THE PALMS
AT SAGO PLANTATION

SAGOMBSC.COM

843-376-1426

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Included Features

Interior Features
- 9’ Ceilings on the first floor
- Large 7.25” base boards
- Flat Paint by Sherwin Williams®
- Vaulted ceilings per plan
- Brushed nickel door hardware by Schlage®
- Soil resistant carpeting in bedrooms and stairway by Mohawk®
- Wood & Tile floors in main living areas Mohawk®
- Ventilated shelving in all closets
- Classic two panel interior doors
- Dry vent & bath fan vented to outside

Energy Savings Features
- Professionally designed & sized HVAC system
- Manual J HVAC sizing
- Energy efficient 14 SEER HVAC system
- Digital thermostats by Honeywell®
- Energy efficient, Low-E, vinyl dual pane, insulated windows with tilt sash
- Attic venting with continuous roof ridge & soffit vents
- Fast recovery 50 gallon water heaters by A.O. Smith®
- Insulated exterior doors by Therma-Tru®
- Wall insulation by Johns Manville®
- Blown in attic insulation
- Spray foam sealed windows & doors
- Complete air & moisture wrap by GreenGuard®
- Compact Fluorescent Light (CFL) bulbs

Exterior Features
- Distinctive architectural design
- Therma-Tru insulated fiberglass front door with 3/4 glass
- Double car garages with decorative door hardware by Clopay®
- Garage door openers with 2 remotes
- Carriage lights on each side of the garage door
- Lifetime warranty architectural shingles by GAF®
- Low maintenance lap siding
- Board & Batton/Shake siding accents
- Garage walls drywalled ready for paint
- Complete rain gutter system

Kitchen Features
- Granite countertops
- 42” hardwood cabinetry with crown molding
- Soft close cabinet drawers
- Undermount double bowl stainless steel sink
- Brushed nickel faucet with pull out sprayer
- Decorative cabinet pulls
- Recessed lighting
- Garbage disposal
- Stainless steel microwave, dishwasher, smooth top range with self cleaning oven
- Refrigerator ice & water connection

Bathroom Features
- Comfort height hardwood cabinet vanities
- Cultured marble vanity tops
- Full length vanity mirrors
- Brushed nickel faucets
- Brushed nickel hardware accessories by Moen®
- Low maintenance fiberglass tub/shower units
- Elongated bowl water saving toilets
- Bath fans vented to the outside

Landscape Features
- Landscape package with palm tree
- Fully sodded Bermuda grass yard
- Automatic irrigation system

Electrical & AVFeatures
- Brushed nickel lighting package
- 200 AMP electrical service with spare breakers
- Living room includes ceiling fan with lights
- Master suite includes ceiling fan with lights
- GFI protected outlets in garage, bathrooms & kitchen
- Arc Fault protected outlets in bedrooms
- Smoke detectors in & outside of each bedroom
- Cable Locations Per Plan
- Data Locations Per Plan
- Automatic light switch in pantry

The Laurel

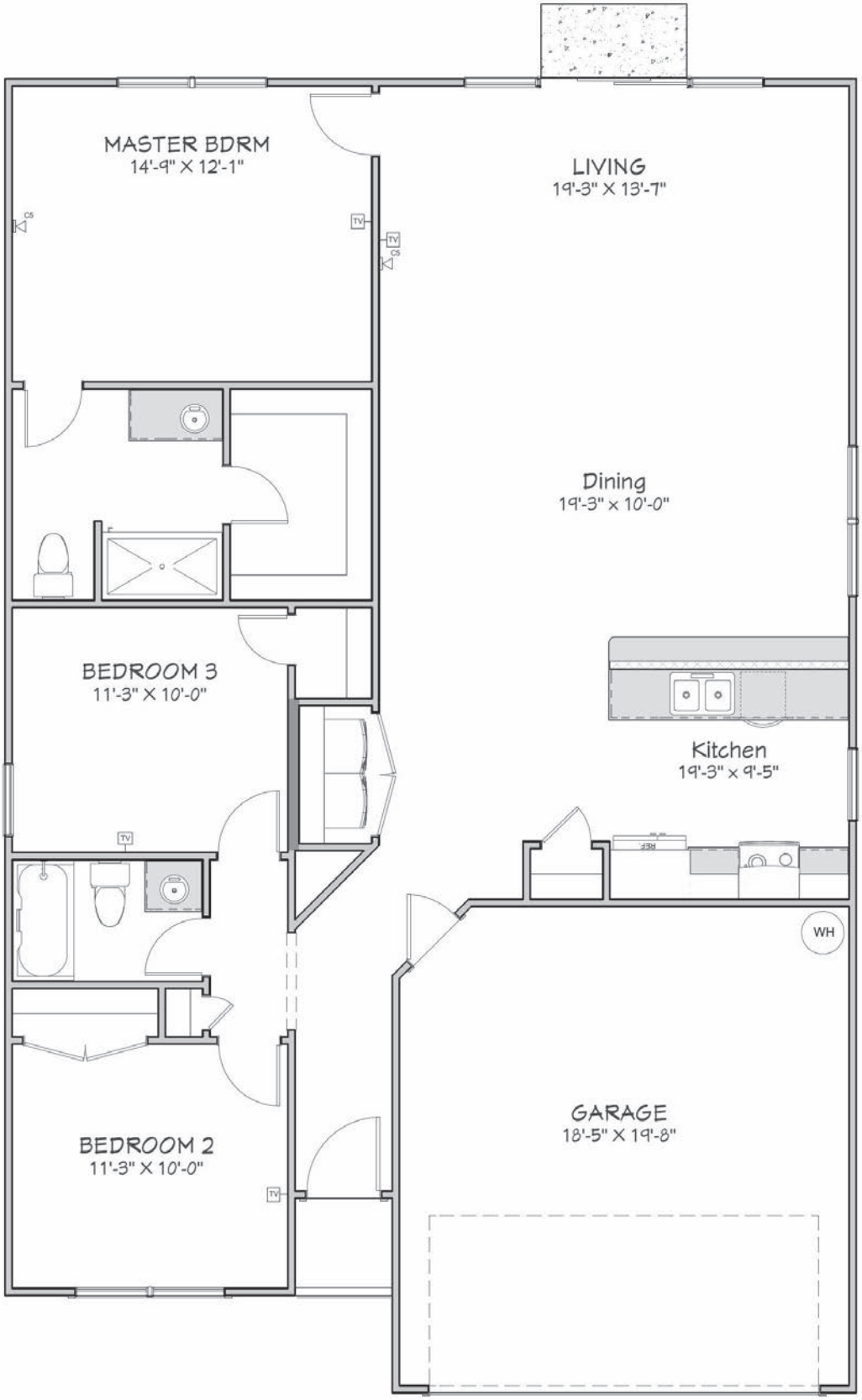
1,852 SqFt.

