



## General Specifications

### **Design Features**

- Modern architecture with a blend of cement siding, brick and wood tones
- 12 total residences with 3 floor plan options
- Private two car garages
- Tall windows and doors throughout units
- Extensive landscaping and community features

### **Kitchen Features**

- Large islands with overhangs for bar seating
- Modern paint color options and door styles offered with tall wall cabinets and pantries, soft closed drawers and doors
- High end Fulgar Milano appliance package
- Tile backsplash standard
- Quartz countertops

### **Electrical/Plumbing/HVAC Features**

- High efficiency gas heat
- WIFI Digital thermostats with 2 zones
- Tankless gas water heaters
- All systems vented to exterior
- Hose bibs at garage and front of units

### **Interior Features**

- Nine foot ceilings throughout
- 1x4 & 1x6 flat casing for windows and doors. 1x6 flat baseboard and curved crown molding
- 6 ¼ wide white oak hardwood flooring throughout the unit.
- Solid shelving closets with customizable designs
- Porcelain tile in all wet areas including bathrooms and laundry
- LED lighting throughout with allowance for decorative lights
- Single panel Masonite doors
- Cat 6 wiring for AV

### **Master Bath Features**

- Porcelain Tile Shower
- Clear glass shower enclosure standard
- Large vanities with quartz countertops with undermount sinks

### **Guest Bath Features**

- Tile walled tub/shower
- Quartz countertops with undermount sinks

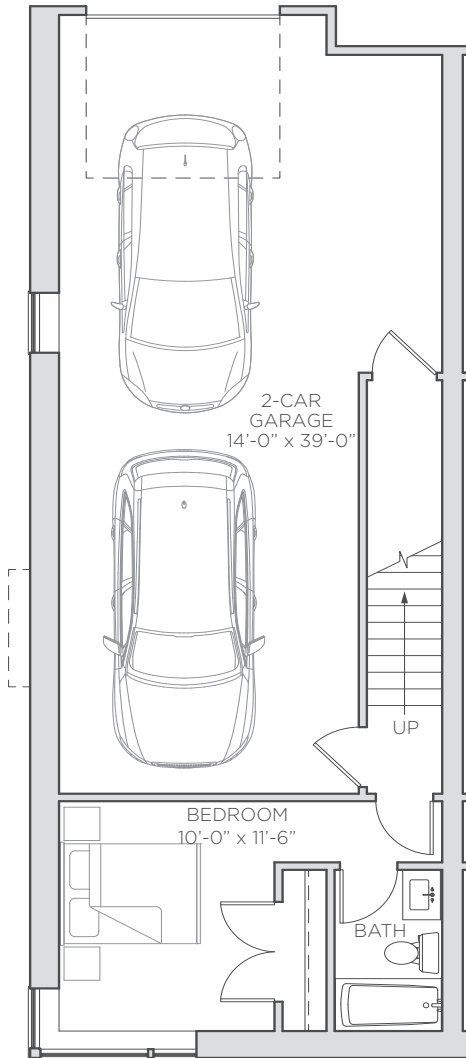
### **Selections/Options**

- Hardwood color
- Cabinetry and hardware
- Tile
- Plumbing Fixtures
- Decorative Lighting
- Paint

