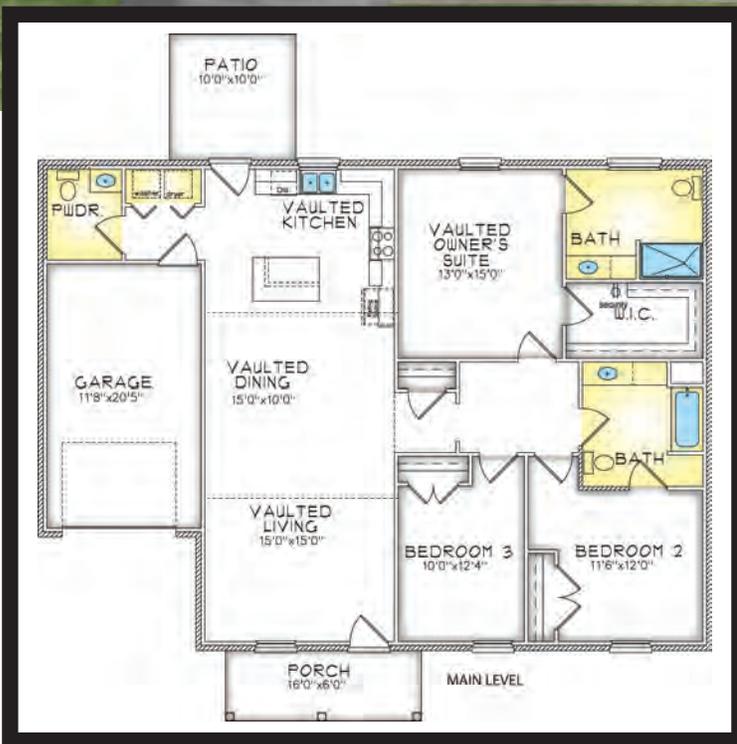


# BH BURTON HEIGHTS



## THE ERNEST

• 3 Bed / 2.5 Baths  
• 1613 Square Feet



Your new home in Burton Heights comes with all the features you've dreamed of and energy saving technology that can save you money and makes your life easier.

- + Granite Countertops
- + Cherry Colored Cabinets & Hardwood Floor
- + Kenmore Appliances
- + Tankless Water Heater
- + Home Automation System
- + Sodded Front Lawn
- + Irrigation System

\*Elevations and floor plans are artist's depictions only, and may show optional upgrades or may not be exact. Specifications and color may vary. Floor plans may vary depending on elevation and are subject to change without notice.

Marketed by:



AgentFirst LastName1 803-309-9527  
gshshellygarner@gmail.com



# BI ONLY 6 HOMES LEFT

## 2 GREAT PLANS, 1 GREAT NEIGHBORHOOD

### INTERIOR FEATURES

Open Floor Plan with Vaulted Ceilings  
Vaulted Owners Suite with Walk-in Closet  
2 Evenly-sized Guest Rooms  
Kitchen Island and Patio Access For Easy Entertaining  
Laundry & Powder Rooms  
Attic access - 22 1/2"X36" push up access  
Painted Interior Trim Package: 3 1/4" Baseboards, 2 1/4"  
Door Casing & 6 Panel Hollow Core Doors  
Sherwin Williams Interior Paint in Off White  
Legacy Cabinets - Cabernet Colored Maple Doors  
Granite Countertops in UbaTuba  
Accessories Shelving & Mirrors  
Quickset Hardware & Locks in Brushed Nickel Finish  
Mowhawk Carpet- ADA Compliant  
Congoleum Premium Vinyl Flooring  
Noble House Birch 5" Hardwood Floors in Cherry Hill  
1" Vinyl Mini Blinds

### APPLIANCES INCLUDED

Kenmore Washer - 3.3 cu. ft.  
Kenmore Dryer - 6.5 cu. ft. Electric  
Kenmore Refrigerator - 18.2 cu. ft. Top Freezer  
Kenmore Range Electric - 5.3 cu. ft.  
Kenmore Microwave/Hood - 1.6 cu. ft.  
Kenmore Dishwasher - UltraWash

### EXTERIOR FEATURES

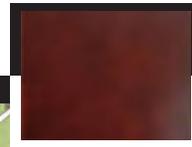
4 Sides Hanson Brick Veneer  
Single Car Garage with Opener & Storage Space  
Care-free Vinyl Siding in Gables  
8" Aluminum Columns  
15" Care-free Vinyl Shutters  
Certainteed - 20 Year Shingles with  
Double Pane Windows with Low-E Glass  
Concrete patio at rear of house  
Termite Protection

### LANDSCAPING INCLUDED

3 Palates of Sod  
12 Shrubs  
1 Tree (natural for undisturbed areas)  
Seeded Undisturbed Areas in Backyard  
Front Lawn Irrigation with 4 Heads  
Mailbox

### PLUMBING & MECHANICAL FEATURES

Moен Faucets and Fixtures with Chrome Finish  
Rinnai Tankless Water Heater  
Hamilton Fiberglass Shower & Tub  
Heil - Energy Star Heating & Air Conditioning  
Honeywell - Tuxedo Touch Home Automation  
Lighting Fixtures with Chrome Finish



**Ask About G.A.P. City Financing:**  
+ \$1,000 Down, Aprox \$500/month  
+ Free Credit Counseling  
+ Free Home Ownership Training  
+ Rates 1.5% Below Market



Michael C. Strange - Executive Director  
Eau Claire Development Corporation  
OFFICE: 803/733-8299 FAX: 803/733-8573  
E-MAIL: mcstrange@columbiasc.net



**DIRECTIONS:** The Burton Heights II neighborhood is located off of Farrow Road on Burton Heights Circle in Columbia, SC.

[www.columbiasc.net/ecdc](http://www.columbiasc.net/ecdc)