3 Bedrooms

2 Baths

2 Car Garage

The Laurel


MASTER BDRM
14'-9" X 12'-1"
LIVING
19'-3" X 13'-7"
Dining
19'-3" x 10'-0"
BEDROOM 3
11'-3" X 10'-0"
Kitchen
19'-3" x 9'-5"
WH
GARAGE
18'-5" X 19'-8"
BEDROOM 2
11'-3" X 10'-0"

The Holly

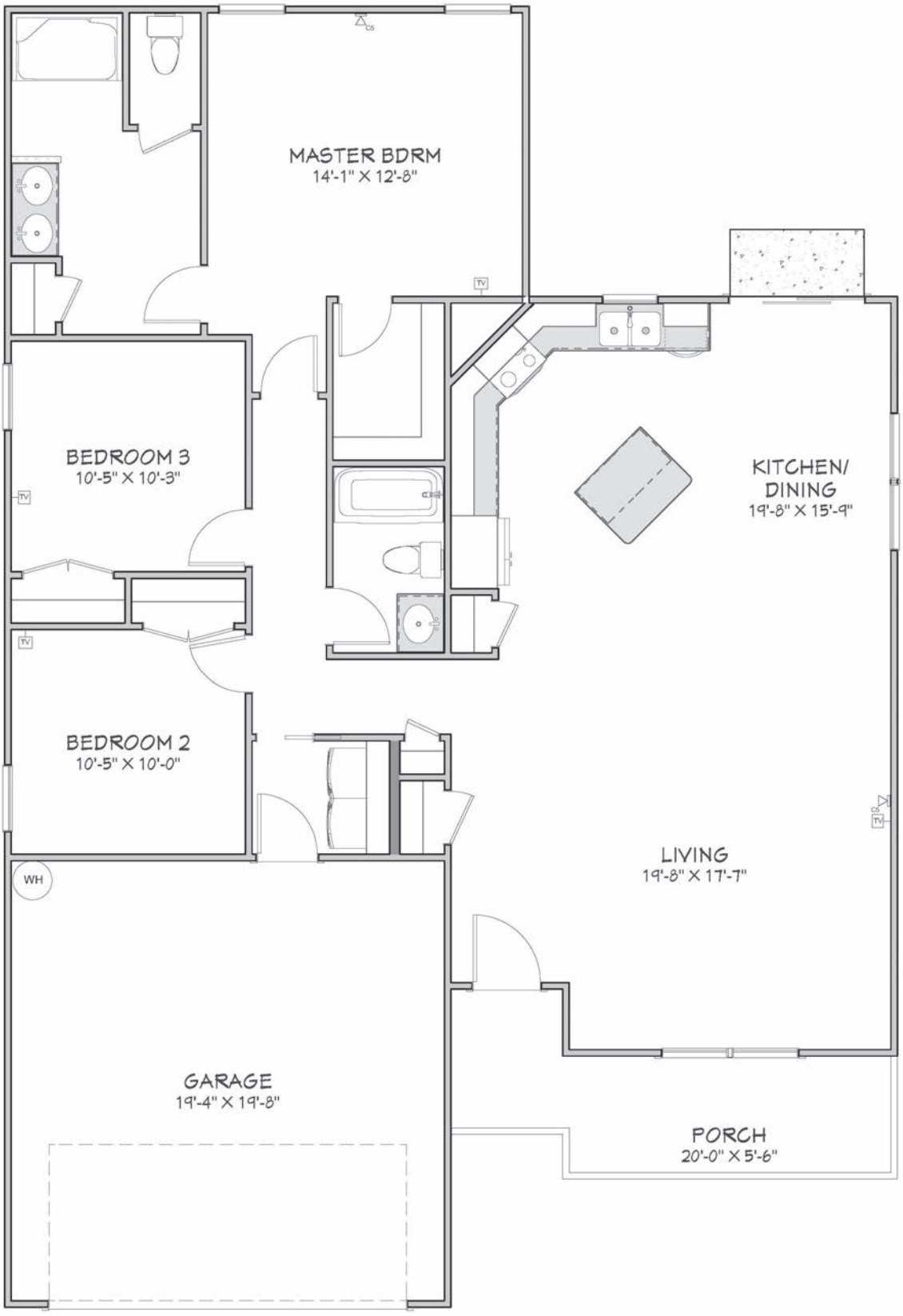
2,025 SqFt.

3 Bedrooms

2 Baths

2 Car Garage

The Holly


MASTER BDRM
14'-1" X 12'-8"
BEDROOM 3
10'-5" X 10'-3"
BEDROOM 2
10'-5" X 10'-0"
KITCHEN/
DINING
19'-8" X 15'-9"
LIVING
19'-8" X 17'-7"
WH
GARAGE
19'-4" X 19'-8"
PORCH
20'-0" X 5'-6"

The Holly Two

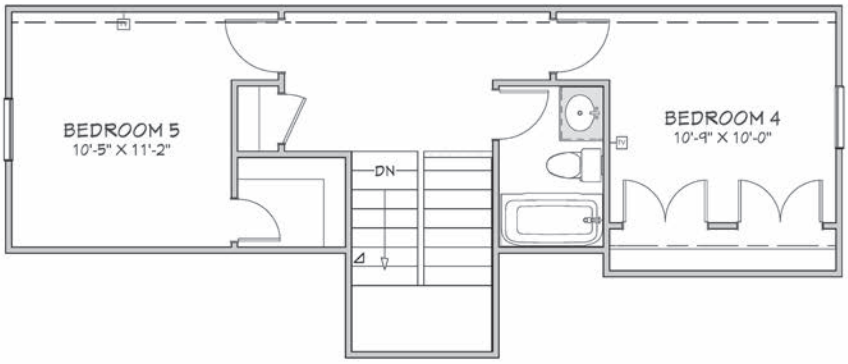
2,544 SqFt.