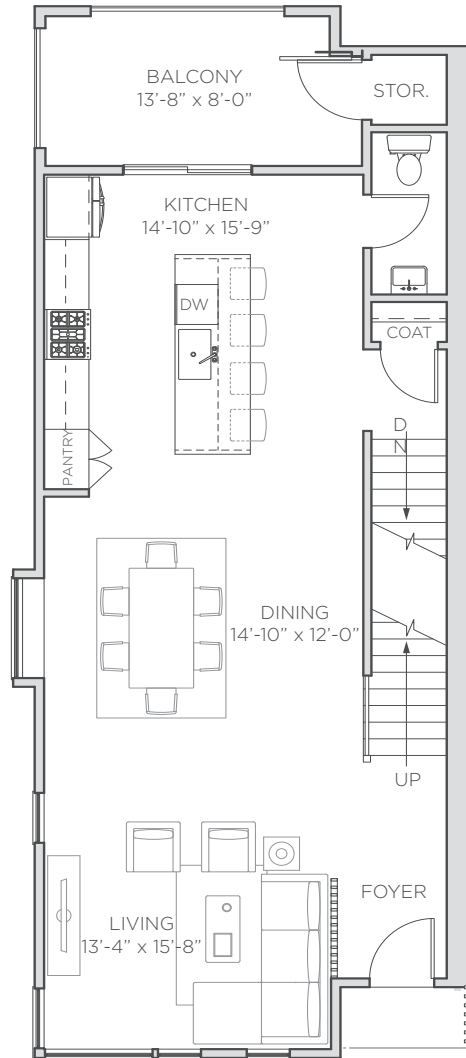


The  
**SINCLAIR**

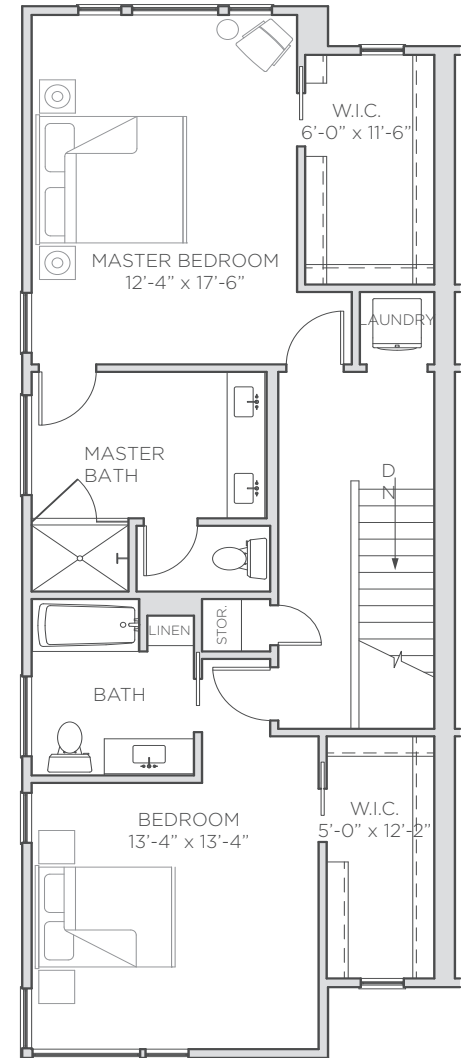
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**First Floor**



