireplace (on/off only)	\$ 100.00

HEATING AND AIR CONDITIONING

Additional zone to system	\$ 2,750.00
Hybrid gas HVAC system	\$ PRICE PER PLAN

LANDSCAPING AND IRRIGATION

Separate irrigation meter	\$ 2,450.00
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STRUCTURAL AND MISCELLANEOUS

Painted built-ins at fireplace (per plan)	\$ 3,532.00
Additional paint color (per color change)	\$ 232.00
Additional shell finish concrete for driveways, walkways and patio (per square foot)	\$ 6.00
Add single s/h window	\$ 443.00
Elevator (per plan)	\$27,000.00
Impact resistant glass windows	Priced per plan

Options and pricing are subject to change. 02.22.18



OCEAN VILLAGE
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30' WIDE BEACH
STYLE HOMES
BUILT ON SLAB FOUNDATION

CAN BE BUILT ON LOTS:
19 - 24, 26 - 33



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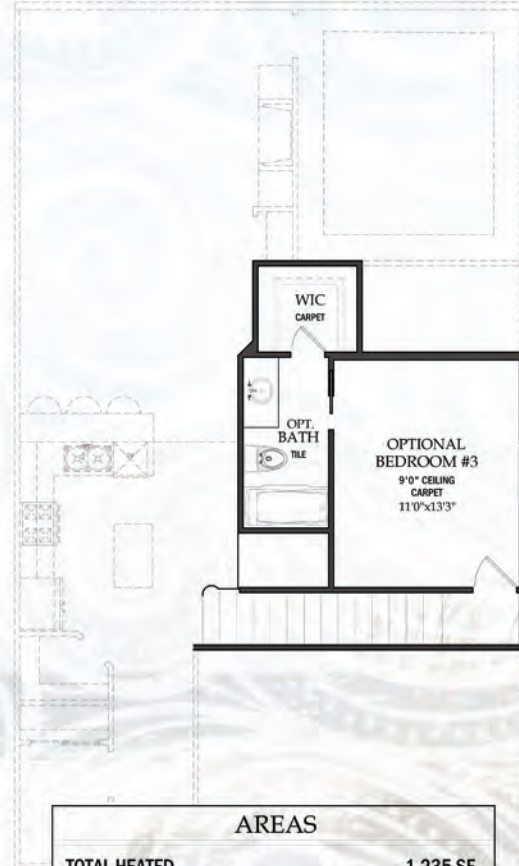
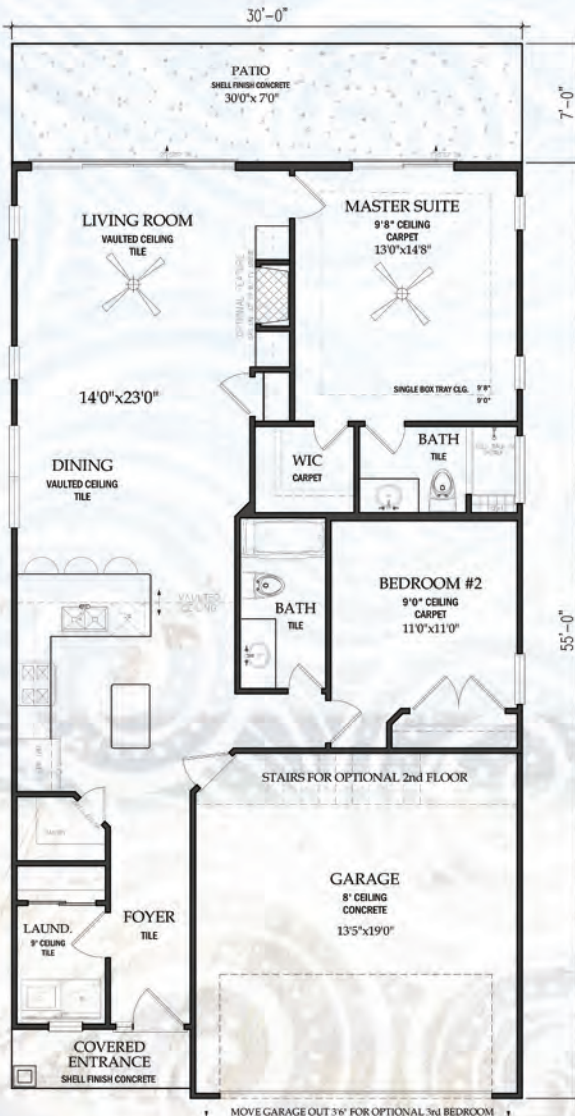
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THE SAWGRASS
FOR «AE» ZONE LOTS ONLY



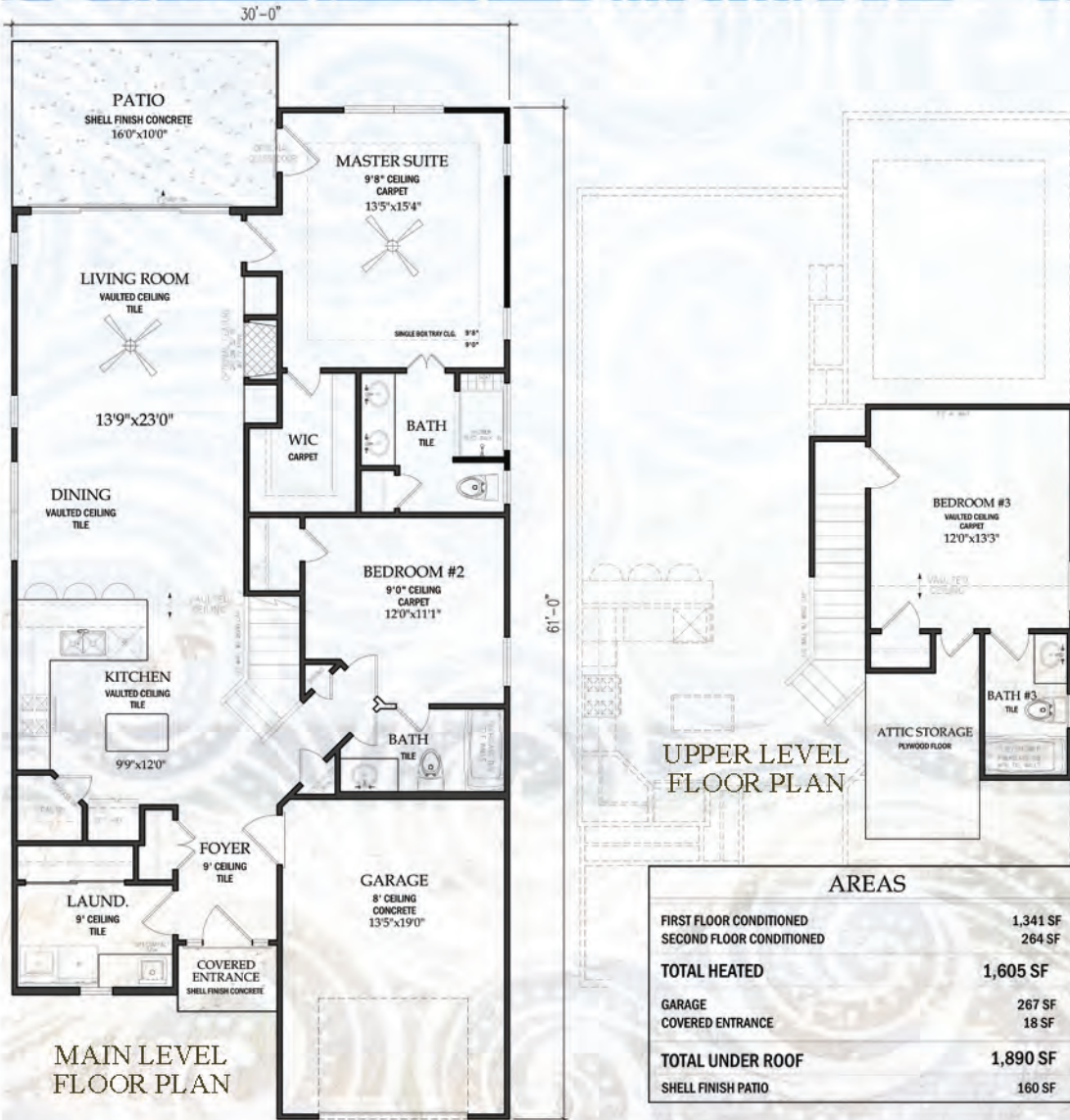
AREAS	
TOTAL HEATED	1,235 SF
GARAGE	402 SF
COVERED ENTRANCE	38 SF
TOTAL UNDER ROOF	1,675 SF
SHELL FINISH PATIO	210 SF
OPTIONAL SECOND FLOOR CONDITIONED	334 SF