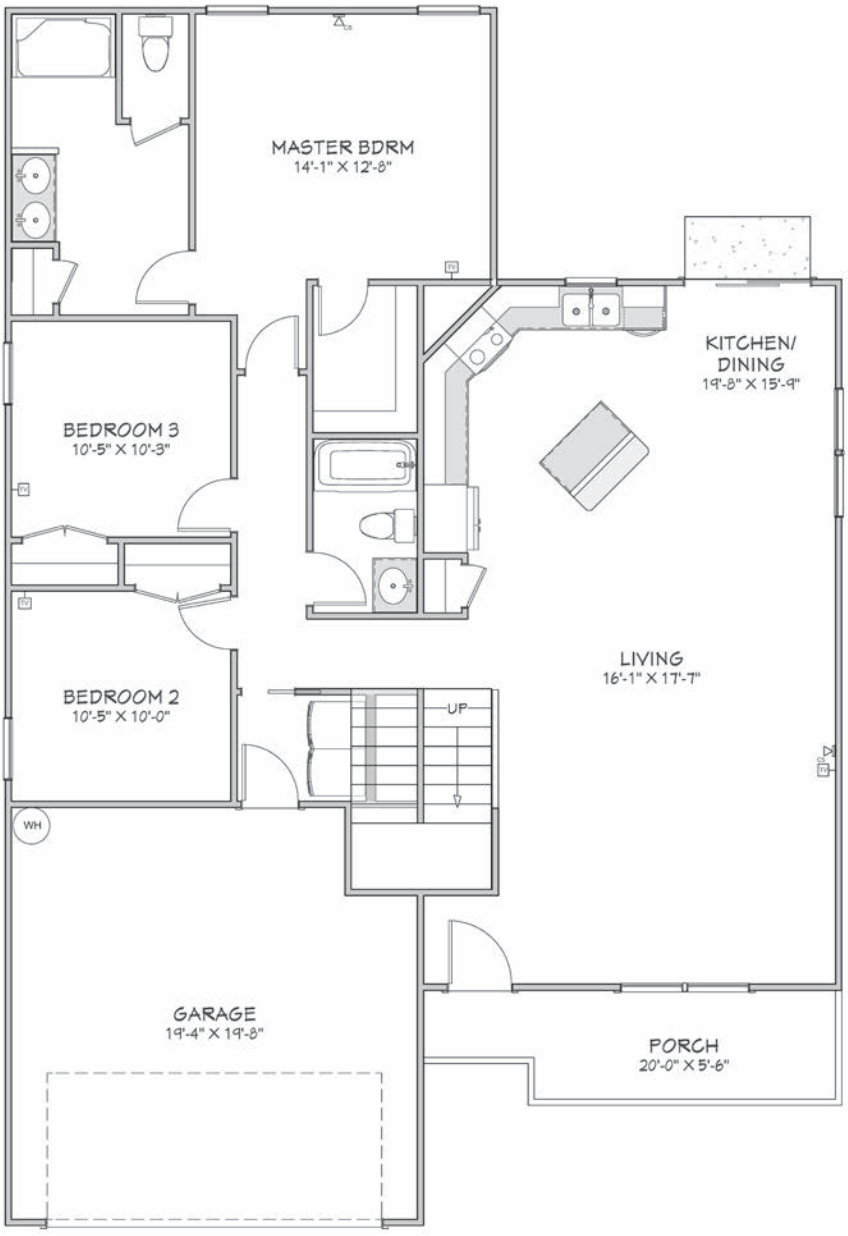
5 Bedrooms

3 Baths

2 Car Garage

The Holly Two





The Camellia

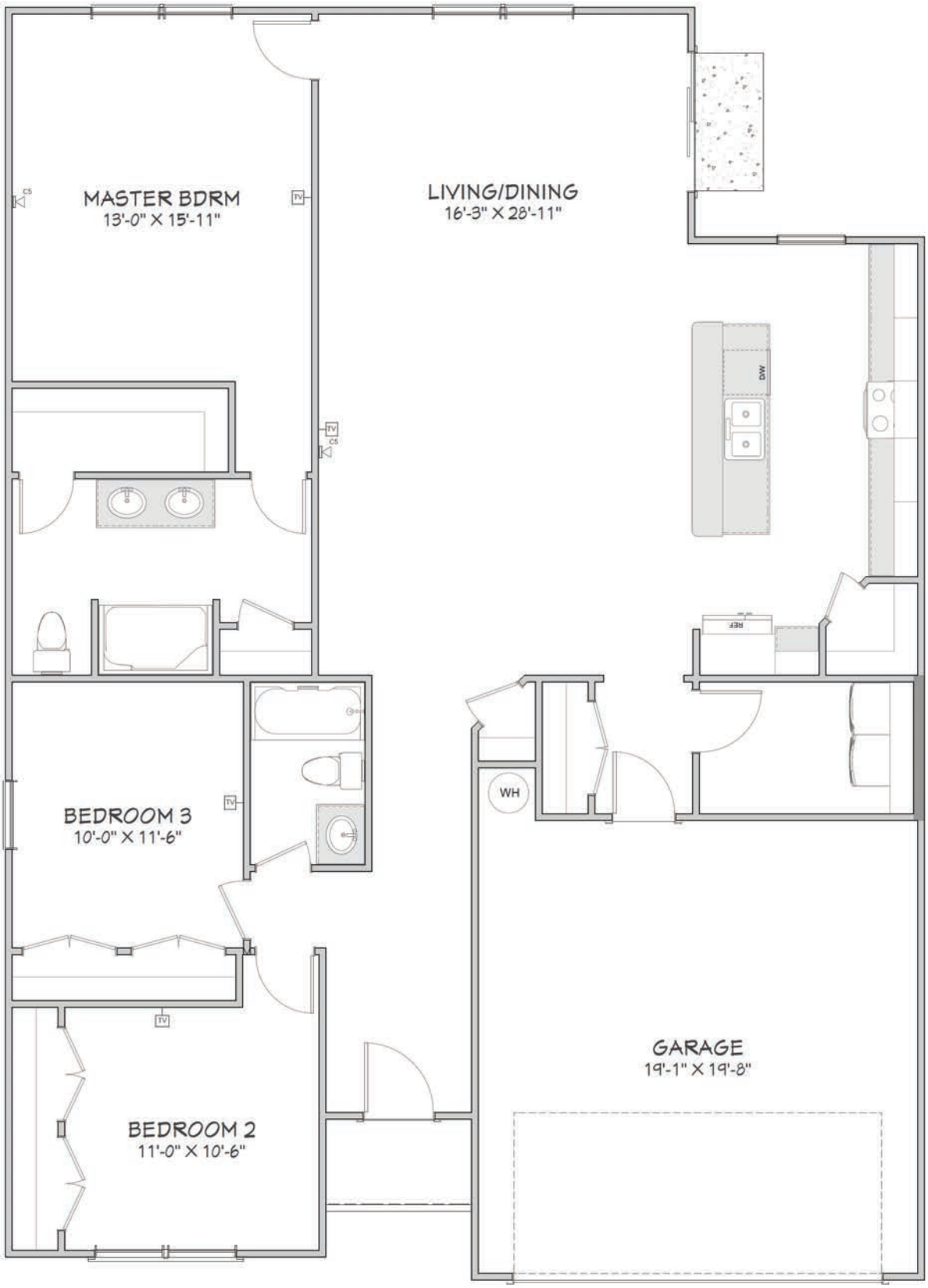
2,115 SqFt.

3 Bedrooms

2 Baths

2 Car Garage

The Camellia



The Camellia Two

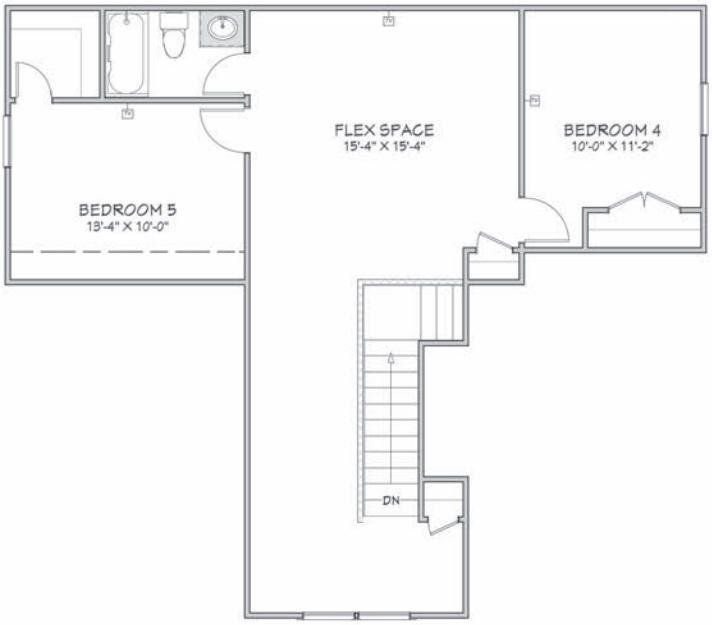
2,963 SqFt.

