

# STONEBRIDGE

AT

## *Rankin's Lake*

Tetra Development, LLC places a special emphasis on quality construction and design. Our total efforts, skills, resources and unyielding commitments are directed toward building superior homes that will bring your family many years of comfortable living. The following features are built into every Stonebridge residence.

### Standard Features

#### Energy Saving Features

- Energy Star Testified and Certified
- York High Efficiency Heat Pump/Air Conditioning
- Double Low E Argon-filled Insulated Glass
  - Doors and Windows by Eagle Windows
- Reversible Ceiling Fans for Year Round Comfort
- Energy Conserving Cellulose Insulation
- Quick Recovery Hot Water Heater
- 8 x 9 Insulated Steel Garage Doors
- Raindrop House Wrap by Green Guard

#### Construction Features

- Distinctive Architectural Plans
  - by Chapman Design Group Inc.
- Elegantly Detailed Traditional Elevations
- Custom Front Door
- Screened Porches (most plans)
- Composite Exterior Columns (No-Rot)
- Certainteed Cement Siding Exterior
  - Including a 50 year Certainteed Warranty
  - Limited Lifetime Sherwin Williams Paint Warranty
- Termite Bond and Soil Treatment
- Pre-Engineered I-Joist Floor System
  - with a 25 year Warranty
- Brick and Block Crawl Space Construction
- 30 Year Architectural Shingles
- 220 V Dryer Outlet and Dryer Vent
- Pre-Wired Telephone and Cable TV
- Sound Proofing (where needed)
- Weather Resistant Electrical Outlets
- Concrete Driveways and Walks
- Concrete Porch Floor with Brick Rowlock
- Comprehensive Landscaping
- Oversized 24ft Deep Garage w/Double Doors & Opener
- Epoxy Coated Garage Floors
- CycloVac Central Vacuum System
- Aluminum Gutters w/ Leaf Protection
- Side and Back Yard Privacy Fencing

#### Interior Features

- Vaulted Ceilings with Smooth Sheetrock (single level plans)
- 9 foot Ceilings - Upper and Lower Levels
- Electric Door Chimes
- Yale Lever Handle Door Hardware
- Oversized Base, Trim Casing and Crown
- ¾ Inch Oak Hardwood Flooring
- 3 ft Wide Solid-Core Doors
- Ceiling Fans in all Bedrooms and Family Room
- Heavy Duty Pull Down Stair Attic Storage
- Stain Resistant Carpeting and Padding

#### Neighborhood Features

- Home Owner's Association
- Protective Restrictive Covenants
- Landscaped and Lighted Entrance
- Underground Utilities
- Abundant Street Lighting
- Lighted Walking Path
- Stone Bridge with Waterfall
- Professional Front & Side Lawn Maintenance

#### Kitchen Features

- Custom Cabinets
- Granite Countertops
- Generous Built-in Pantry (most plans)
- Stainless Steel Double Sink
- Moen Faucet and Spray
- GE Profile Appliances
- GE Garbage Disposal
- Under Cabinet Lighting

#### Bathroom Features

- Mirrored Vanities
- Custom Cabinets
- Granite Vanity Tops
- Moen Faucets
- Ceramic Tile Floors
- Double Vanities in Master Baths
- Handicap Accessible Master Baths Available

#### Utility Features

- Washer and Dryer Hookups
- Utility Sink
- Drying Rod
- Storage Cabinets
- Ceramic Tile Floors

#### Safety Features

- 911 Flashing Porch Light for Emergency
- Privacy Entrance from Garage w/Keypad
- Handicap Accessible Homes Available

#### Inspections

- Detailed Quality Inspections
- Homeownership Orientation
- Pre-Closing Inspection

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### Optional Features

#### Energy Saving Features

- Ventless, Sealed Crawlspace
- Insulated Garage Walls and Ceiling

#### Construction Features

- Automatic Irrigation System (rear)
- 250 gal. Buried Propane Tank with Gas Supply Line Gas Grill Hook Up
- Stained and Sealed Porch Flooring

#### Interior Features

- Direct Vent Fireplace with Propane Burning Logs
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#### Kitchen Features

- Professional Line Appliances (Stainless Steel)
- Trash Compactor

#### Bathroom Features

- Jacuzzi Tub
- Heated Floors
- Ceramic Tile Shower
- Frameless Glass Shower Door

#### Utility Features

- Built-in Fold Down Ironing Board with Auto Shut-Off
- Washer and Dryer

#### Safety Features

- Monitored Security/Fire Protection

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Stonebridge at Rankin's Lake is proud to be the **first** energy star certified community in South or North Carolina. Each of our homes are constructed with strict guidelines to ensure each individual home will receive its own energy star certificate which in turn results in a reduced rate from Duke Power on the energy bill for that home.

The partnership of Chapman Design Group, Inc. and Icon Construction of South Carolina, LLC places a special emphasis on quality construction and design. Our total efforts, skills, resources and unyielding commitments are directed toward building superior homes that will bring your family many years of comfortable living.

Chapman Design Group, Inc has exclusively designed each home at Stonebridge at Rankin's Lake. Chapman Design Group has been recognized by and featured in Builder/Architect Magazine on more than one occasion. The company has won design awards including the Home of the Year for 2003 for a design of a home located in Donalds, SC. The owner and president of Chapman Design Group, Inc, Don Chapman is also the president of Tetra Development, LLC. Don places a tremendous amount of pride in every home design produced by his company no matter the size or budget.

Stonebridge at Rankin's Lake has been developed from an idea for comfortable, affordable living with the quality of construction that lends itself to a true low maintenance way of life. Years of planning have gone into the neighborhood of Stonebridge at Rankin's Lake. From the ideal site selection and acquisition to the finest details of quality materials and laborer selection, the collaboration of Chapman Design Group and Tetra Development has produced a Quality Neighborhood to stand out above the rest.

The entire property for the development is 43 +/- acres. Approximately 17 of these acres will be left natural to provide the feel of an established neighborhood from the beginning. The featured attraction of Stonebridge is Rankin's Lake. It is 3 1/3 acres in size and was once a well-known fishing lake in Anderson in the 1950's. The lake will have a well-lit walking path and of course a stone bridge to adorn its bank.

The old style streetscape will include curbing and sidewalks with extra street lighting throughout the neighborhood. The Homeowners Association will maintain front lawns.

Each home design includes a spacious front porch and most include screened porches. The plans include both 2 and 4 bedroom plans with 2 to 3.5 baths and master suites. Upper-end quality features of each plan include hardwood floors, ceramic tile floors in baths and utility rooms as well as granite counter tops in the kitchen. All homes feature oversized, rear-entry 24 feet deep double garages with 9 foot wide insulated doors.

A complete list of standard features is available as well as a list of options and upgrades available.

Quality and homeowner satisfaction is the top priority for Stonebridge at Rankin's Lake.