



347 Simone Drive

\$2,436,415

BEDROOMS: 4

BATHS: 4 full, 1 half

SQFT: 3,265

COMMUNITY: The Marshes at Daniel Island

The Trewin plan offers a perfect blend of comfort and functionality, featuring a convenient first-floor guest suite ideal for visitors. The spacious family room seamlessly connects to a screened porch, creating an inviting space for relaxation and entertainment. The elegant formal dining room adds a touch of sophistication, while the well-appointed kitchen ensures culinary delights are easily prepared. Upstairs, the primary suite provides a private retreat, complemented by additional bedrooms and a laundry area, making this home an ideal choice for both everyday living and entertaining.



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
- Phygem 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)
- Atmos 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

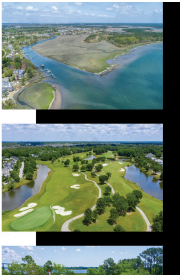
- choice of finish in Primary Bath from curated selections
- 4PA WaterSense-certified Kohler plumbing fixtures with Chrome finish in Secondary Baths from curated selections
- 4 elongated comfort height toilets in all baths
- Choice of Level 2 Granite or Quartz countertops in all baths
- Adult-height (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
- 480x240 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 panel, solid core, 9' doors on first floor, and 6'6" 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 8lb pad for secondary bedrooms and closets



Included Features

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First Floor



Second Floor