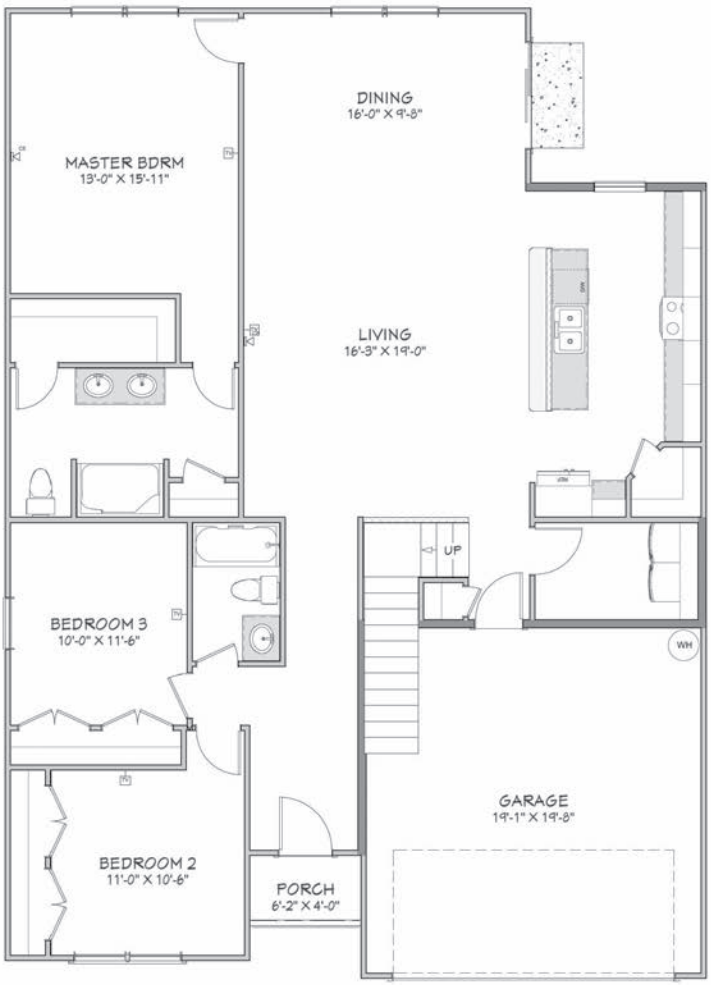
5 Bedrooms

3 Baths

2 Car Garage

The Camellia Two





The Palmetto

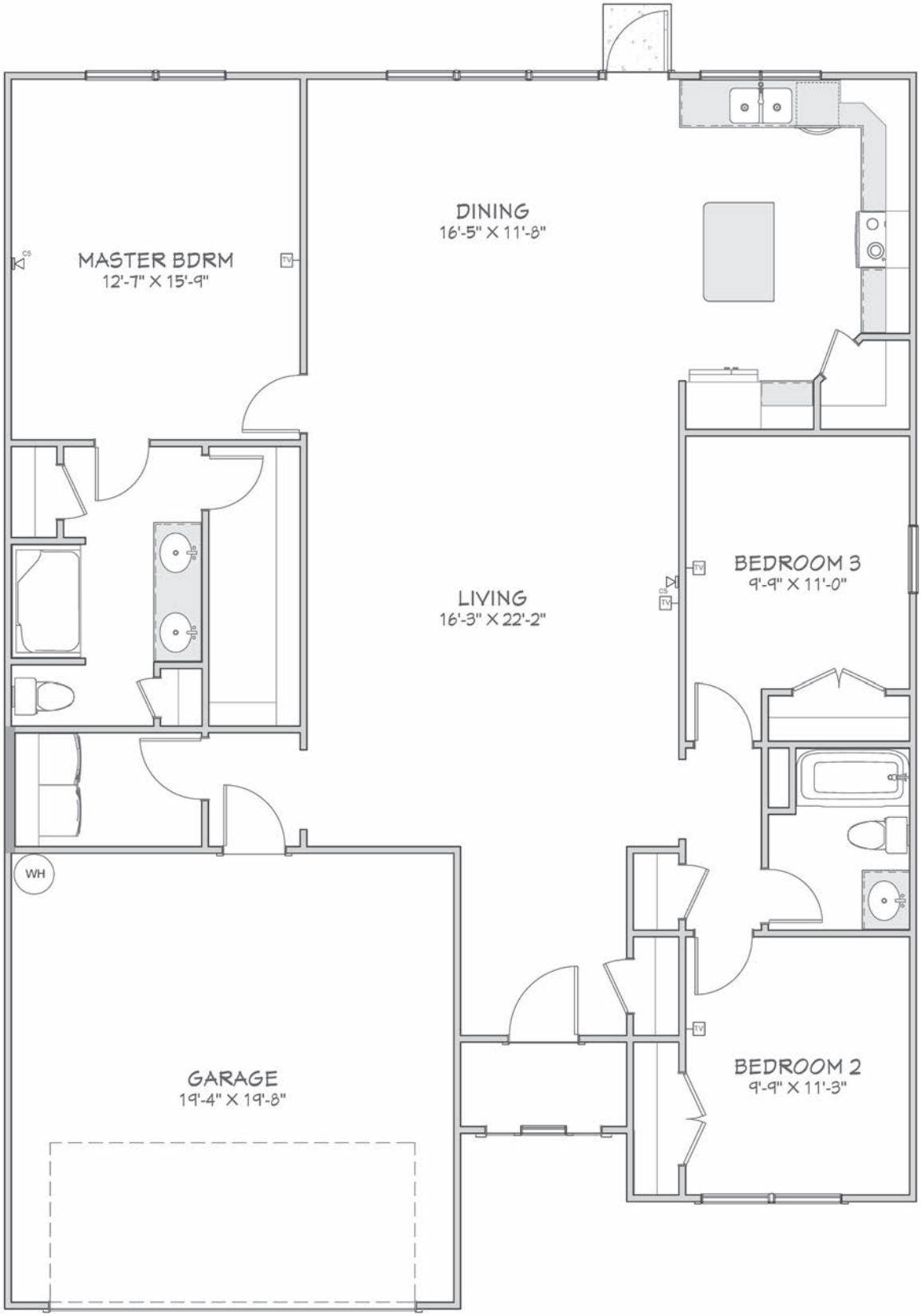
2,085 SqFt.

