

## ABOUT THIS NEIGHBORHOOD.

# The Orchards

Ideally situated between Spartanburg and Greenville in Reidville, this community puts you just minutes away from BMW, Tyger Park, great schools, shopping, dining and more. Homes in this community feature timeless grand exteriors and stunning design details throughout. We also build each home with innovative, energy-efficient features that cut down on utility bills so you can afford to do more living. Residents will enjoy Tyger River Park, located nearby, with walking trails, disc golf course, splash pad and one of the Upstate's largest playgrounds. With a great location near shopping, dining and entertainment, the Orchards at Reidville will be a great place to call home.

### ::PRICE POINT

From the high **200's**

### ::WELCOME CENTER

:: **Monday - Saturday, 11am - 6pm**

:: **Sunday, 1pm - 6pm**

:: Office. (888) 988-5746

### ::DRIVING DIRECTIONS

:: From I-85: Take exit 60 onto Hwy 101 towards Woodruff. Go Straight approx. 1 mile and turn left on Apple Valley Road. At the end of Apple Valley Road turn Left onto Reidville Road. Community is 1.5 miles on the Right.

### ::NEIGHBORHOOD SCHOOLS

:: Reidville Elementary School

:: Florence Chapel Middle School

:: Byrnes High School

### ::NEIGHBORHOOD AGENT

**Phyllis Butler**

Mobile. (864) 216-5609

### ::NEIGHBORHOOD EMAIL

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

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

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# THE ORCHARDS STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 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 (walls and ceiling)
- :: Pedestal sink in powder room
- :: Upgraded (elongated) toilets in all bathrooms
- :: Overhead lights in all bedrooms
- :: Cultured marble countertops with rectangular sinks in all bathrooms
- :: Designer lighting packages (level 1)
- :: Cable and phone connections in family room and master
- :: Ceiling fan pre-wire and switches in all bedrooms
- :: Designer Classic III style interior doors
- :: Large closets and pantries with vinyl clad ventilated shelving
- :: 6lb carpet pad
- :: Delta Chrome Plumbing Fixtures (level 1)
- :: Plush carpeting (level 1)

## :: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) with Vinyl Siding and sides and rear to be Vinyl Siding (per plan)
- :: Maintenance free vinyl windows
- :: Classic III Fiberglass front door
- :: 20 Year Warranty Shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Slab and Basement foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car garages (per plan) - finished
- :: Patio/Deck (size per plan)

## :: GOURMET KITCHEN

- :: Stainless appliance package includes: range, dishwasher and microwave
- :: Double or 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 LED can lights in kitchen (per plan)

## :: OWNER'S RETREAT

- :: Incredibly sized owner's suites with tray ceilings
- :: LED lighting over owners retreat tub/shower
- :: 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
- :: 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
- :: PEX Plumbing is More Resistant to Freeze Breakage
- :: Tankless Water Heater

### MARKETING COLLATERAL REVISED: 04/29/19.

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# THE ORCHARDS NEIGHBORHOOD SITE MAP.



## MARKETING COLLATERAL REVISED: 09/15/20.

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## OUR STELLAR FINANCING TEAM.

# 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

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