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THE MAGNOLIA
 FOR «AE» ZONE LOTS ONLY



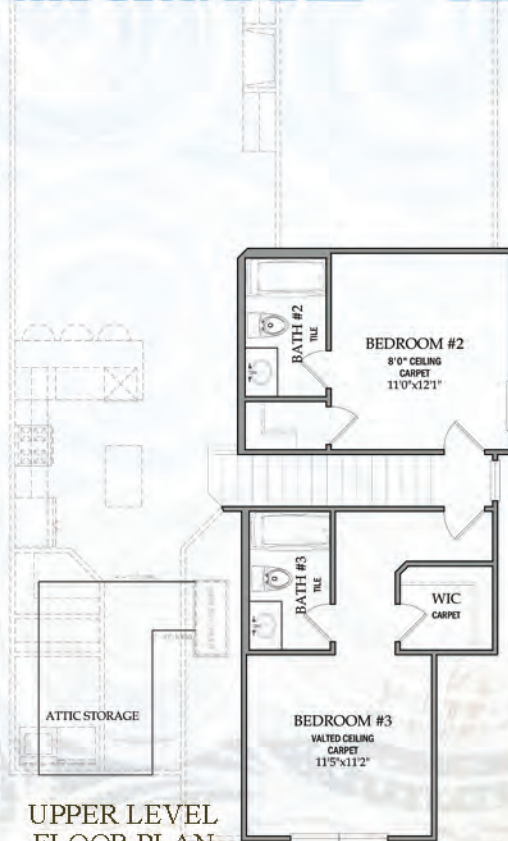
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THE SEA OAT
FOR «AE» ZONE LOTS ONLY



UPPER LEVEL FLOOR PLAN

AREAS	
1st FLOOR HEATED	1,218 SF
2nd FLOOR HEATED	519 SF
TOTAL HEATED	1,737 SF
GARAGE	389 SF
COVERED ENTRANCE	37 SF
TOTAL UNDER ROOF	2,168 SF
SHELL FINISH PATIO	210 SF



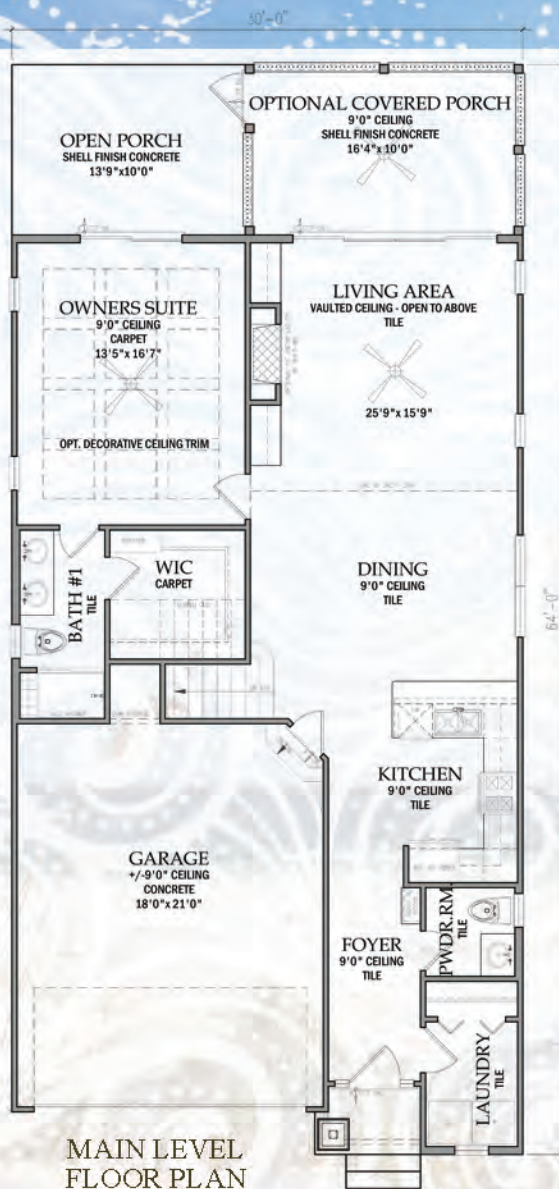


OCEAN VILLAGE

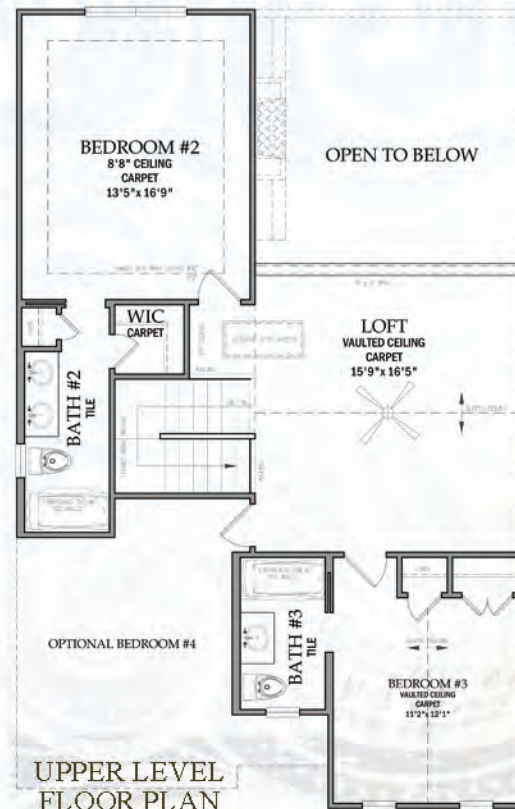
on the Golden Mile

THE PALM

FOR «AE» ZONE LOTS ONLY



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

AREAS	
MAIN FLOOR CONDITIONED	1,127 SF
UPPER FLOOR CONDITIONED	897 SF
TOTAL HEATED	2,024 SF
COVERED ENTRY PORCH	24 SF
GARAGE	425 SF
TOTAL UNDER ROOF	2,473 SF
PATIO	300 SF
OPTIONAL 4TH BEDROOM	223 SF
OPTIONAL COVERED SCREENED PORCH	163 SF





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on the Golden Mile

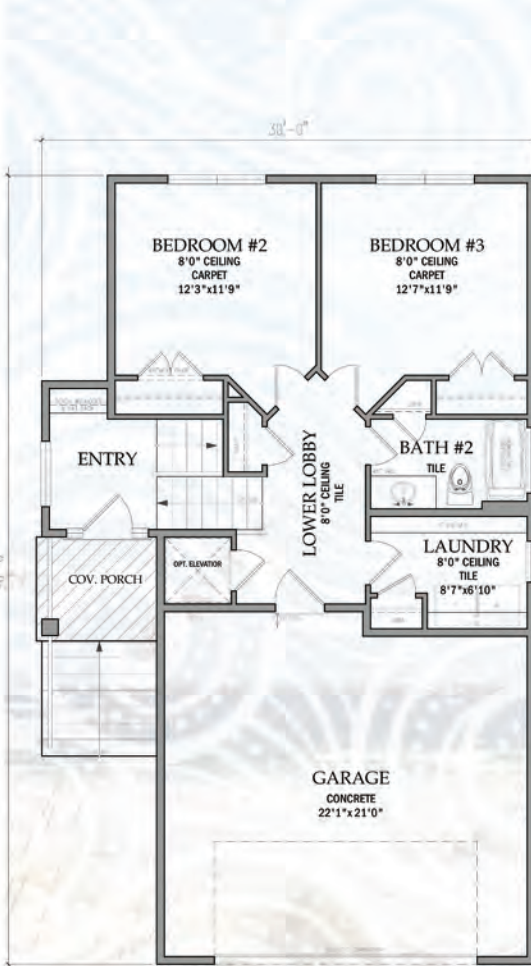
THE INDIGO

FOR «AE» ZONE LOTS ONLY

AREAS	
MAIN FLOOR CONDITIONED	1,109 SF
TERRACE FLOOR CONDITIONED	724 SF
TOTAL HEATED	1,833 SF
COVERED PORCH	42 SF
GARAGE	484 SF
TOTAL UNDER ROOF	2,359 SF
OPEN DECK	260 SF

