

## ABOUT THIS NEIGHBORHOOD.

# Branchwood

You work hard and you treasure your time at home so why not enjoy maintenance free living! Plus, a location that really does have it all—shopping, convenience to major highways, good restaurants and schools. Welcome to Branchwood, in the beautiful city of Greer. Branchwood is an intimate collection of 45 beautiful, 2-level townhomes on a quiet street off of Henderson Gap Road. Each 2-story townhome features a 3 bedroom and 2.5 bathroom floor plan ranging in size from 1,600 to 1,700 square-feet. With easy access to open areas throughout the neighborhood, you'll find plenty of areas to spend time outdoors. Discover quality construction on the inside, and an easygoing, convenient lifestyle outside.

*Welcome Home!*

### :: WELCOME CENTER

:: **Monday - Saturday, 11am - 6pm**  
:: **Sunday, 1pm - 6pm**  
:: Office. (888) 316-0309

### :: NEIGHBORHOOD SCHOOLS

:: Woodland Elementary School  
:: Riverside Middle School  
:: Riverside High School

### :: DRIVING DIRECTIONS

:: From Greenville, take Highway I-85 North to exit 54, Pelham rd. Left onto Pelham. Go to second light, right onto The Parkway. Take The Parkway approx. 1.5 miles to Batesville rd. Left onto Batesville. Take Batesville rd approx. 2 miles to Hammett Bridge rd. Right onto Hammett Bridge. Take Hammett Bridge approx. 2 miles, past Riverside High School, to Henderson Gap rd. Left onto Henderson Gap. Community is down ½ mile on the left.

### :: NEIGHBORHOOD AGENTS

**Anita Stoddard**  
Mobile. (864) 884-4663  
&  
**Sheridan Stoddard Burgos**  
Mobile. (864) 313-4456

### :: NEIGHBORHOOD EMAIL

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

#### MARKETING COLLATERAL REVISED: 12/12/22.

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# BRANCHWOOD STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 9 foot smooth ceilings on main level and 8' smooth ceilings on second level
- :: Cove Crown Molding and Judge's Paneling in Foyer
- :: Luxury Vinyl Plank Flooring throughout main living areas and Secondary Bath (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
- :: 1 Set of In-Ceiling Speakers
- :: 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) Some Combination of Brick, Stone, Board and Batten and Hardi Shake with Sides and Rear to be Concrete Siding
- :: Maintenance free vinyl windows
- :: Classic III Fiberglass front door
- :: 20 Year Warranty Shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Slab Foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: Single car garages (per plan) - finished
- :: 10x12 Patio/Deck

## :: 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)
- :: 5' Tile Shower in owner's retreat (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
- :: Skybell Video Doorbell
- :: 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
- :: Home Warranty Provided Through Quality Builders 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

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# BRANCHWOOD NEIGHBORHOOD SITE MAP.



- SOLD
- AVAILABLE
- QUICK MOVE-IN
- MODEL HOME
- AVAILABLE LOTS



**MARKETING COLLATERAL REVISED: 02/07/22.**

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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) 201-2703 / Fax: (866) 627-3137

