

## ABOUT THIS NEIGHBORHOOD.

# Mystic Vineyards

New single-family home community located in Anderson County, SC. Mystic Vineyards offers a variety of floor plans and homesites to make it easy for you in selecting the best home to suit your needs. This community offers nearby shopping, entertainment, and restaurants for your convenient living. Just minutes from Anderson Mall, Anderson Medical Center and I-85, Mystic Vineyard is ideally located for weekday routines and weekend festivities. Come visit Mystic Vineyards today, and you'll decide to stay for a lifetime!

### :::PRICE POINT

From the low **300's**

### :::WELCOME CENTER

:: **By Appointment Only**

:: Office. (888) 308-6995

### :::NEIGHBORHOOD SCHOOLS

:: Concord Elementary School

:: McCants Middle School

:: T.L. Hanna High School

### :::DRIVING DIRECTIONS

:: From I-85 S. Take Exit 27, Hwy 81. Turn Left and proceed 6 miles to right on Reed Road.

Community is approximately 1/2 mile on right.

### :::NEIGHBORHOOD AGENT

**Robert Alberti**

Mobile. (864) 359-6818

### :::NEIGHBORHOOD EMAIL

:: [mystic@trustnewhomes.com](mailto:mystic@trustnewhomes.com)

#### MARKETING COLLATERAL REVISED: 04/12/21.

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.



# MYSTIC VINEYARDS STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 3 1/4" casing on all Classic II square panel doors and sheetrock wrap on all window casing and 5 1/4" speed base throughout 1st floor
- :: 5" crown in foyer with 3' wainscoting
- :: 9 foot smooth ceilings on main level and 8' smooth ceilings on second level
- :: Luxury Vinyl Plank Flooring throughout main living areas (level 1)
- :: Upgraded Designer Collection Paint Throughout
- :: Stunning tray ceilings in dining room (per plan)
- :: Pedestal sink in powder room
- :: Double Vanities in one secondary bath (per plan)
- :: Upgraded (elongated) toilets in all bathrooms
- :: Overhead lights in all bedrooms
- :: Cultured marble countertops with white rectangular sinks in all bathrooms
- :: Designer lighting packages in brushed nickel or oil rubbed bronze finishes (level 1)
- :: Cable and phone connections in family room and master bedroom
- :: Ceiling fan pre-wire and switches in all bedrooms
- :: Designer Classic II square panel interior doors with satin nickel hardware
- :: Large closets and pantries with vinyl clad ventilated shelving
- :: 6lb carpet pad
- :: Delta Chrome Plumbing Fixtures (level 1)
- :: Plush carpeting on 2nd floor (level 1)
- :: Smart Home features

## :: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) with combinations of hardi-board siding, brick and stone
- :: Maintenance free white colored vinyl windows
- :: Superior insulated fiberglass 6 panel front door with transom window (per plan)
- :: 30 Year Warranty Architectural style shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Steel reinforced poured concrete crawl space
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car garages (per plan) - finished

## :: GOURMET KITCHEN

- :: Stainless appliance package includes: range, dishwasher and microwave
- :: Single bowl stainless steel undermount sink
- :: Garbage disposal
- :: Granite countertops (level 1) with ceramic tile backsplash (level 1)
- :: 42" upper kitchen cabinets with crown moulding
- :: 5 Recessed can lights in kitchen (per plan)

## :: OWNER'S RETREAT

- :: Incredibly sized owner's suites with tray ceilings
- :: Recessed can lighting over owners retreat tub and shower
- :: Separate 4' fiberglass shower with satin nickel color shower door
- :: Spacious walk-in closets
- :: Double bowl vanities (per plan)
- :: Tile flooring in owner's retreat bath (level 1)

## :: QUALITY CONSTRUCTION

- :: 10 Year Structural Warranty/ 2 Year Functional Major Mechanicals Warranty/1 Year Builder Workmanship Materials Warranty
- :: CO2 and Smoke Detectors Hardwired w/Battery Back-up
- :: Multiple Climate Control System w/Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency (2 Story Plans)
- :: Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- :: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
- :: Deadbolt Locks on All Exterior Doors
- :: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (per plan)
- :: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- :: Full Time Warranty Department for Continuous Homeowner Support
- :: Two Quality Assurance Inspections with Homeowner Prior to Closing
- :: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
- :: Full 10 Year Structural Warranty Provided Through 2-10 Home Warranty and Transferable Upon Resale

## :: ENERGY EFFICIENT FEATURES

- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: Tankless Hot Water Heater
- :: PEX Plumbing is More Resistant to Freeze Breakage

### MARKETING COLLATERAL REVISED: 03/17/21.

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.

