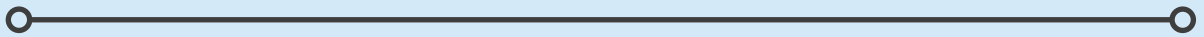




VIP PREVIEW GUIDE



GO CHARLESTON. GO CRESSWIND. GO NOW.

Active adult living from the mid \$200s to the \$400s

Welcome to the VIP Preview Guide for the brand-new Phase 4 neighborhood at Cresswind Charleston. There has been substantial interest building around this new Cresswind Charleston neighborhood, which features a special blend of homesites including lake and preserve views for both of our home collections. Congratulations in being among the first to receive these VIP details.

In preparation for the April 8th VIP Preview, please **TAKE THE TIME TO CAREFULLY READ THROUGH THIS GUIDE**. We have designed it to help you make the most of your time and opportunity at Cresswind Charleston.

HOW TO USE THIS GUIDE

This guide is intended to help you do three things in preparation for the VIP Preview on April 8th:

- Select the **Homesite(s)** in which you are most interested
- Identify the **Floorplan(s)** that best suit your needs and interests
- Choose the corresponding **Home Elevation(s)**, exterior architectural look, you prefer for that floorplan(s)

FIRST: THE SITE PLAN

On Page 5, you will find the Site Plan for Phase 4. Certain Homesites, given their appeal and location within the community will carry a premium cost, and you will find those listed on Pages 6-7. The premiums are exclusive to the VIP Preview and will change once this neighborhood is officially opened to the public. New Home Consultants will explain this in their follow-up call and review all Homesite details with you.

Please note on the Site Plan:

- Homesites colored Yellow are designed for Floorplans in the **Sawgrass Collection**
- Homesites colored Blue are designed for Floorplans in the **Tidewater Collection**

SECOND: THE FLOORPLANS & ELEVATIONS

You will find each of our nine floorplans at Cresswind Charleston featured with a four-page “presentation” arranged as follows:

PAGE 1 & 2 – the Home Elevations available for that plan, e.g. brick or stone on the exterior, etc. *NOTE: availability depends on Homesite as the community’s architectural guidelines are designed to create a beautiful streetscape by not allowing the same Home Elevations next to, or across the street from one another. New Home Consultants will explain this in their follow-up call, along with estimated Elevation costs.*

PAGE 3 – the base Floorplan, i.e. the standard configuration showing the layout. *NOTE: you will see each Floorplan is color-coded either Green or Yellow. The color indicates which Home Collection the plan is in.*

PAGE 4 – Structural Options showing the primary choices offered. *NOTE: options can vary based on Homesite. New Home Consultants will explain this in their follow-up call along with the estimated Structural Option costs.*

THIRD: THE VIP PREVIEW

During the VIP Preview event on April 8th, you will have the opportunity to walk and preview the staked homesites in Phase 4. You can also tour our eight decorated Model Homes and the Clubhouse. Following the Preview you will have the opportunity to take advantage of the special VIP Preview Prices noted in this guide. In order to do so, you will need to have a fully executed agreement completed by April 30, 2017.

Prior to the April 8th event a Cresswind Charleston New Home Consultant will contact you to review the new neighborhood, floorplans, special VIP advantages and answer any questions you may have. We have also included in the Guide details regarding Mortgage options and estimated monthly HOA fees, and your New Home Consultant will be happy to review those with you as well.

Thank you for taking the time to read this letter. To learn more about Phase 4, **CLICK THE LOWER RIGHT CORNER** of this page and begin your journey in finding your new home at Cresswind Charleston.

Best,

Mike Crawford
Vice President/Project Director
Kolter Homes LLC

THE RESIDENTS’ CLUB 4

SITE PLAN 5

VIP HOMESITE PRICING. 6-7

HOME COLLECTIONS

 Sawgrass Collection 8-23

 Ashford 8-11

 Beechwood 12-15

 Cypress 16-19

 Dogwood 20-23

 Tidewater Collection 24-43

 Fir 24-27

 Hickory 28-31

 Maple 32-35

 Oakside 36-39

 Redwood 40-43

INCLUDED FEATURES. 44-45

ADDITIONAL INFORMATION 46



THE CLUB AT CRESSWIND.