**Second Floor**



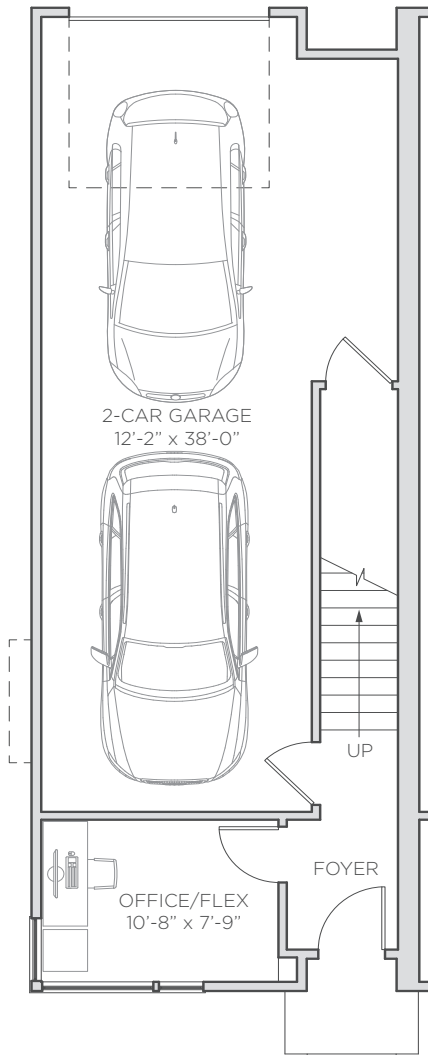
**Third Floor**

**TYPICAL C UNIT: 3 BEDROOMS . 3.5 BATHS . 2,150 sqft**

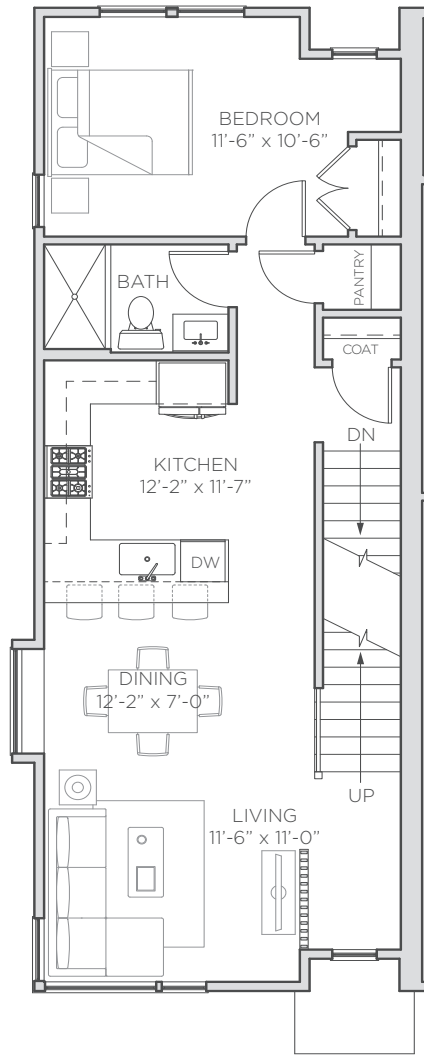


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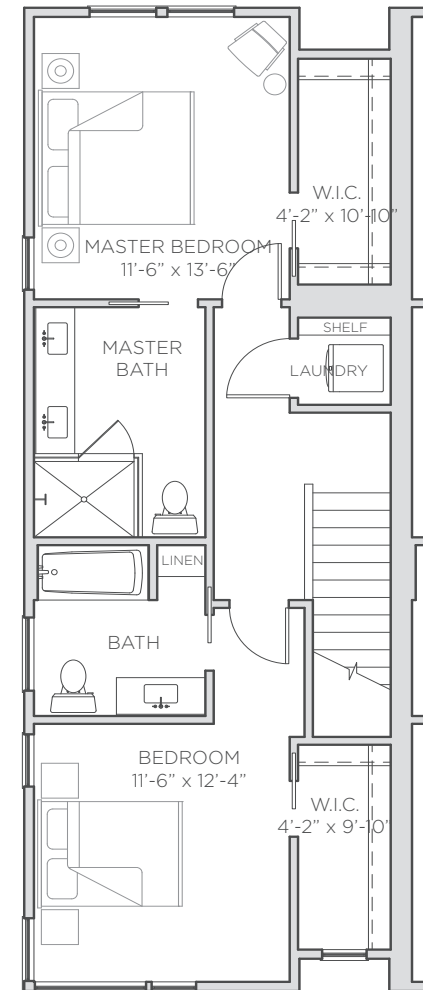
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**First Floor**



**Second Floor**



**Third Floor**

**TYPICAL A UNIT: 3 BEDROOMS . 3 BATHS . 1,700 sqft**





# The SINCLAIR

greenville luxury townhomes



## SITE PLAN

### LEGEND

- AVAILABLE
- RESERVED
- AVAILABLE

[WWW.THESINCLAIRGVL.COM](http://WWW.THESINCLAIRGVL.COM)