3 Bedrooms

2 Baths

2 Car Garage

The Palmetto



The Palmetto Two

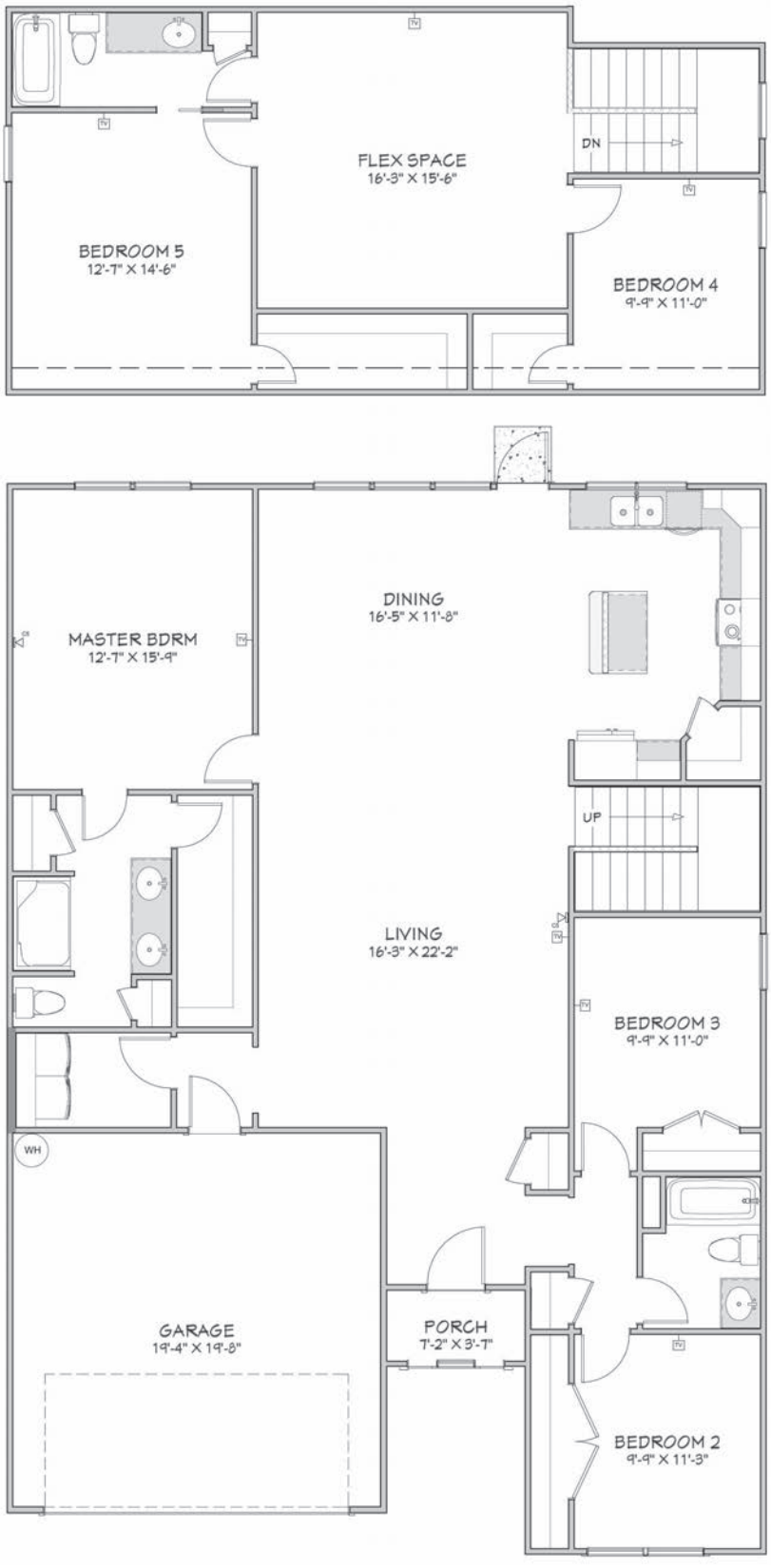
2,977 SqFt.

5 Bedrooms

3 Baths

2 Car Garage

The Palmetto Two



The Myrtle

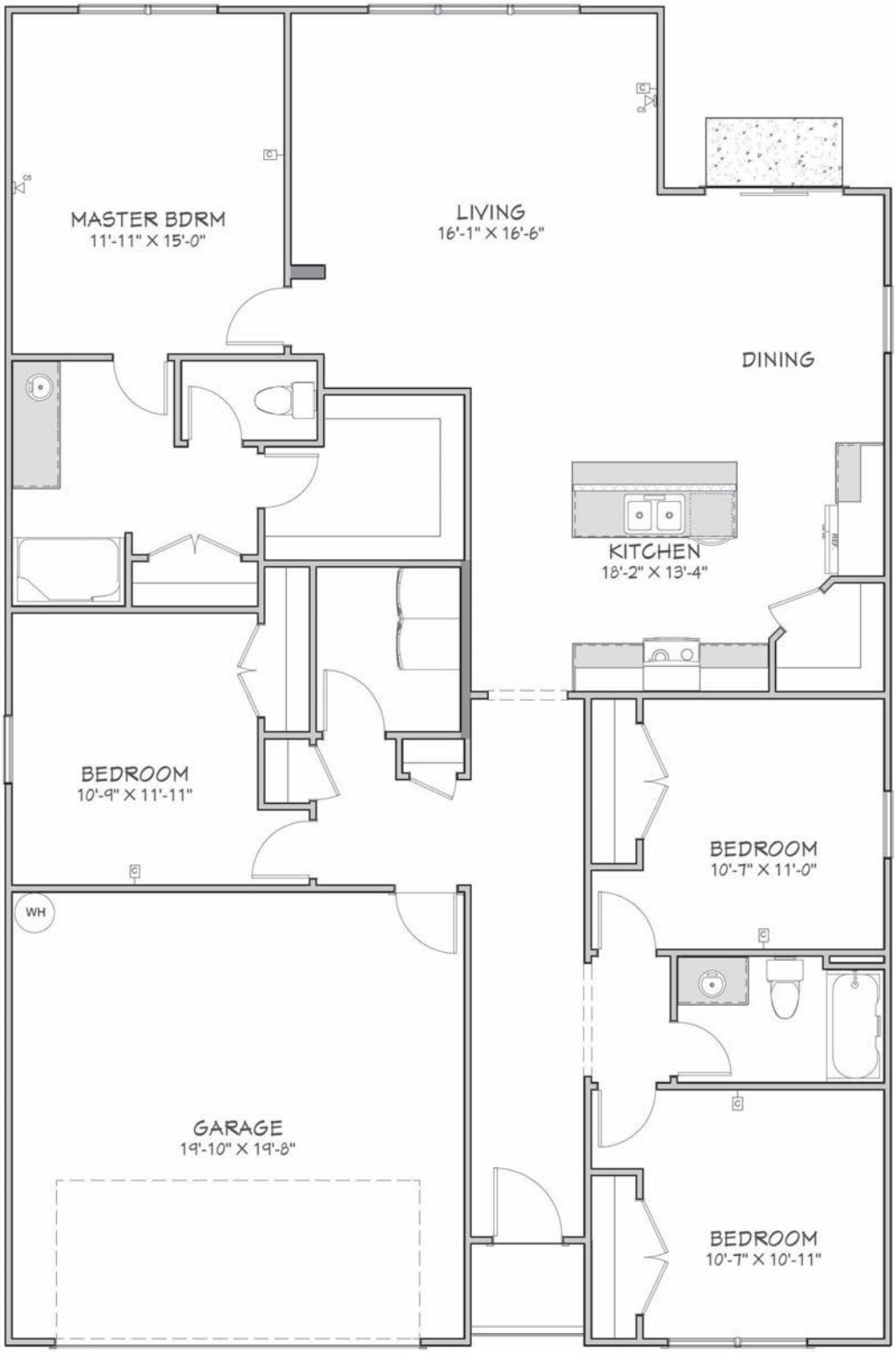
2,249 SqFt.

