



W. EPSTEIN BUILDERS

Making Your Dream A Reality!

910-457-4763

The Evergreen Model

Three Bedrooms/Three Baths

First Floor: 2,329 Sq. Ft.

Carolina Room: 199 Sq. Ft.

Optional Bonus Room /4th bath: 436 Sq. Ft.

Total heated square feet: 2964

Front Porch: 133 Sq. Ft.

Garage: 670 Sq. Ft.

Deck: 240 Sq. Ft.



- Single-level living 3 bedrooms, 3 baths
- Open floor plan with expansive great room opening onto screened porch or optional Carolina room through telescoping doors
- Separate His and Hers walk-in closets in master suite
- Wide front porch and two story entry into home
- Large kitchen with corner windows, lots of cabinets and nice sized pantry
- Optional bonus room with full bath and closet
- Over-sized two car garage

Evergreen Floor Plan





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Evergreen Model Home Features

The Evergreen (2964 Sq. Ft. Heated)
First Level: 2329 Sq. Ft.
Carolina Room: 199 Sq. Ft.
Bonus Room: 436 Sq. Ft.

Garage: 670 Sq. Ft.
Front Porch: 133 Sq. Ft.
Deck: 240 Sq. Ft.

Construction

- Raised Slab foundation with five courses of concrete block
- Standard 16" OC 2x4 studs for exterior and interior walls
- 7/16" OSB roof and wall sheathing
- Built to meet 130 MPH wind code

Interior

- Open floor plan with arched entry from two-story foyer to great room
- Pre-finished Hardwood floors in foyer, great room, dining room, breakfast area, kitchen, study/bedroom, garage entrance
- Tile flooring in all baths, laundry room
- Carpet in bedrooms
- Hardwood on stairs
- Wood shelving in all closets and pantry
- Quality crown molding in main living areas
- 7 1/2" base moldings
- Drywall with rounded corners for a soft finished look
- All windows wood trimmed
- Ceilings 9' & 10' with treys and vaults where indicated on plan; smooth finish
- Sherwin Williams premium paint (2 coats) Semi gloss on trim (1 color)
- Garage finished with sheetrock, trimmed and painted

Plumbing

- PEX non-corrosive piping used for all water lines
- Ice-maker hook-up
- Utility hook-ups for washer and dryer; exterior vent for dryer
- Laundry sink with stainless pull out faucet in laundry room
- 50 Gallon Energy Star rated quick return hot water heater
- Buried 125 gallon propane tank; gas piped for fireplace & stove top
- Grinder pump

Electric

- 200 AMP electric service
- Recessed lighting to showcase home
- Electrical outlets as per NC code; in addition two floor outlet in Great Room
- Charging station for mobile devices
- All bedrooms and Carolina Room include ceiling fans with lighting.
- Great Room ceiling fan
- Phone and cable jacks throughout home
- CAT-V wiring for cable

Fireplace

- Low-profile gas log fireplace with marble surround
- Custom mantle and trim
- Custom cabinets and book shelves on either side of fireplace
- Niche above fireplace for television

Kitchen

- Granite counter tops with subway tile backsplash
- Furniture base island in bisque with black walnut wood top
- Double bowl under-mount stainless sink with garbage disposal & Delta low arc stainless pull out faucet and soap dispenser
- Cherry wood range hood vented to exterior
- Cherry wood cabinets with dove-tail construction and 'soft-close' glides on all drawers
- Pre-finished exotic hardwood flooring
- Kitchen-aid or similar appliances (36" gas cook top; wall oven, dishwasher, wall mounted micro wave)
- Under-counter beverage cooler (optional feature in model)

Master Bath

- Large corner tiled shower with shower head and hand-held shower
- Tile floor
- His and Hers vanities with wall mirrors
- Back-saver cabinets with soft close drawers
- Granite Tops
- Brizo polished nickel Baliza bath fixture
- Polished nickel fixtures and accessories

Master Suite

- Trey ceiling with accent lighting
- Two oversized walk-in closets separate from bath
- Direct access privacy door to Carolina Room

Secondary Baths

- Tub/shower with tile where tub indicated on plan
- Tiled shower with glass doors in guest bath
- Tiled floors
- 1 ½" Cultured marble vanity tops; ¾" cultured marble top in bonus bath
- Mirrors above vanities
- Delta Windmere chrome bath fixtures
- Bonus bath with Shower insert & glass door

Energy-Smart and Comfort Features

- Insulation R15 sidewalls; R38 ceilings
- Low-E Energy Star Rated windows with argon
- Super R Diamond radiant barrier house wrap for wind, moisture and temperature control
- Two zoned 16 Seer Heat Pump
- Two Programmable thermostats
- Home Team Pest Defense System (tubes in walls) for better insect control
- Roof sheathing with radiant heat barrier

Doors and Windows

- Fiberglass front door and sidelights with decorative glass with transom
- Fixed glass and telescoping interior doors to Carolina Room
- Two fixed glass picture windows in kitchen over sink
- Exterior fiberglass patio door to deck
- Exterior insulated fiberglass access door to garage
- Single hung low-E argon windows with screens
- Two-panel solid core molded interior doors painted
- Brushed nickel handles and locks throughout home

Exterior

- Large front porch with decorative columns
- Brick and stone with siding accents
- Large deck with TREX composite decking and low maintenance railings
- Low maintenance composite exterior trim
- Landscape with sod and plantings
- 30-year architectural shingles
- Brick and concrete porch
- Seamless aluminum gutters and downspouts
- Hurricane resistant garage door with automatic opener
- Two exterior hose bibs
- Two exterior GFI outlets

Builder Assurances

- Builder provides warranty

Builder has the right to make substitutions of equal value for any item.