OPT. BONUS ROOM CONDITIONED	640 SF
OPT. UPPER OPEN DECK	95 SF

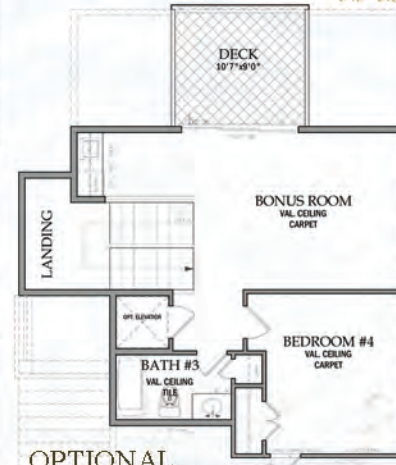
OPTIONAL
BONUS ROOM
FLOOR PLAN



GROUND LEVEL
FLOOR PLAN



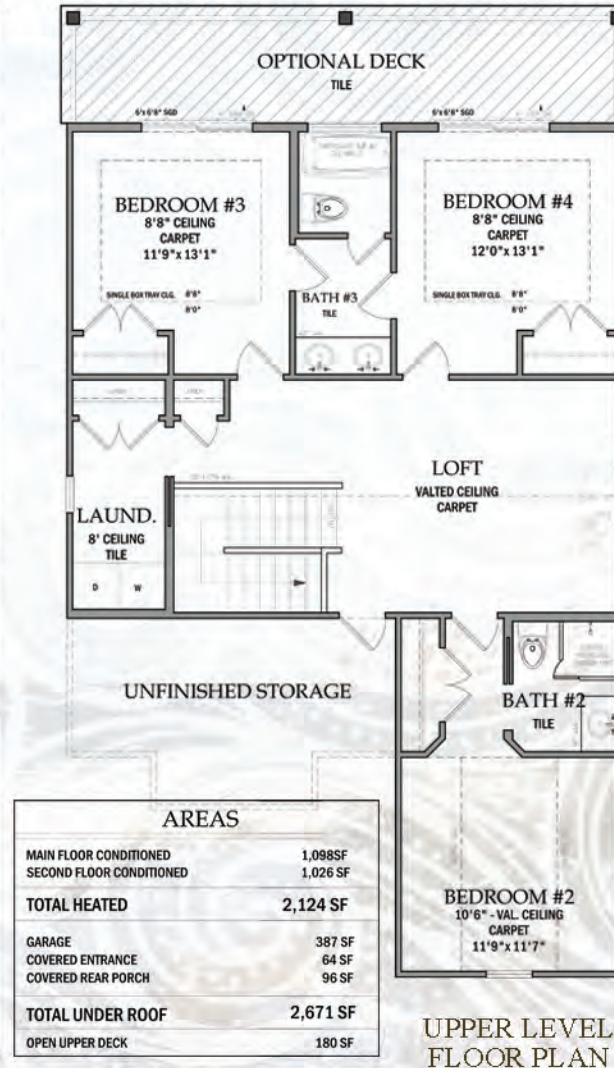
MAIN LEVEL
FLOOR PLAN





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THE PAMPAS
FOR «AE» ZONE LOTS ONLY





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30' WIDE BEACH STYLE HOMES

BUILT WITH GARAGE UNDER HOUSE

CAN BE BUILT ON LOTS:
1-33



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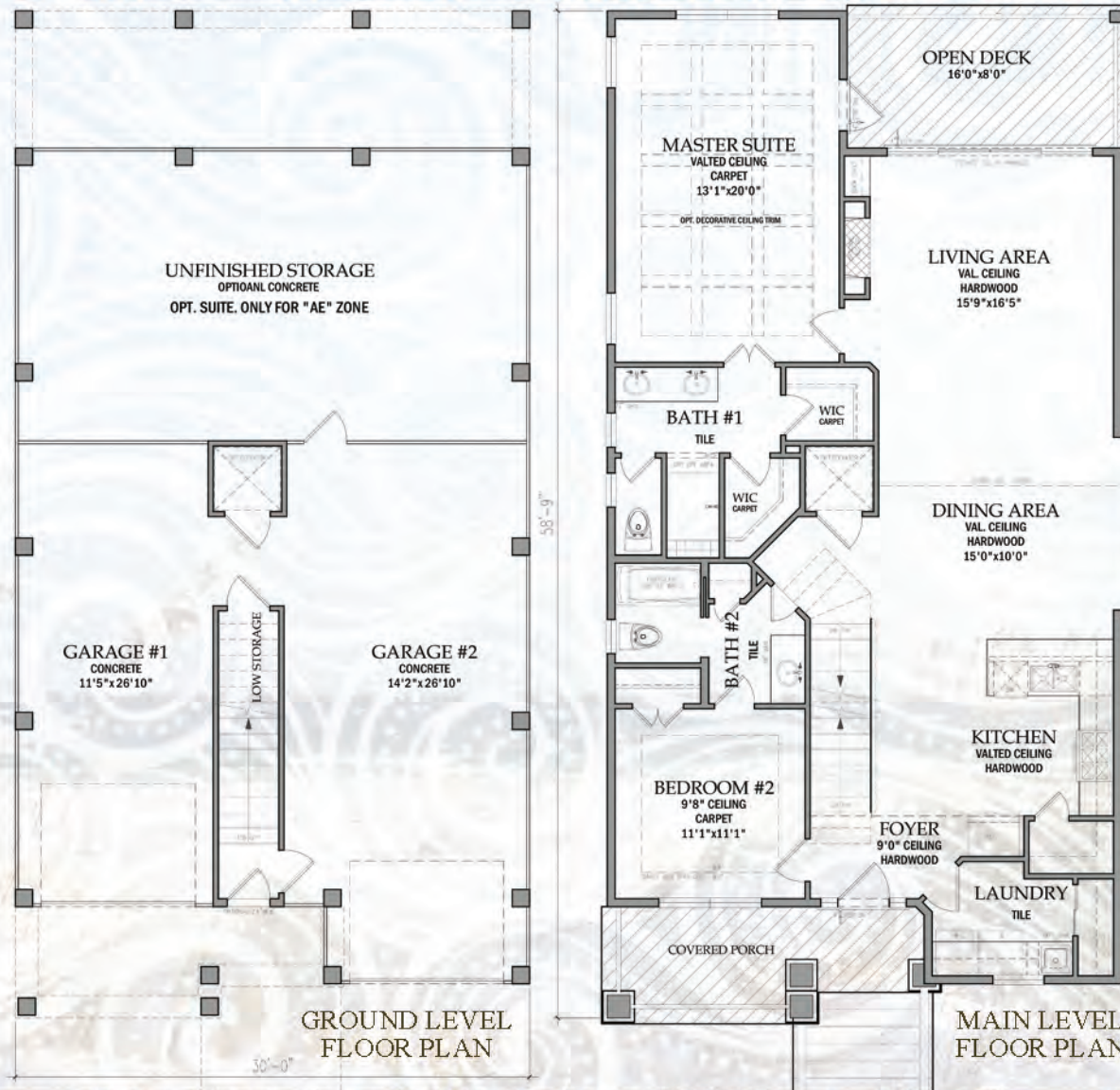