4 Bedrooms

2 Baths

2 Car Garage

The Myrtle


MASTER BDRM
11'-11" X 15'-0"
LIVING
16'-1" X 16'-6"
DINING
KITCHEN
18'-2" X 13'-4"
REF
BEDROOM
10'-9" X 11'-11"
BEDROOM
10'-7" X 11'-0"
WH
GARAGE
19'-10" X 19'-8"
BEDROOM
10'-7" X 10'-11"

The Osprey

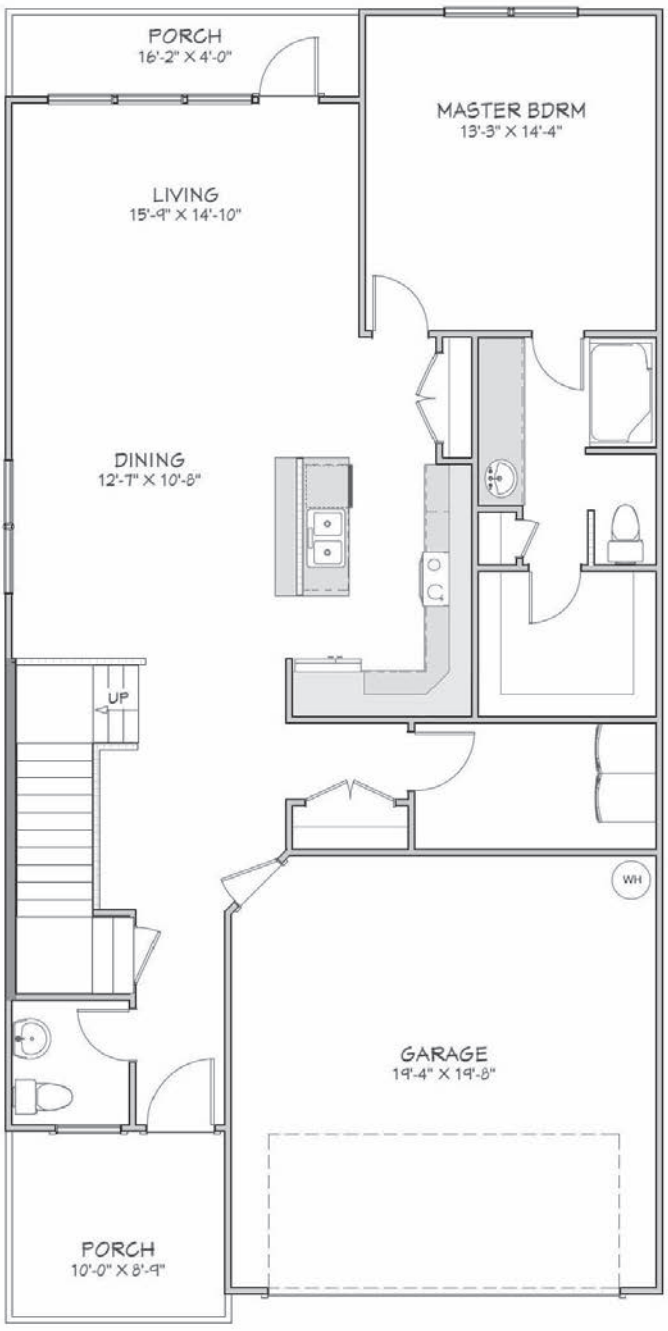
2,421 SqFt.

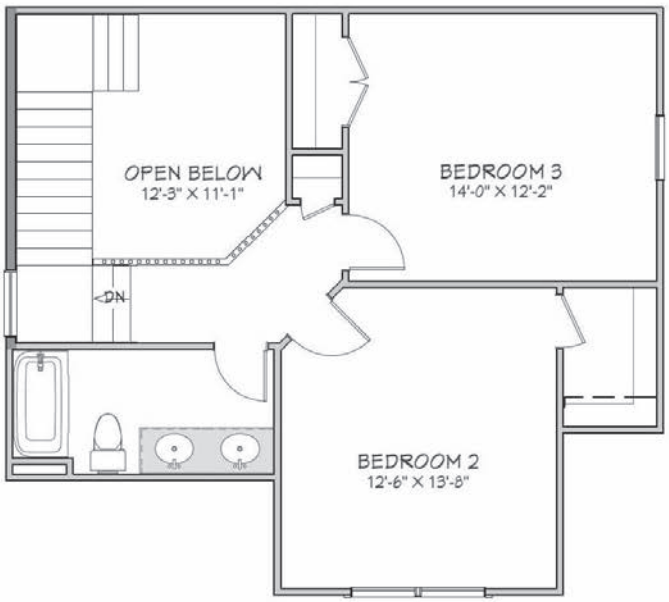
3 Bedrooms

2.5 Baths

2 Car Garage

The Osprey


PORCH
16'-2" X 4'-0"
MASTER BDRM
13'-3" X 14'-4"
LIVING
15'-9" X 14'-10"
DINING
12'-7" X 10'-8"
UP
WH
GARAGE
19'-4" X 19'-8"
PORCH
10'-0" X 8'-9"


OPEN BELOW
12'-3" X 11'-1"
BEDROOM 3
14'-0" X 12'-2"
DN
BEDROOM 2
12'-6" X 13'-8"

The Magnolia

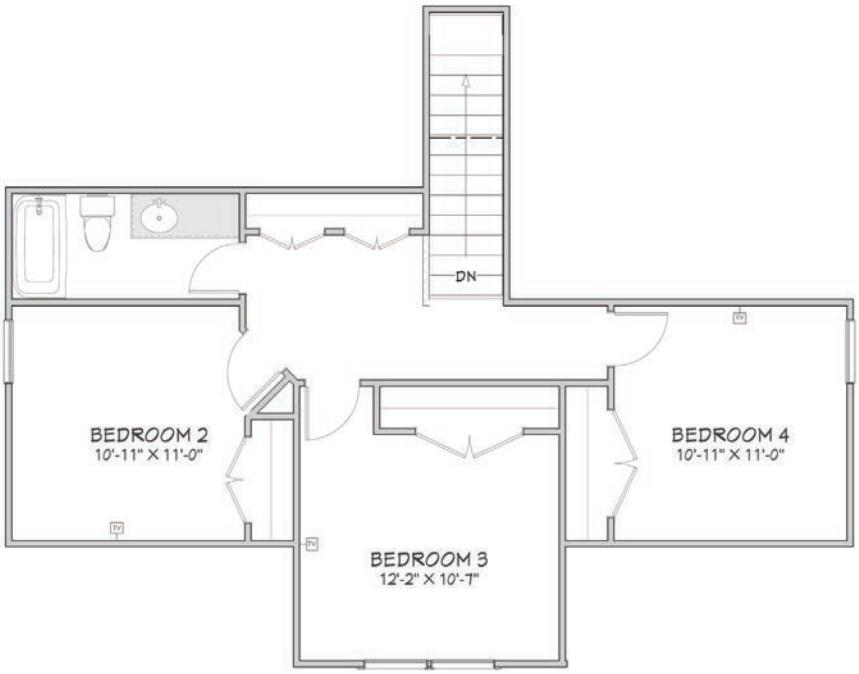
2,453 SqFt.