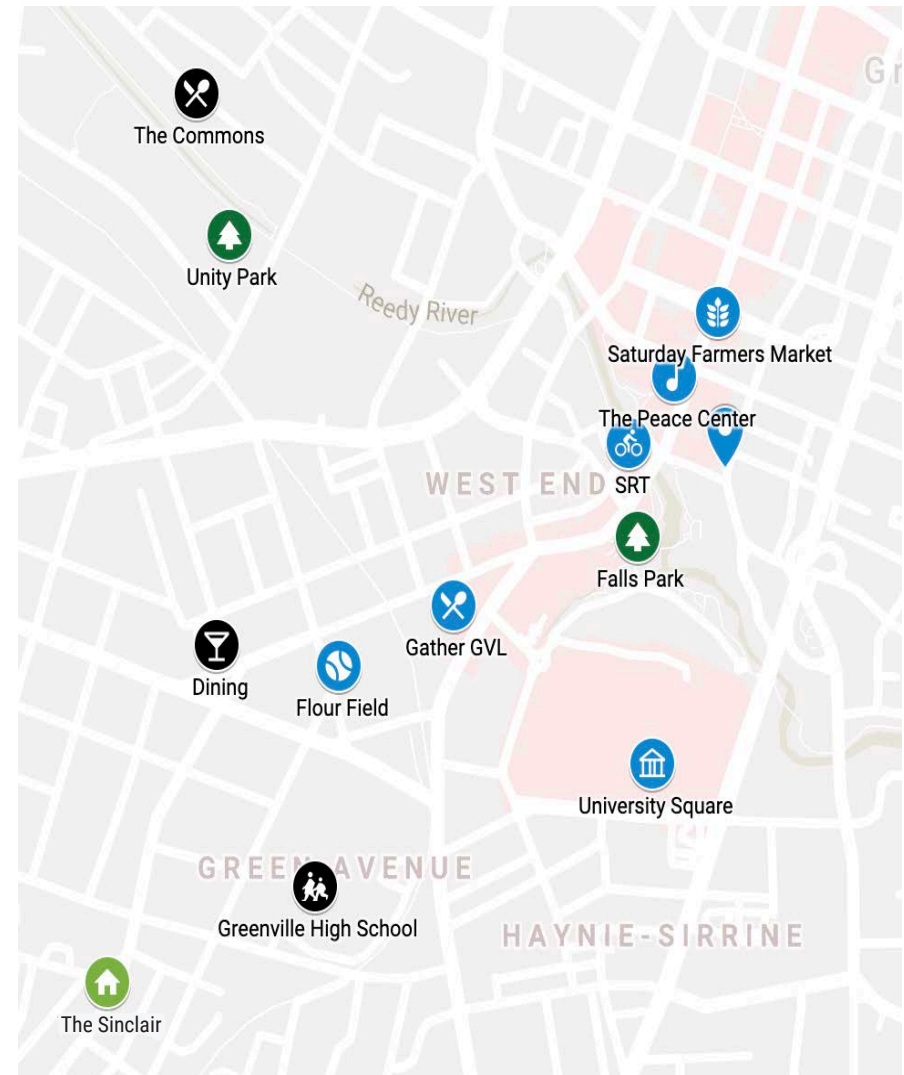




## THE NEIGHBORHOOD

The Sinclair is located just a few blocks from all that downtown Greenville has to offer. Our residents will have easy access to some of the most popular parks, dining options, shops and more:

- **Flour Field:** Home of the Greenville Drive minor league baseball team and numerous other events throughout the year
- **Falls Park:** A suspension bridge over the Reedy River Falls is the highlight of this park along with green space for picnicking and more
- **Unity Park:** The largest and newest park in downtown Greenville. This park has acres of green space, a children's splash area, an amphitheater, and is home to the gathering center, The Commons
- **Peace Center:** Performing Arts Center with off Broadway shows and other concerts throughout the year
- **The Commons:** An Food Hall experience with a wide range of light fares such as Methodical Coffee, The Bakeroom, Community Tap, Golden Brown & Delicious, and Automatic Taco
- **Gather GVL:** An outdoor food hall and entertainment venue comprised of 13 restaurants in shipping containers
- **Farmers Market:** Every Saturday morning from March to September, Main Street is closed for a market, featuring local farmers, artists, and purveyors





## Frequently Asked Questions

- **How long does it take to build my unit?** *Construction is dependent on bot weather an availability of labor/materials. 6-8 months is typical once the foundation of the unit is complete.*
- **Will the Unit have an HOA?** *Yes, there is an HOA for these units. The cost of the HOA is (Insert cost) and is due monthly. You will pay the management company monthly, and they will handle all items related to common space maintenance, trash service, etc.*
- **Is the earnest money/ deposit refundable from the reservation?** *Yes, the reservation deposit is refundable if you decide at the end of the reservation period not to go forward to contract. All contract deposits are non-refundable.*
- **If we go to contract, how much is the deposit?** *A 10% deposit is required at contract. This is due within 2 weeks of signing the contract. All deposits return to the buyer at closing as a credit.*
- **Do I have to use the Builder's Lender or is there a Preferred Lender?** *You are welcome to use a lender of your choice. Be aware that larger lenders (Wells Fargo, Bank of America, etc.) have trouble closing new construction loans in a timely manner when the units are complete. Choosing one of these lenders could delay the closing and you moving into your new home.*
- **How often can I visit the site?** *All visits to the site must be scheduled ahead of time and you must be accompanied by a sales representative.*
- **How often will I get updates?** *All buyers will receive updates every 2 weeks regarding construction progress and other related development at the project.*
- **Do I need to get a home inspection prior to closing?** *All buyers are welcome to schedule a third-party home inspection at their own cost.*
- **If I select upgrades, will this be rolled into my sales price?** *Yes, all upgrades can be included in the total sales price. If you are using a lender, be aware that we must make them aware of the increase cost and this may result in additional paper3work and/or appraisals.*
- **How much are closing costs for new construction and who pays it?** *Closing cost for new construction are like traditional real estate. They vary for each buyer and are dependent on several factors including contract price, whether you are using a lender, etc. 1-1.5% of the purchase price is a good estimation.*
- **What upgrades should I consider increasing the value of my home?** *There isn't a perfect formula for upgrades that will increase the value of your home. However, some upgrades are easier done during construction than after, such as hardwood flooring and cabinetry.*