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THE JASMINE

FOR «AE» & «VE» ZONE LOTS



GROUND LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

AREAS	
MAIN FLOOR CONDITIONED	1,507 SF
BED #3 / BONUS ROOM FLOOR CONDITIONED	300 SF
TERRACE FLOOR CONDITIONED	92 SF
TOTAL HEATED	1,899 SF
COVERED PORCH	111 SF
GARAGE	776 SF
UNFINISHED STORAGE	513 SF
TOTAL UNDER ROOF	3,299 SF
DECK	128 SF



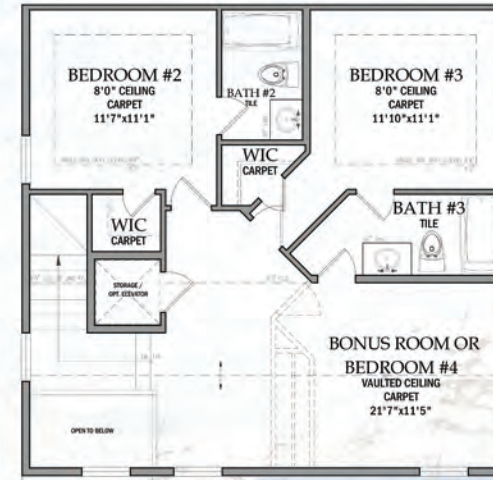
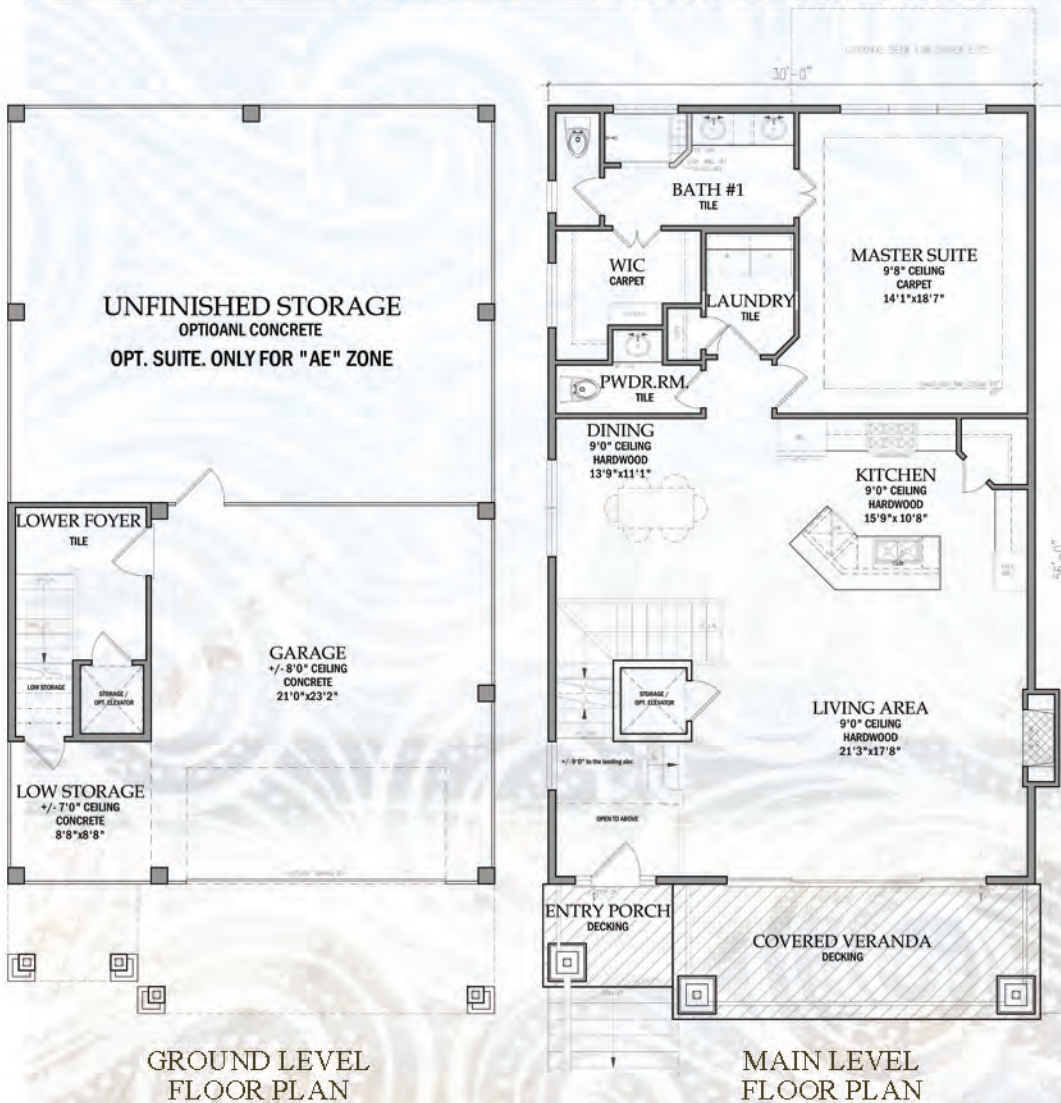


OCEAN VILLAGE

on the Golden Mile

THE HONEYSUCKLE

FOR «AE» & «VE» ZONE LOTS



AREAS	
TERRACE FLOOR CONDITIONED	130 SF
MAIN FLOOR CONDITIONED	1,449 SF
UPPER FLOOR CONDITIONED	786 SF
TOTAL HEATED	2,365 SF
COVERED ENTRY PORCH	48 SF
GARAGE	575 SF
COVERED VERANDA	176 SF
TOTAL UNDER ROOF	3,164 SF
UNFINISHED STORAGE	735 SF