Email: amccall@primelending.com

**Sharon Hanel** / NMLS #659232

Direct: (864) 315-3593 / 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

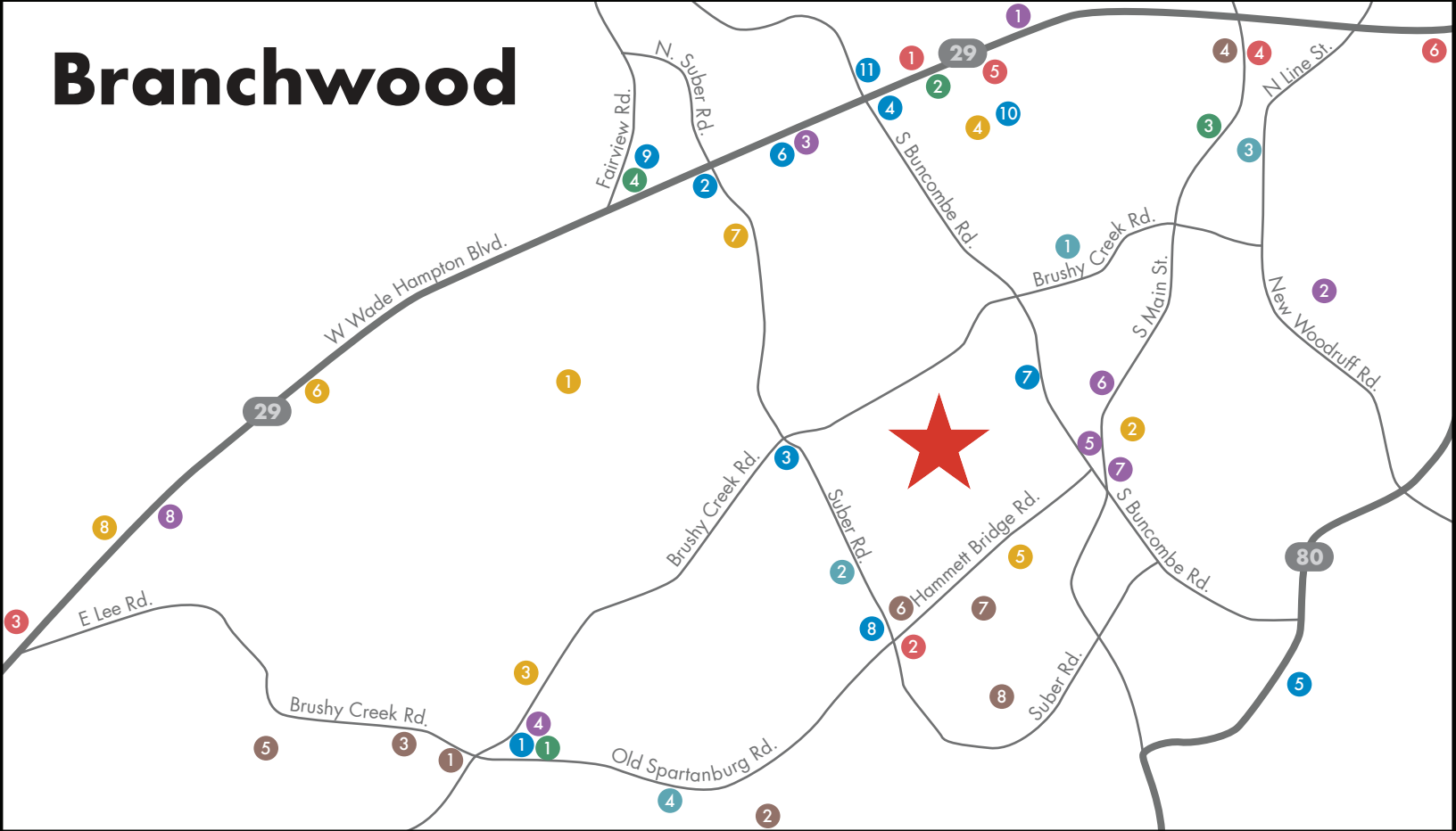
Email: jmorris@cchl.com

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## ART & ENTERTAINMENT

- 1 Blue Ox Hatchet House
- 2 Cannon's Fishing Lake
- 3 Eastside Family YMCA
- 4 Greer Library
- 5 Riverside Tennis Club
- 6 Roller Sports Skating Rink
- 7 Suber Rd. Soccer Complex
- 8 Wade Hampton Lanes

## CONVENIENCES

- 1 Ace Hardware
- 2 CVS
- 3 Dollar General
- 4 Gold's Gym
- 5 Greenville - Spartanburg Airport
- 6 Home Depot
- 7 Primsa Health Greer Memorial Hospital
- 8 Primsa Health Urgent Care - Greer
- 9 Target
- 10 USPS
- 11 Walgreen's

## PARKS

- 1 Century Park
- 2 East Riverside Park
- 3 Greer City Park
- 4 Sugar Creek Recreation Center

## DINING

- 1 Applebee's
- 2 Blue Ridge Brewing Co.
- 3 Chick-fil-A
- 4 Domino's
- 5 McDonald's
- 6 Mutts BBQ
- 7 Subway
- 8 Texas Roadhouse

## GROCERY STORES

- 1 Aldi
- 2 Lowes Food of Greer
- 3 Publix Super Market - Hampton Village
- 4 Quality Foods
- 5 Walmart Neighborhood Market
- 6 Walmart Supercenter

## BANKS

- 1 Bank of America - ATM
- 2 Bank of America
- 3 BB&T
- 4 Wells Fargo

## SCHOOLS

- 1 Brushy Creek Elementary School
- 2 Buena Vista Elementary School
- 3 Eastside High School
- 4 J Harley Bonds Career Center
- 5 Northwood Middle School
- 6 Riverside High School
- 7 Riverside Middle School
- 8 Woodland Elementary School