# MYSTIC VINEYARDS BASE PRICING.

FLOORPLAN	SQUARE FEET	BEDROOMS	BATHS	GARAGE	BASE PRICING
ABERNATHY A	1908	3	2	2	\$288,900
ABERNATHY B	1908	3	2	2	\$290,900
ABERNATHY C	1908	3	2	2	\$291,900
ABERNATHY D	1908	3	2	2	\$293,900
ASHLAND A	2480	4	3	2	\$306,900
ASHLAND B	2480	4	3	2	\$308,900
ASHLAND C	2480	4	3	2	\$309,900
ASHLAND D	2480	4	3	2	\$310,900
EDGEWATER A	2136	3	2.5	2	\$300,900
EDGEWATER B	2136	3	2.5	2	\$301,900
EDGEWATER C	2136	3	2.5	2	\$302,900
EDGEWATER D	2136	3	2.5	2	\$304,900
ELLIS A	2700	4	2.5	2	\$319,900
ELLIS B	2700	4	2.5	2	\$323,900
ELLIS C	2700	4	2.5	2	\$322,900
ELLIS D	2700	4	2.5	2	\$324,900
JULIETTE A	2201	3	2.5	2	\$293,900
JULIETTE B	2201	3	2.5	2	\$295,900
JULIETTE C	2201	3	2.5	2	\$297,900
JULIETTE D	2201	3	2.5	2	\$298,900
MCKAY A	2394	3	2.5	2	\$296,900
MCKAY B	2394	3	2.5	2	\$298,900
MCKAY C	2394	3	2.5	2	\$299,900
MCKAY D	2394	3	2.5	2	\$301,900
OAKLYN A	2648	4	2.5	2	\$304,900
OAKLYN B	2648	4	2.5	2	\$306,900
OAKLYN C	2648	4	2.5	2	\$308,900
OAKLYN D	2648	4	2.5	2	\$309,900
OLSEN A	3275	4	2.5	2	\$328,900
OLSEN B	3275	4	2.5	2	\$331,900
OLSEN C	3275	4	2.5	2	\$331,900
OLSEN D	3275	4	2.5	2	\$332,900
PARKER A	2884	4	2.5	2	\$315,900
PARKER B	2884	4	2.5	2	\$317,900
PARKER C	2884	4	2.5	2	\$319,900
PARKER D	2884	4	2.5	2	\$320,900
WRIGLEY A	2922	4	3	2	\$315,900
WRIGLEY B	2922	4	3	2	\$318,900
WRIGLEY C	2922	4	3	2	\$319,900
WRIGLEY D	2922	4	3	2	\$321,900

**MARKETING COLLATERAL REVISED: 04/22/21.**

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.



# MYSTIC VINEYARDS NEIGHBORHOOD SITE MAP.



- SOLD
- AVAILABLE
- QUICK MOVE-IN
- MODEL HOME
- UNDER CONTRACT

**MARKETING COLLATERAL REVISED: 04/12/21.**

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.



## Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; **Outstanding Service, Competitive Interest Rates and Closing Costs.**