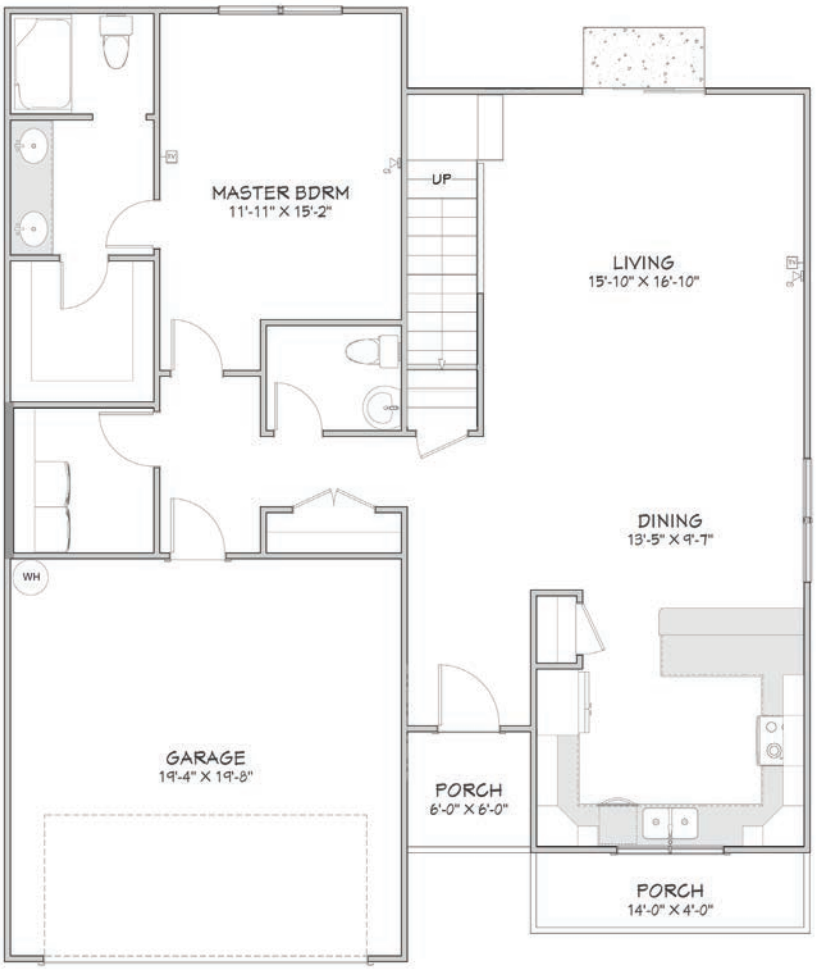
4 Bedrooms

2.5 Baths

2 Car Garage

The Magnolia





The Sabal

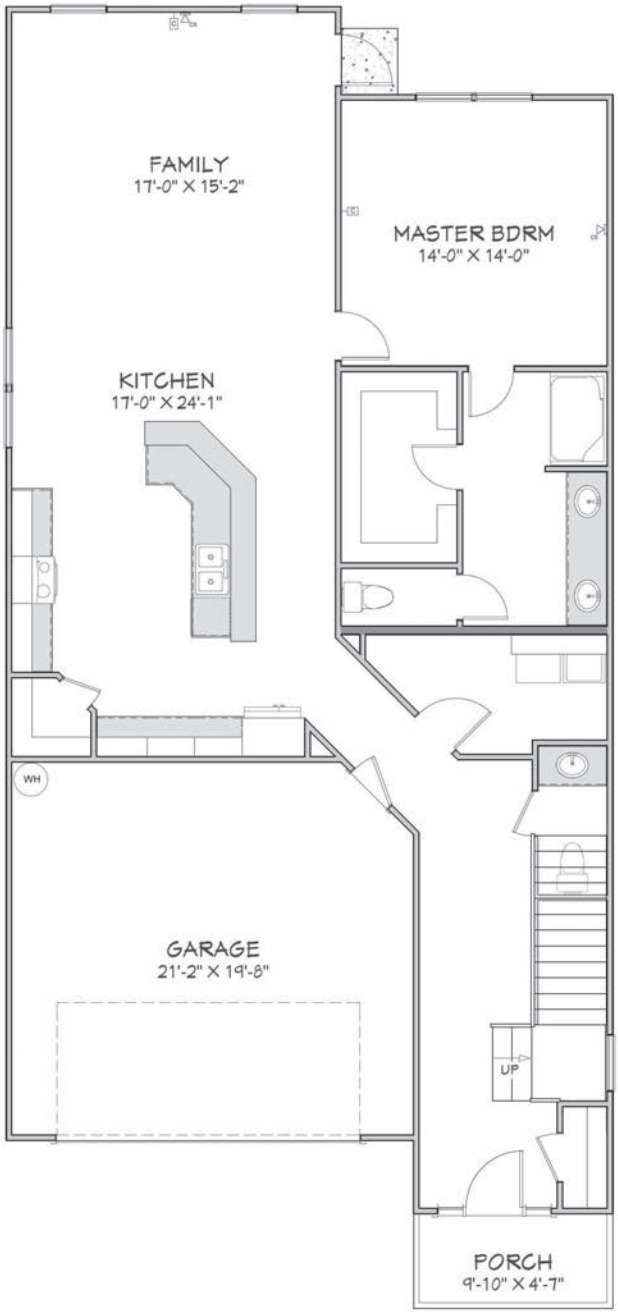
3,223 SqFt.

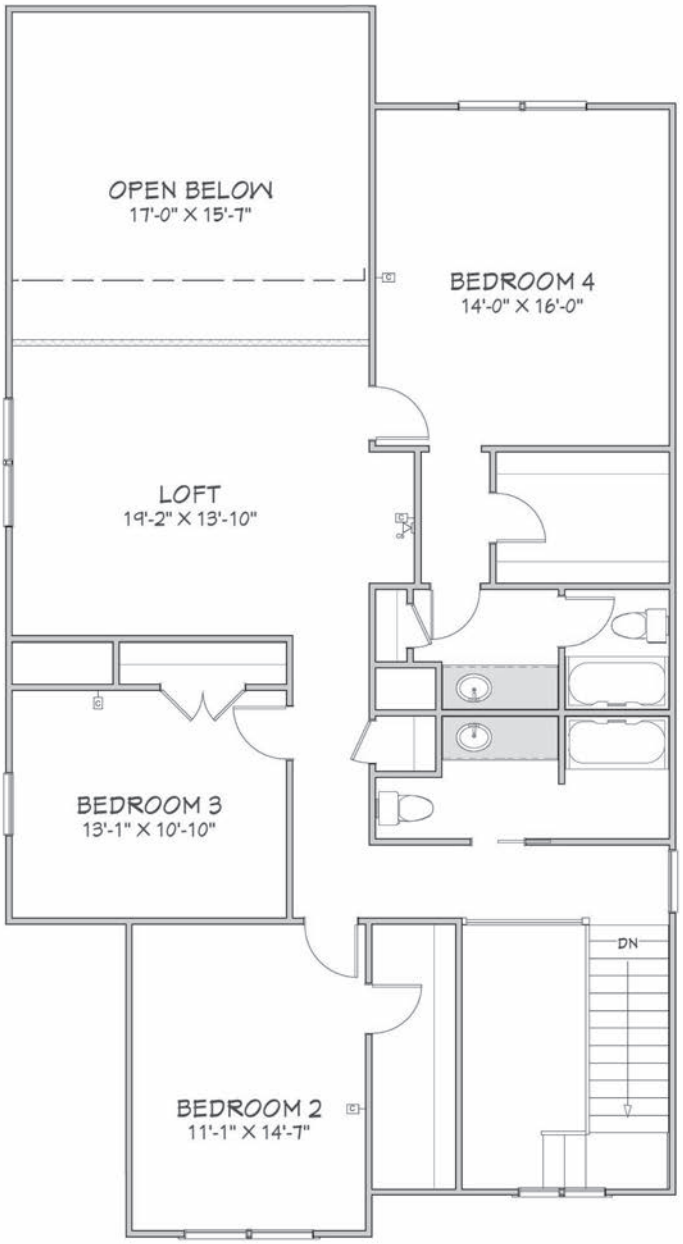
4 Bedrooms

3.5 Baths

2 Car Garage

The Sabal


FAMILY
17'-0" X 15'-2"
MASTER BDRM
14'-0" X 14'-0"
KITCHEN
17'-0" X 24'-1"
WH
GARAGE
21'-2" X 19'-8"
UP
PORCH
9'-10" X 4'-7"