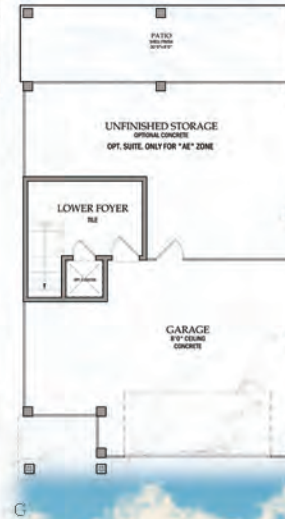
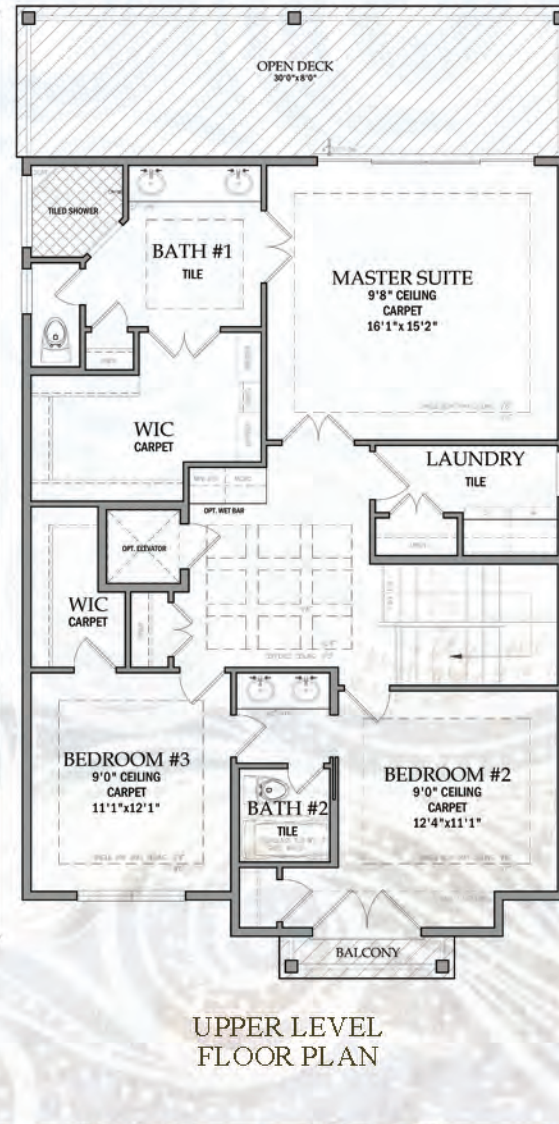
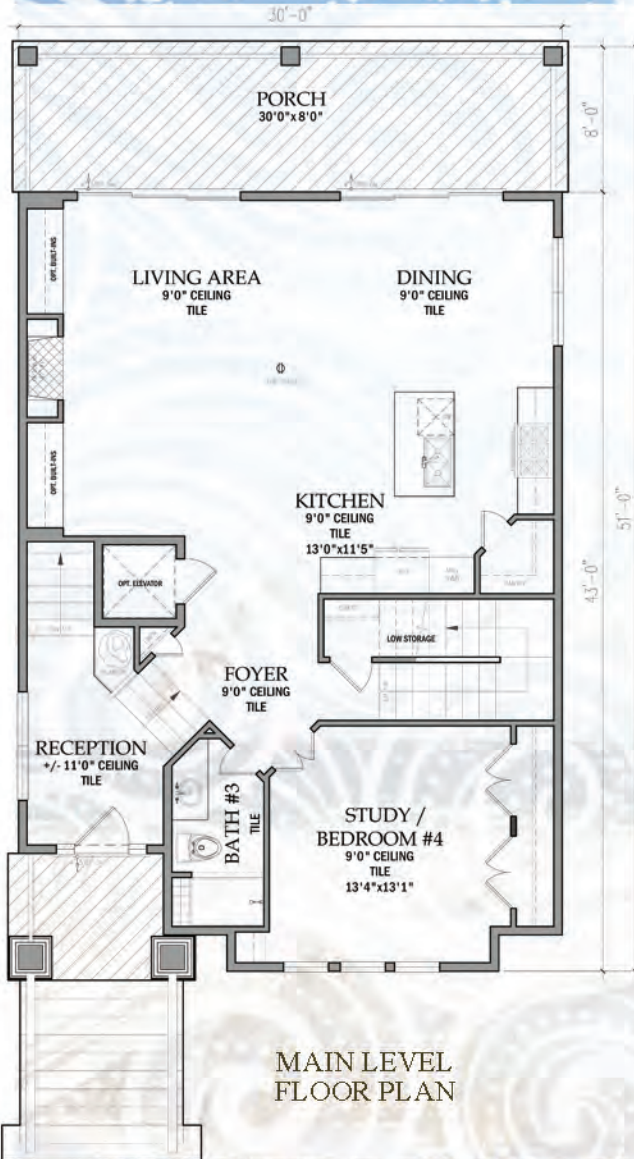




OCEAN VILLAGE
on the Golden Mile

THE SAGO

FOR «AE» & «VE» ZONE LOTS



AREAS	
TERRACE FLOOR CONDITIONED	164 SF
MAIN FLOOR CONDITIONED	1,180 SF
UPPER FLOOR CONDITIONED	1,202 SF
TOTAL HEATED	2,546 SF
COVERED ENTRY PORCH	54 SF
GARAGE	569 SF
UNFINISHED STORAGE	462 SF
TOTAL UNDER ROOF	3,631 SF
PATIO	240 SF
REAR PORCH	240 SF
REAR OPEN DECK	240 SF



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40' WIDE BEACH
STYLE HOMES
BUILT ON SLAB FOUNDATION

CAN BE BUILT ON LOTS:
1 - 4



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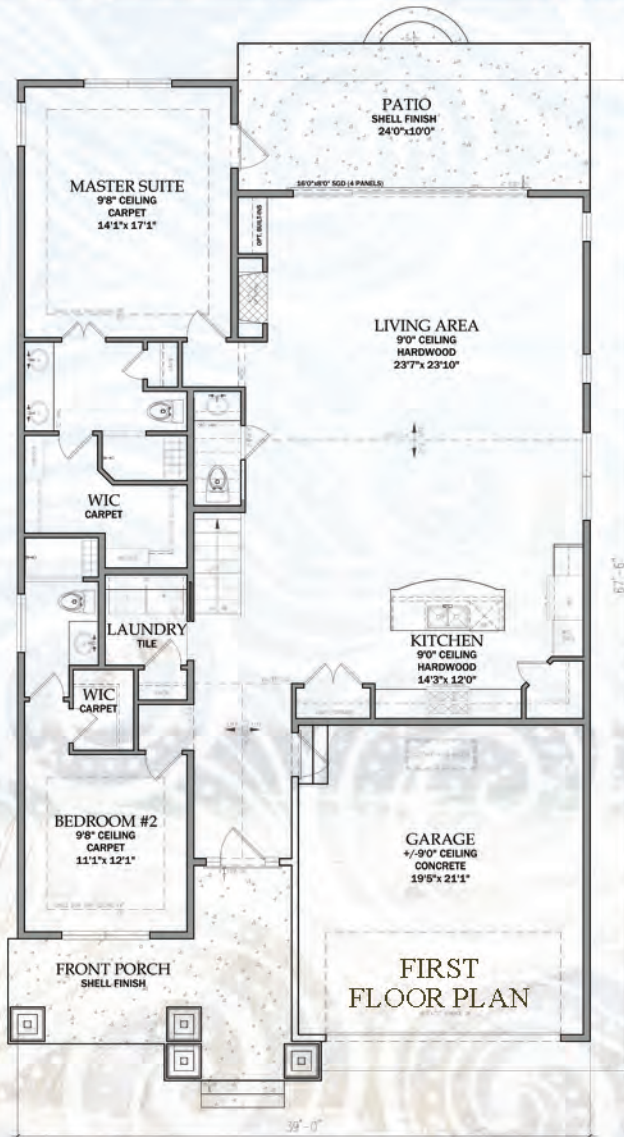


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THE SAGE

FOR «AE» ZONE 60' WIDE LOTS



SECOND FLOOR PLAN



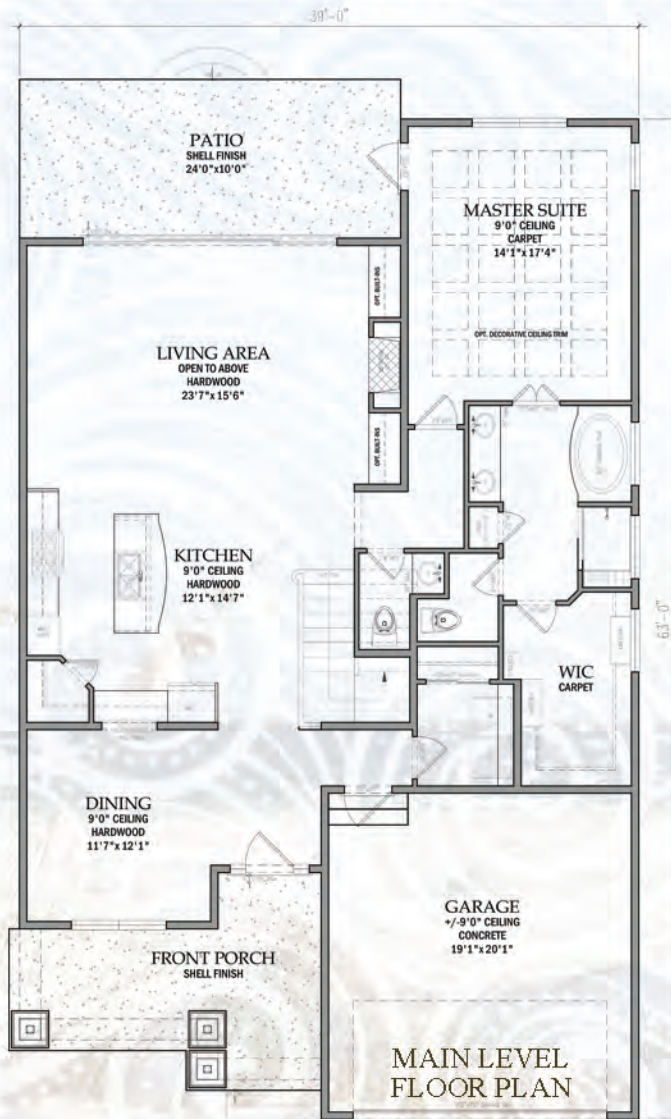
AREAS	
MAIN FLOOR CONDITIONED	1,777 SF
UPPER FLOOR CONDITIONED	301 SF
TOTAL HEATED	2,078 SF
COVERED ENTRY PORCH	177 SF
GARAGE	434 SF
TOTAL UNDER ROOF	2,689 SF
PATIO	240 SF





