



343 Simone Drive

\$2,391,275

BEDROOMS: 4

BATHS: 3 full, 1 half

SQFT: 3,358

COMMUNITY: The Marshes at Daniel Island

The Fairbank plan offers a thoughtfully designed layout with a first-floor primary suite, providing a peaceful retreat at the heart of the home. The expansive family room seamlessly connects to a screened porch, perfect for indoor-outdoor living. The kitchen flows into a spacious dining room, ideal for gatherings. Upstairs, you'll find additional bedrooms and a versatile recreation room, providing plenty of space for relaxation and entertainment. Double covered porches enhance the home's charm, offering extra outdoor living spaces for enjoying the surrounding views.



THE MARSHES
AT DANIEL ISLAND

HIGH PERFORMANCE FEATURES

- Independent, third party performance testing by Southern Energy Management
- Exterior air and moisture infiltration barrier; ZIP system
- Advanced framing with 2x6 exterior walls and formaldehyde-free insulation
- Plygem 1500 Series, Low E w/ argon gas, Energy Star single-hung vinyl windows
- Energy efficient CFL or LED lighting (per location)
- Programmable LCD thermostats on each floor (per plan)
- Minimal natural gas tankless water heater
- Spray foam insulation in attic and crawl space

GOURMET KITCHEN FEATURES

- Wellborn full-overlay semi-custom cabinetry to ceiling with soft-close, full extension hardwood drawers and choice of color/finish with crown molding, light rail, and hardware
- Granite or Quartz Level 3 countertops in choice of color

- choice of finish in Primary Bath from curated selections
- EPA WaterSense-certified Kohler plumbing fixtures with Chrome finish in Secondary Baths from curated selections
- Elongated comfort height toilets in all baths
- Choice of Level 2 Granite or Quartz countertops in all baths
- Adult-height (36") vanities in all baths
- Separate freestanding tub (from allowance) and shower in Primary Bath (per plan) with Level 3 ceramic tile and floor surrounds
- Level 2 ceramic tile floors in Secondary Baths and Laundry
- Boost tub w/ Level 2 tile surround in secondary baths

ELECTRICAL, LIGHTING & MEDIA FEATURES

- All decorative light fixtures, under cabinet lighting, fans, and exterior lights are selected from an allowance
- Four (4) ceiling fan installations, two (2) exterior flood lights, thirty-five (35) LED flush mount fixtures "can lights", and ceiling fan supports and pre-wire in all Family Room, Bedrooms, Rec/Bonus Rooms, Screened Porch
- Smoke and carbon monoxide detectors
- Two (2) weatherproof exterior electrical services
- 200 Amp service panel
- Cat 6 wiring at (5) Locations with centrally located CPC panel

INTERIOR FEATURES

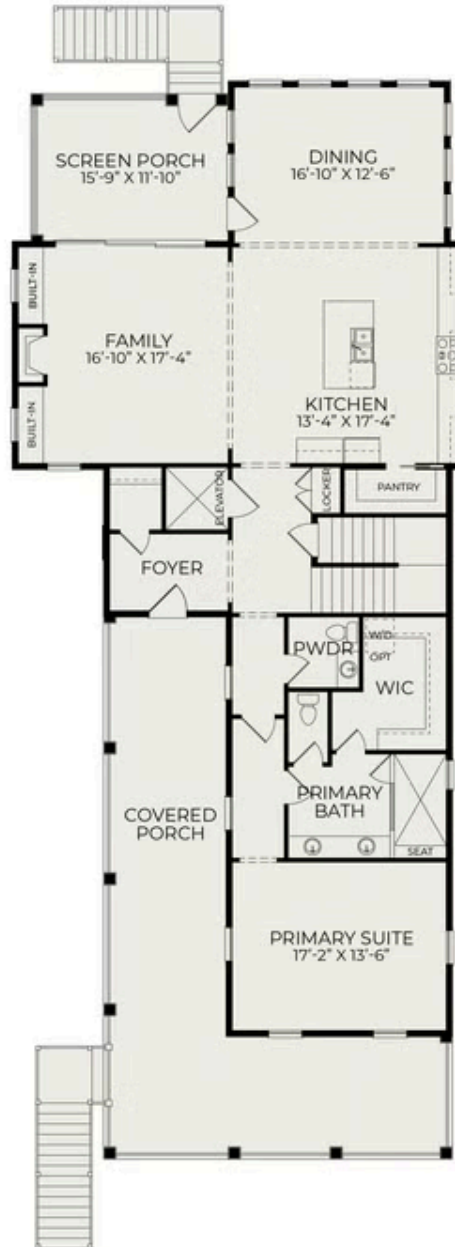
- 10" smooth ceilings on first floor, 9" on second floor
- Smooth panels, solid core, 9" doors on first floor, and 6"8" on second floor with choice of style
- 1x6 baseboard on 1st Floor, 1x6 Baseboard on 2nd Floor, 1-piece crown molding on entire first floor (except Closets and Laundry)
- 1-piece crown molding at 2nd Floor Hallway, 1x Flat Trim w/ pediment detail at all interior doors, windows, cased openings
- Custom built painted wood shelving and wood rods in all closets, including one (1) sweater box and (1) shoe box in Master Bedroom closet
- Bookcases in family room and lockers in owner's entry included per plan
- Oak stair treads with choice of wrought iron or painted wood balusters and choice of newel posts
- Direct vent 36" gas log fireplace with custom mantle and tile or slate surround
- Engineered hardwoods throughout the first floor except laundry, secondary bedrooms, closets, and baths (per plan); hardwoods included in upstairs hall. Choice of color/ finish from curated selections
- Level 3 Carpet options with 8B pad for secondary bedrooms and closets



Included Features

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First Floor



Second Floor

