

HAGOOD | HOMES

INCLUDED FEATURES St. James Plantation

We are known for being easy to work with and have a reputation for quality built homes. Such a track record has helped Hagood Homes earn several prestigious awards, including multiple Parade of Homes Gold Awards. With over 25 years of building expertise and crafting over 1,800 homes in the coastal Carolinas, Hagood Homes has built a reputation as solid as our footings.

HERE IS A SNAPSHOT OF A FEW OF OUR MANY FEATURES:

CHARACTER

- Cove crown
- Coastal 4-1/4" trim around all windows and doors
- James Hardie siding
- 10' ceilings on first floor
- 7" baseboard throughout
- 8' front door
- 8' doors on entire first floor
- Architectural shingles with 30 year warranty
- Ship-lap OR wainscoting in foyer, dining area, and on back of island
- Custom pediment details over main windows and doors
- Zero entry tiled shower in primary with frame-less shower doors

ENERGY CONSCIOUS

- Full house energy wrap
- Triple pane, Low E, and Argon gas filled 6' windows, 30% more than other builders
- Insulated slab foundation
- Energy-efficient lighting
- Spray foam insulation in attic, exterior, walls, and garage ceiling
- Trane 15 SEER XR heat pump with fresh air intake

EFFICIENT AND EFFECTIVE USE OF SPACE

- Signature custom drop zone
- Built-in cabinets in family room
- Award winning designs

ACCESSIBLE ATTICS

- Walk-in attic access with full size door area for storage
- Engineered trust system allowing for the most storage space possible
- Spray foam insulation reduces your energy cost by 40% and provides a great area for storage

OVERSIZED GARAGES

- 8' tall, 18' wide garage doors with keypad access and Bluetooth
- Garage is trimmed and painted with epoxy painted floor
- Oversized with ample space for cars and other toys

AMPLE OUTDOOR LIVING

- Generous sized screened back porch
- 16' diameter patio off screened porch
- Rocking chair sized, 8' deep front porch
- Crushed shell finish on front and rear porches

INCLUDED EXTRAS:

- Decora paddle switches
- Solid doors to bedrooms
- LED undercounter lights
- California Closets in primary, and wood ventilated shelving in other closets
- Bonus room with full bath
- Lighted LED mirrors in the primary bathroom
- 8" spread in primary bathroom
- Landscape architect custom plan with irrigation and rain sensor
- 3 course, insulated, raised, brick foundation on all 4 sides
- 5" wide hard wood flooring all common areas
- 3 wall paint colors, plus a ceiling, trim, and door color
- 2 floor outlets in great room
- Surround sound, 8 speakers with separate volume controls, low voltage panel, and HDMI cable for TV
- Soft-close, dove-tail, full-extension cabinet doors and drawers in all rooms
- Full overlay cabinets in kitchen
- 16 painted colors and 11 stain options for cabinets
- Gutters with downspouts buried underground
- ecoSelect – third-party home inspection (HERS energy certificate) company that verifies yearly savings

And with Hagood, the plan review and selection process consists of three relaxing days (versus one stressful day) picking out all of your fixtures, finishes, colors, etc., for your new home. We work with talented experts such as licensed interior designers, kitchen designers, landscape architects, low voltage/surround sound/TV engineers, electricians, and closet organizers who provide their services without incentives or motivation to upsell you. Additionally, the breadth and depth of our included choices allow our clients to select high-quality and attractive items that are all contained within the base price without being forced to spend more money.

FOR MORE INFORMATION PLEASE CONTACT:

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