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THE GEORGETOWN I
FOR «AE» ZONE 60' WIDE LOTS



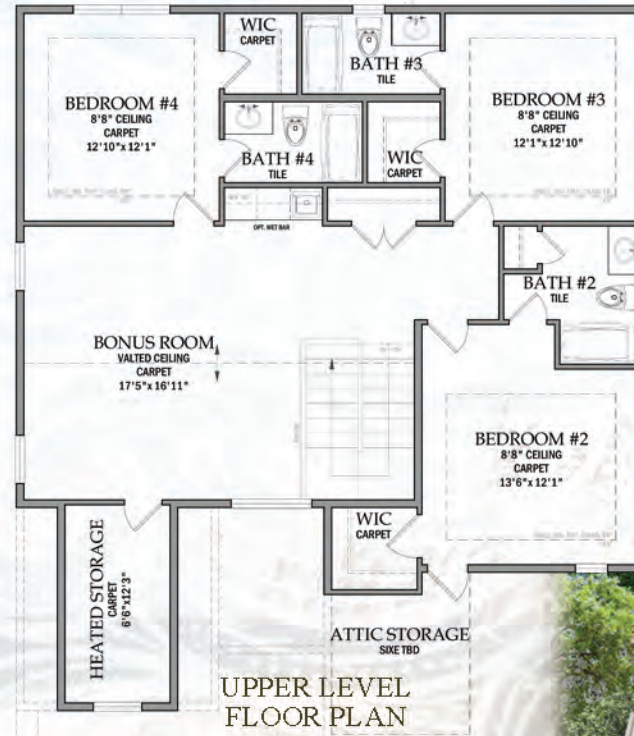
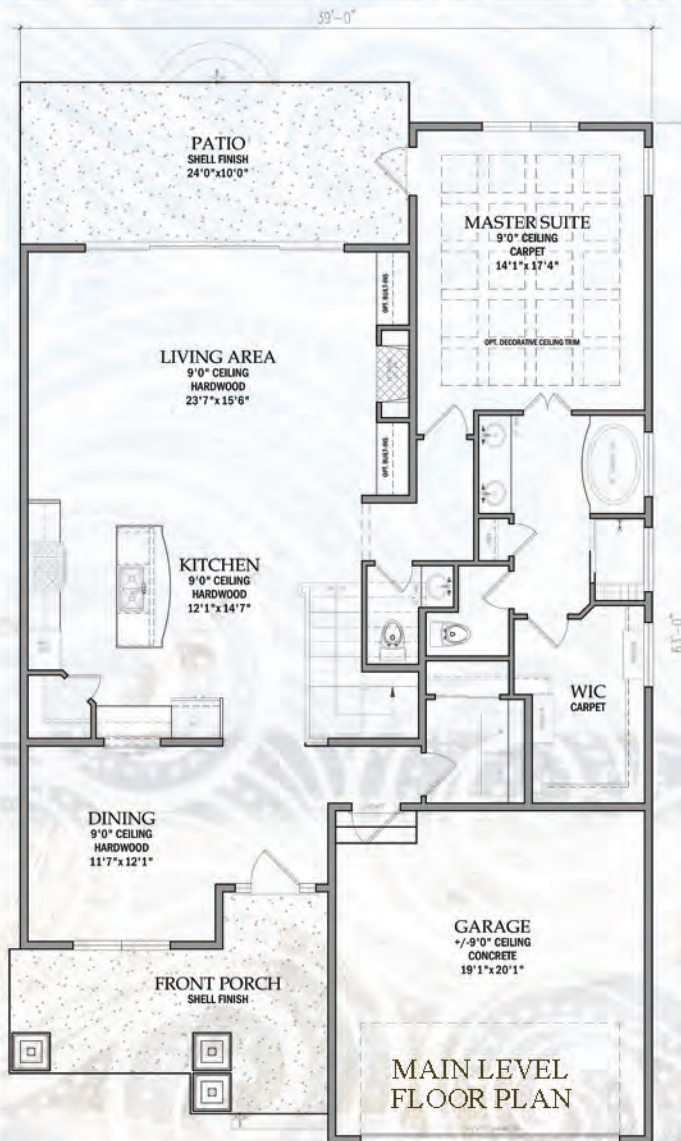
AREAS	
MAIN FLOOR CONDITIONED	1,617 SF
UPPER FLOOR CONDITIONED	867 SF
TOTAL HEATED	2,484 SF
COVERED ENTRY PORCH	176 SF
GARAGE	409 SF
TOTAL UNDER ROOF	3,069 SF
PATIO	240 SF





OCEAN VILLAGE
on the Golden Mile

THE GEORGETOWN II
FOR «AE» ZONE 60' WIDE LOTS



AREAS	
MAIN FLOOR CONDITIONED	1,617 SF
UPPER FLOOR CONDITIONED	1,343 SF
TOTAL HEATED	2,960 SF
COVERED ENTRY PORCH	176 SF
GARAGE	409 SF
TOTAL UNDER ROOF	3,545 SF
PATIO	240 SF





OCEAN VILLAGE
on the Golden Mile

40' WIDE BEACH STYLE HOMES

BUILT WITH GARAGE UNDER HOUSE

CAN BE BUILT ON LOTS:
1 - 9



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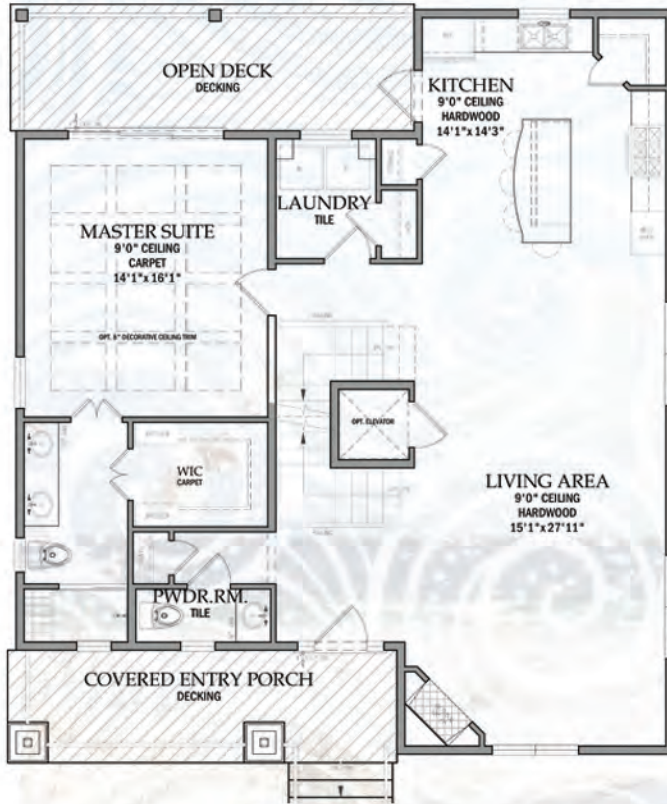