OPEN BELOW
17'-0" X 15'-7"
BEDROOM 4
14'-0" X 16'-0"
LOFT
19'-2" X 13'-10"
BEDROOM 3
13'-1" X 10'-10"
DN
BEDROOM 2
11'-1" X 14'-7"

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Plan	Price	Heated	SqFt.
Laurel	$189,900	1,458	1,852
Holly	$199,900	1,501	2,025
Palmetto	$214,900	1,650	2,085
Camellia	$219,900	1,689	2,115
Myrtle	$224,900	1,819	2,249
Osprey (Includes porch)	$234,900	1,873	2,421
Magnolia	$239,900	2,002	2,453
Holly Two	$241,900	2,044	2,544
Camellia Two	$269,900	2,546	2,963
Palmetto Two	$269,900	2,545	2,977
Sabal	$294,900	2,859	3,223

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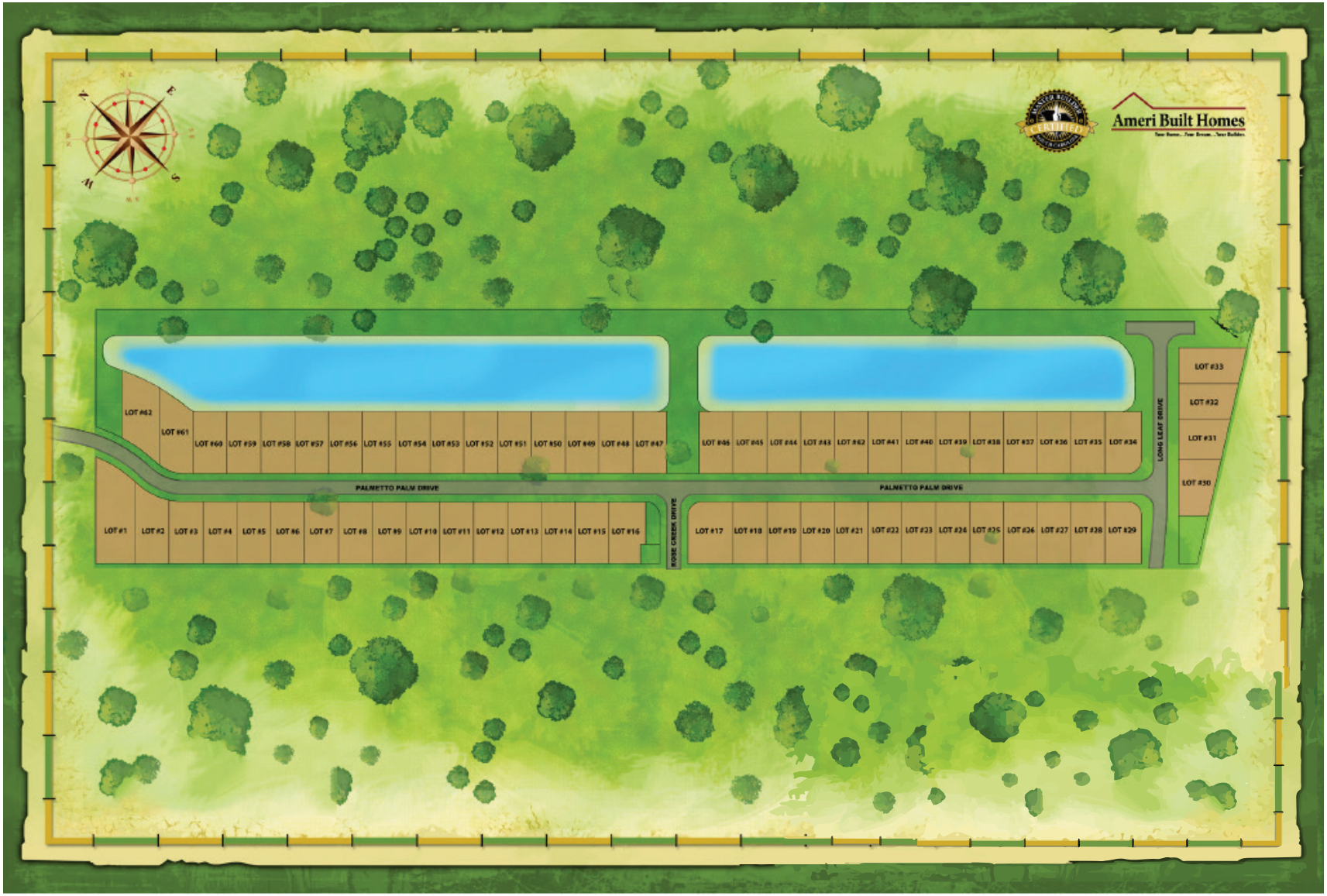

The Palms
Estimated Property Tax

	Model	Investment	Rate	Millage	Annual Tax	Per Month
Primary	Laurel	$189,900	4%	0.0896	$680.60	$56.72
	Holly	$199,900	4%	0.0896	$716.44	$59.70
	Palmetto	$214,900	4%	0.0896	$770.20	$64.18
	Camelia	$219,900	4%	0.0896	$788.12	$65.68
	Osprey	$234,900	4%	0.0896	$841.88	$70.16
	Magnolia	$239,900	4%	0.0896	$859.80	$71.65
	Holly Two	$241,900	4%	0.0896	$866.97	$72.25
	Camellia Two	$269,900	4%	0.0896	$967.32	$80.61
	Palmetto Two	$269,900	4%	0.0896	$967.32	$80.61
	Sabal	$294,900	4%	0.0896	$1,056.92	$88.08
Secondary	Laurel	$189,900	6%	0.2127	$2,423.50	$201.96
	Holly	$199,900	6%	0.2127	$2,551.12	$212.59
	Palmetto	$214,900	6%	0.2127	$2,742.55	$228.55
	Camelia	$219,900	6%	0.2127	$2,806.36	$233.86
	Osprey	$234,900	6%	0.2127	$2,997.79	$249.82
	Magnolia	$239,900	6%	0.2127	$3,061.60	$255.13
	Holly Two	$241,900	6%	0.2127	$3,087.13	$257.26
	Camellia Two	$269,900	6%	0.2127	$3,444.46	$287.04
	Palmetto Two	$269,900	6%	0.2127	$3,444.46	$287.04
	Sabal	$294,900	6%	0.2127	$3,763.51	$313.63
	Holly	$209,900	6%	0.2127	$2,678.74	$223.23

*Estimated property taxes based on 2017 millage rate.

Estimated Insurance

Field Insurance Agency

810 6th Avenue South
Surfside Beach, SC 29575

Office: (843) 238-2411
Agent: Melissa Menges
Estimated Annual Premium: $795 - $1500

HOA Information

Common Area Maintenance Management

Contact: Kathi Spaloss
Office: (843) 353-0260
Monthly: $45.00

Attorney Information

Attorney: Juliet Casper
Paralegal: Kim Terounzo

Juliet Casper of Roy and Casper LLC

Office: (843) 663-1200
Email: adalton@rclawonline.com

Lender Information

Silverton Mortgage

Karen O'Donovan

Office: (843) 492-4747
Mobile: (843) 504-1439
Email: KarenODonovan@silvertonmortgage.com
Web: www.silvertonmortgage.com

Coastal Carolina National Bank (CCNB)

Scott Benninga

Office: (843) 839-3070
Mobile: (843) 360-9307
Email: Scott.Benninga@myccnb.com
Web: www.myccnb.com