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

### :: PRIME LENDING



750 Executive Center Drive, Suite 102  
Greenville, SC 29615

**Amanda McCall** / NMLS #659241

Direct: (864) 349-0160 / Mobile: (864) 201-2003

Email: amccall@primelending.com

**Sharon Hanel** / NMLS #659232

Direct: (864) 349-0160 / Mobile: (864) 616-1439

Email: sharonh@primelending.com

### :: CAPITAL CITY MORTGAGE



1255 Lakes Pkwy. Bldg 300 Suite 300  
Lawrenceville, GA 30043

**Gary Welch** / NMLS #659076

Office: 404-949-9791 / Mobile: 770-314-0873

Email: gwelch@cchl.com

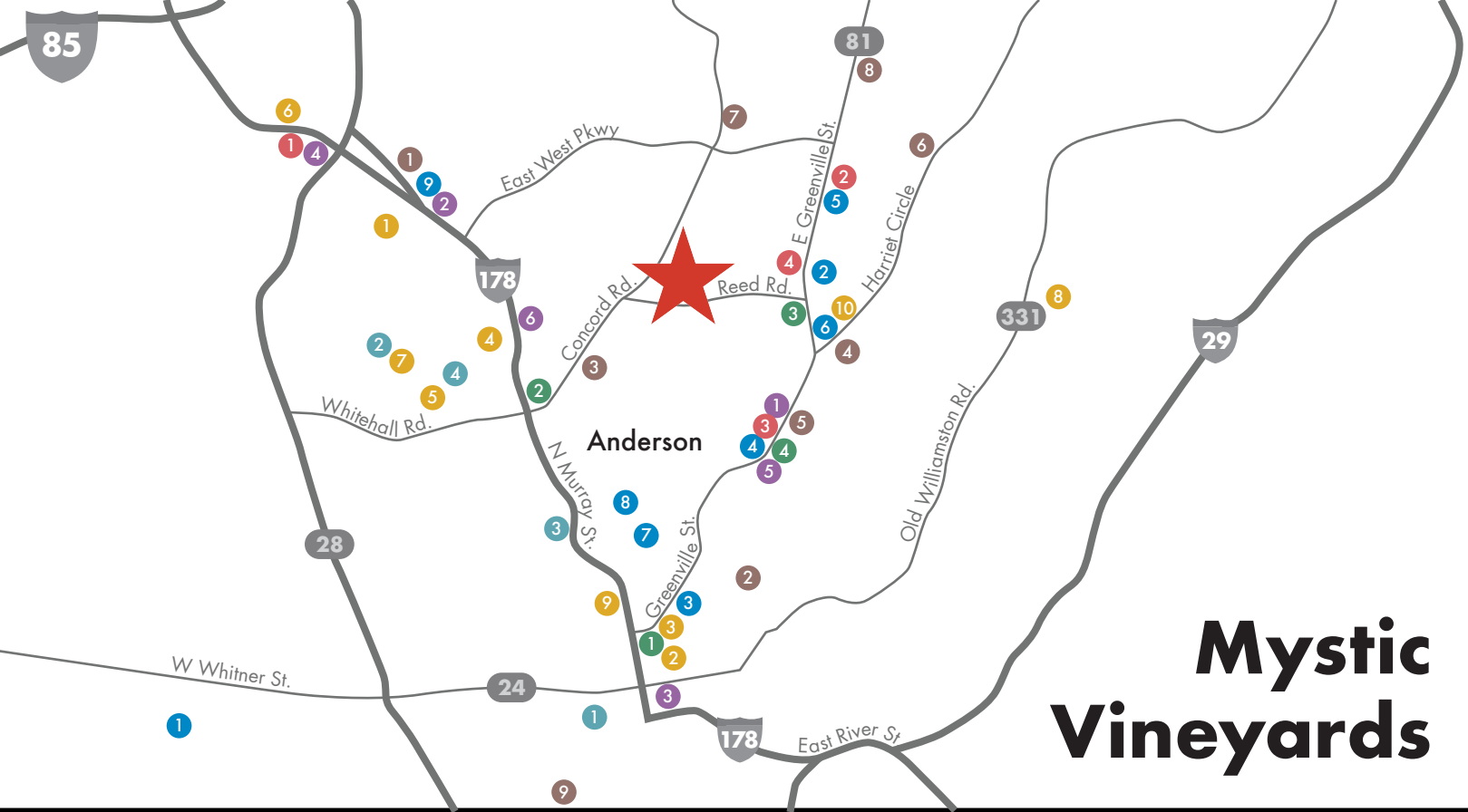
**Jeff Morris** / NMLS #658970

Office: 404-949-9791 / Mobile: 770-842-3480

Email: jmorris@cchl.com

#### MARKETING COLLATERAL REVISED: 02/09/21.

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.



# Mystic Vineyards

## ART & ENTERTAINMENT

- 1 AmStar Anderson Theater
- 2 Anderson County Main Library
- 3 Anderson County Museum
- 4 Anderson Mall
- 5 Anderson Sports and Entertainment Center
- 6 Boulevard Lanes
- 7 Civic Center Amphitheater
- 8 Cobbs Glen Country Club
- 9 Coleman Municipal Rec Center
- 10 YMCA - Anderson

## CONVENIENCES

- 1 Anderson Regional Airport
- 2 AnMed Health Kids' Care
- 3 AnMed Health Medical Center
- 4 CVS
- 5 Doctors Care - Anderson
- 6 Hendricks Veterinary Hospital
- 7 Southern Pediatric Dentistry
- 8 USPS
- 9 Walmart

## PARKS

- 1 Bea Thompson Park
- 2 Kid Venture Park
- 3 Linley Park
- 4 Whitehall Park

## DINING

- 1 Chick-fil-A
- 2 Chipotle
- 3 Groucho's Deli
- 4 Panera Bread
- 5 Sonic Drive-In
- 6 Wendy's

## GROCERY STORES

- 1 Aldi
- 2 Ingles Market
- 3 Public Super Market - Anderson Pavillion
- 4 Walmart Neighborhood Market

## BANKS

- 1 Synovus Bank
- 2 TD Bank
- 3 The Peoples Bank
- 4 Wells Fargo

## SCHOOLS

- 1 Anderson Christian School
- 2 Anderson University
- 3 Concord Elementary School
- 4 New Covenant School
- 5 McCants Middle School
- 6 Midway Elementary School
- 7 Montessori School of Anderson
- 8 T.L. Hanna High School
- 9 Southwood Academy of the Arts