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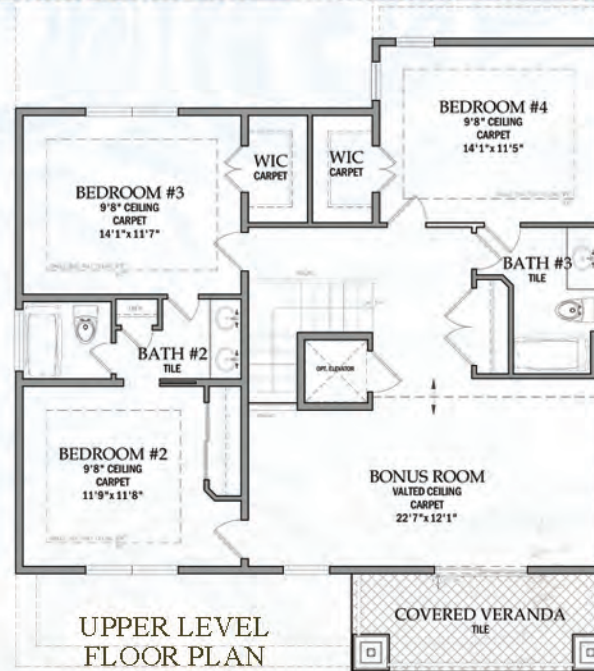
on the Golden Mile

THE SUNRISE

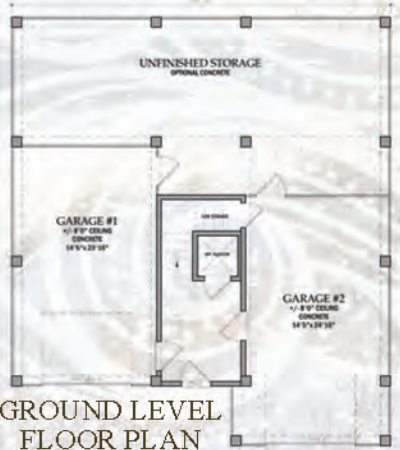
FOR «AE» & «VE» ZONE 60' WIDE LOTS



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN

AREAS	
TERRACE FLOOR CONDITIONED	171 SF
MAIN FLOOR CONDITIONED	1,341 SF
UPPER FLOOR CONDITIONED	1,144 SF
TOTAL HEATED	2,656 SF
COVERED ENTRY PORCH	132 SF
GARAGE #1	352 SF
GARAGE #2	375 SF
UNFINISHED STORAGE	604 SF
COVERED VERANDA	96 SF
TOTAL UNDER ROOF	4,215 SF
OPEN DECK #1	161 SF



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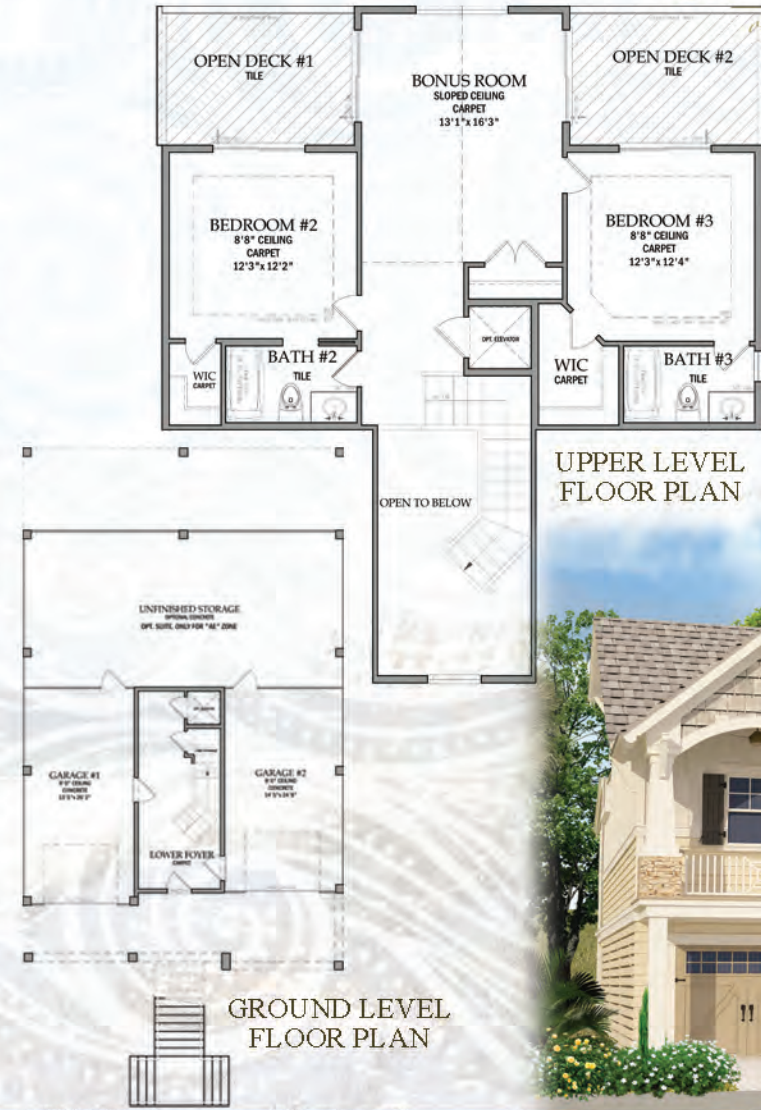
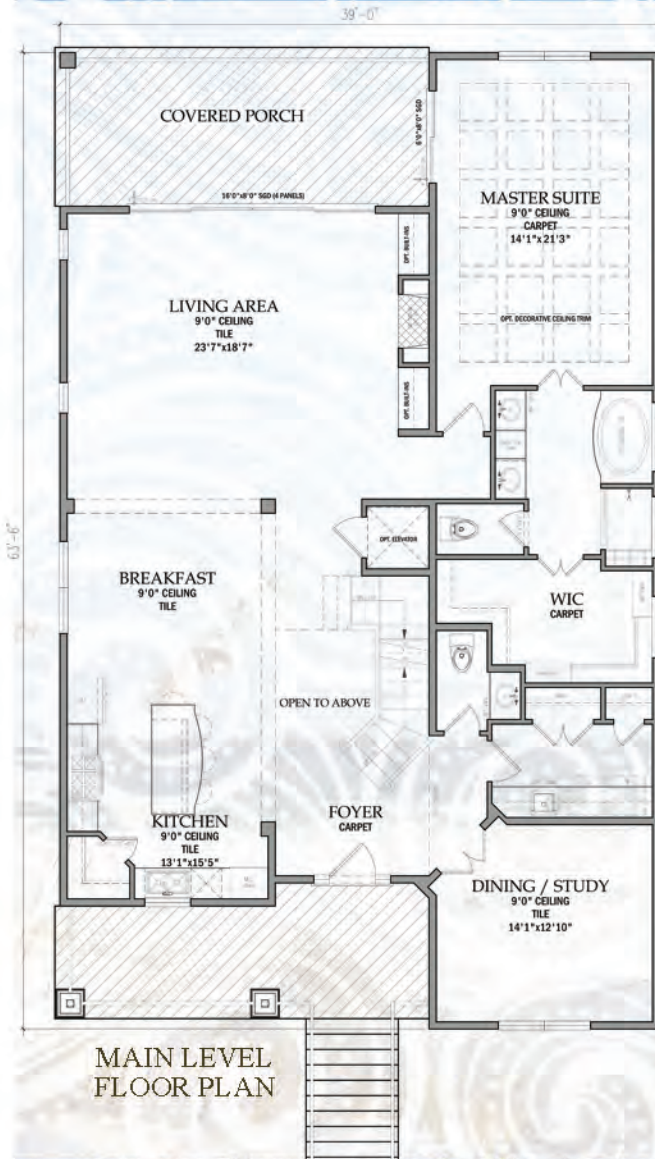


OCEAN VILLAGE

on the Golden Mile

THE SUNSET

FOR «AE» & «VE» ZONE 60' WIDE LOTS



AREAS	
TERRACE FLOOR CONDITIONED	272 SF
MAIN FLOOR CONDITIONED	2,030 SF
UPPER FLOOR CONDITIONED	830 SF
TOTAL HEATED	3,132 SF
COVERED ENTRY PORCH	183 SF
GARAGE #1	359 SF
GARAGE #2	363 SF
UNFINISHED STORAGE	743 SF
COVERED REAR PORCH	240 SF
TOTAL UNDER ROOF	5,020 SF
OPEN DECK #1	113 SF
OPEN DECK #2	113 SF