## FAQs Continued

- **Will the development allow rental units?** *All rentals must be a minimum of a year. No short-term rentals or AirBnB is allowed*
- **Will I need to worry about the landscaping outside?** *No. All exterior maintenance is covered by the HOA.*
- **Am I allowed to put up a fence for a dog?** *Always ask the HOA management company before making any changes to the exterior of the unit.*
- **Am I allowed to plant my own trees?** *No, planting your own trees isn't allowed. Small plantings like flowers and annuals are allowed.*





## Reservation to Closing

Below is an overview of the process from finalizing a reservation for your unit to the closing and moving day! If you ever have any questions through the process, always reach out to our sales team.

### **1. Reservation Agreement**

- a. Once you have selected your unit, we will provide you with a Reservation Agreement to complete and sign. A \$2,500 deposit is due at this time to hold your unit for 30 days
- b. The Reservation period is a great time to review features and potential selections and upgrades you may be interested in for your unit.
- c. After the 30-day Reservation Period ends, you must either move forward with a contract or release the unit. If you choose to release the unit, your full deposit will be refunded.

### **2. Purchase Agreement**

- a. We have our own contract that we use for The Sinclair. A copy of this will be provided to you after you sign a Reservation Agreement to review.
- b. The contract amount is based on the purchase price of the unit plus any options you may have decided on during the Reservation period. A 10% deposit of the total purchase price is due within 7 days of signing the Purchase Agreement, less any reservation deposit previously paid.
- c. A ratified copy of the Purchase Agreement signed by both Purchaser and Seller will be provided electronically to you

### **3. Construction Process**

- a. Pre-Frame Walk Design Consult: Our Project Design Coordinator will be available for a 2 hour meeting with you to assist in making all your selections for your unit ahead of your first on site meet, the Frame Walk. We ask that you finalize as many design decisions as possible ahead of the Frame Walk as that will impact decisions made during this onsite visit.
- b. The Frame Walk: This is your first time onsite and the most important meeting that you will have for your unit. The Frame Walk is the time to check electrical outlet locations, plumbing layouts, and other items that cannot be changed once insulation and drywall go in. These walks typically take 1.5-2 hours and is your time to meet the builder and ask questions.

- c. Pre-Closing Punch Walk: Once the builder has completed your unit and performed his own quality walk through, we will schedule with you a day and time to meet on site and walk through the unit, reviewing all the final features and finishes of your home. The builder will cover operating all the systems of your home and you will have the opportunity to “blue tape” any paint touchups or similar items you may see.
- d. Acceptance Walk: 2 weeks after your Pre-Closing Walk, we will have one last walkthrough to confirm the completion of any punch list created during the Pre-Closing Punch Walk and sign off the unit is ready for you to call home! This walk is usually 1-2 days before the scheduled closing date.
- e. Closing: Closing will occur within a few days from your acceptance walk. A question that we get on new construction projects throughout the process is “When will I close?”. Unfortunately, construction is both weather and labor dependent and it is very difficult to accurately predict a closing date months ahead of time. We will try to give you 30 days’ notice for scheduling the closing. You can expect to close 3 weeks from the day you are contacted to schedule your Pre-Closing Punch Walk.

#### ***4. Post-Closing Maintenance***

- a. At your Acceptance Walk, you will be provided the names and contact information of the electrician, plumber and HVAC contractor who worked on your unit. They will be your direct contact for any issues you may have with these systems. You will also be provided with an email to send any warranty items that may come up so that we can review and contact the necessary contractors.

We are excited that you are going to be calling The Sinclair home and look forward to working with you!