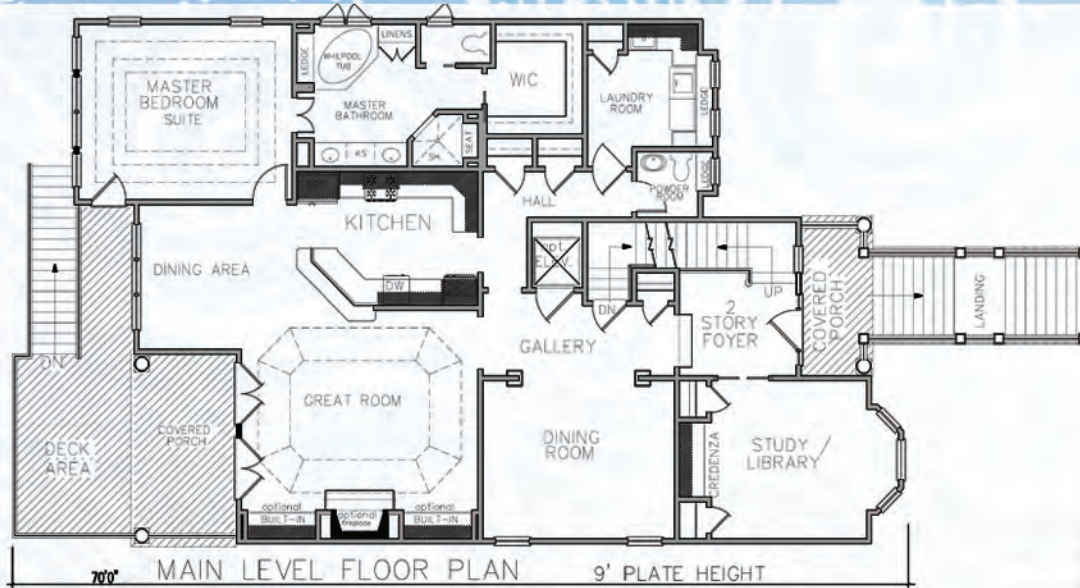


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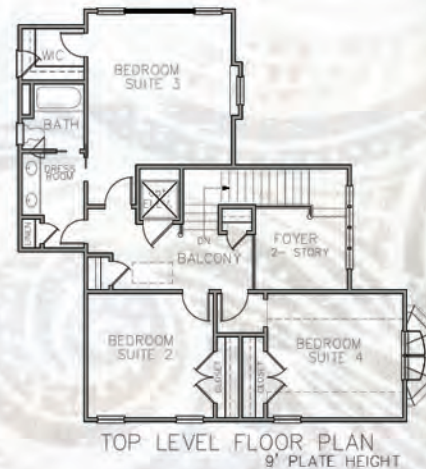
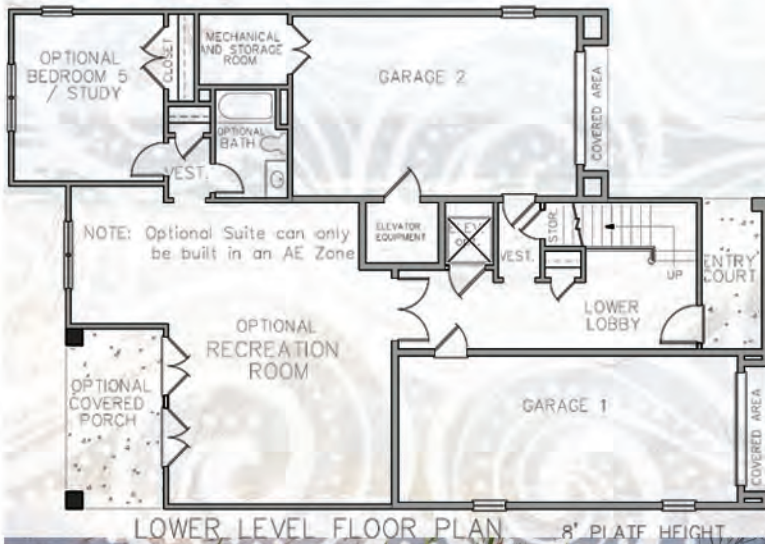
on the Golden Mile

THE OLEANDER

FOR «AE» & «VE» ZONE 60' WIDE LOTS



AREAS	
MAIN FLOOR	1,998 hsf
UPPER FLOOR	1,094 hsf
LOWER FLOOR	300 hsf
TOTAL	3,392 hsf
GARAGES/STORAGE	819 sf
COVERED PORCHES	354 sf
DECKS	230 sf
TOTAL AREA	4,795 sf
OPTIONAL LOWER LEVEL LIVING AREA	824 hsf



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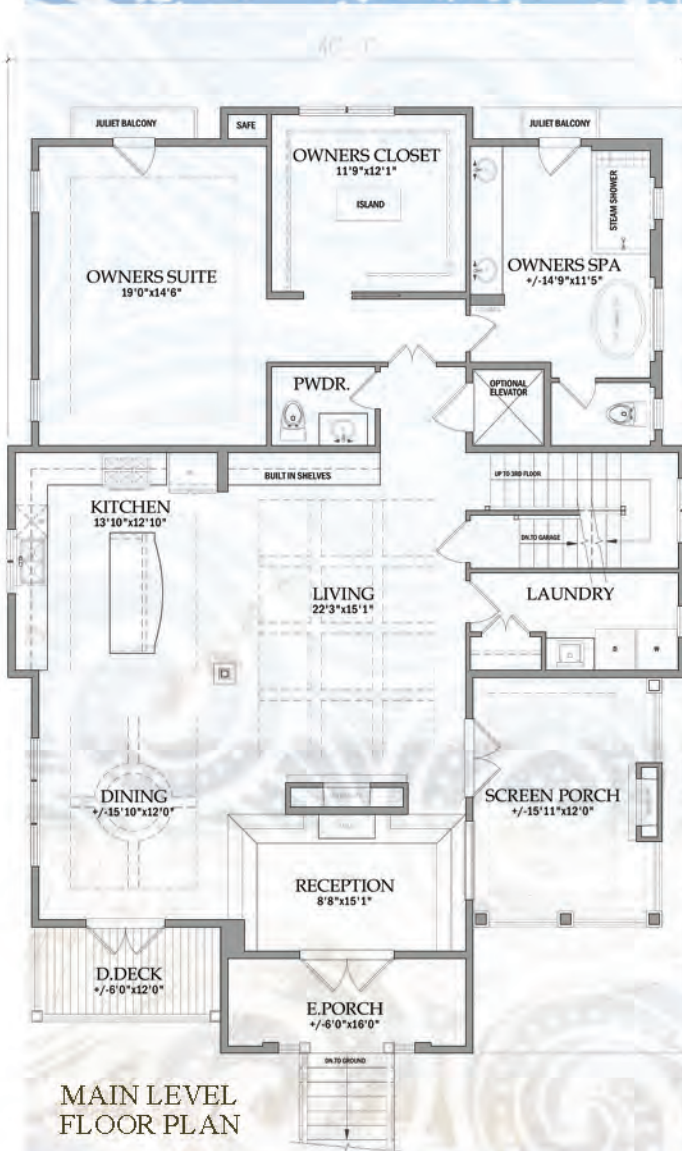


OCEAN VILLAGE

on the Golden Mile

THE YAUPON

FOR «AE» & «VE» ZONE 60' WIDE LOTS



AREAS	
MAIN FLOOR CONDITIONED	1,918 SF
UPPER FLOOR CONDITIONED	1,226 SF
TOTAL HEATED	3,144 SF
GARAGE	2,032 SF
COVERED ENTRANCE	96 SF
SCREEN PORCH	190 SF
TOTAL UNDER ROOF	5,462 SF
DINING DECK	71 SF