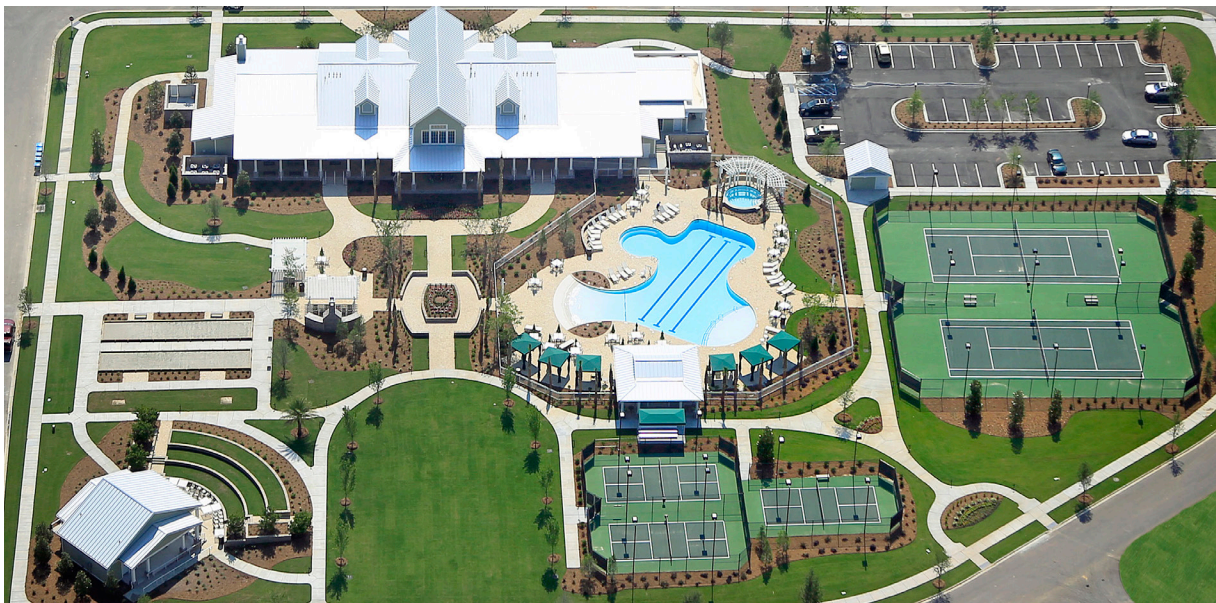
With a focus on fitness, nutrition and relationships, Kolter's Cresswind communities are designed to help you live better, longer. Set amidst 1,100+ acres of conservation, Cresswind Charleston is home to a stunning 12,000-square-foot community clubhouse offering resort-style amenities inside and out.

OUTDOOR AMENITIES

- Amphitheatre
- Bocce courts
- Event lawn
- Fireplace and grilling courtyard
- Resort-style pool
- Tennis courts and pickleball courts
- Walking trails

INDOOR AMENITIES

- Arts and crafts room
- Demonstration kitchen
- Full fitness center
- Lounge area
- Multi-purpose room
- Yoga/aerobics studio



LEGEND

Yellow Sawgrass

Light Blue Tidewater



Phase 4



VIP HOMESITE PRICING

Collection	Homesite	Premium
Sawgrass	2.1711	\$ 16,000
Sawgrass	2.1714	\$ 25,000
Sawgrass	2.1715	\$ 23,000
Sawgrass	2.1734	\$ 20,000
Sawgrass	2.1735	\$ 20,000
Sawgrass	2.1737	\$ 20,000
Sawgrass	2.1738	\$ 20,000
Sawgrass	2.1739	\$ 20,000
Sawgrass	2.1740	\$ 20,000
Sawgrass	2.1749	\$ 30,000
Sawgrass	2.1750	\$ 20,000
Sawgrass	2.1751	\$ 20,000
Sawgrass	2.1752	\$ 20,000
Sawgrass	2.1753	\$ 23,000
Sawgrass	2.1762	\$ 23,000
Sawgrass	2.1763	\$ 20,000
Sawgrass	2.1764	\$ 20,000
Sawgrass	2.1770	\$ 20,000
Sawgrass	2.1773	\$ 20,000
Sawgrass	2.1774	\$ 20,000
Sawgrass	2.1778	\$ 22,000
Sawgrass	2.1779	\$ 20,000
Sawgrass	2.1780	\$ 20,000
Sawgrass	2.1784	\$ 20,000
Sawgrass	2.1785	\$ 20,000
Sawgrass	2.1786	\$ 23,000
Sawgrass	2.1788	\$ —
Sawgrass	2.1789	\$ —
Sawgrass	2.1790	\$ —
Sawgrass	2.1791	\$ —
Sawgrass	2.1792	\$ —
Sawgrass	2.1793	\$ —
Sawgrass	2.1794	\$ —
Sawgrass	2.1795	\$ —
Sawgrass	2.1796	\$ —
Sawgrass	2.1797	\$ —
Sawgrass	2.1798	\$ —

Collection	Homesite	Premium
Sawgrass	2.1799	\$ —
Sawgrass	2.1800	\$ —
Sawgrass	2.1801	\$ —
Sawgrass	2.1802	\$ —
Sawgrass	2.1803	\$ —
Sawgrass	2.1804	\$ —
Sawgrass	2.1805	\$ —
Sawgrass	2.1806	\$ —
Sawgrass	2.1807	\$ —
Sawgrass	2.1809	\$ —
Sawgrass	2.1810	\$ —
Sawgrass	2.1811	\$ —
Sawgrass	2.1812	\$ —
Sawgrass	2.1813	\$ —
Sawgrass	2.1814	\$ —
Sawgrass	2.1815	\$ —
Sawgrass	2.1816	\$ —
Sawgrass	2.1818	\$ —
Sawgrass	2.1819	\$ —
Sawgrass	2.1820	\$ —
Sawgrass	2.1821	\$ —
Sawgrass	2.1822	\$ —
Sawgrass	2.1824	\$ —
Sawgrass	2.1825	\$ —
Sawgrass	2.1826	\$ —
Sawgrass	2.1827	\$ —
Sawgrass	2.1828	\$ —
Sawgrass	2.1830	\$ —
Sawgrass	2.1831	\$ —
Sawgrass	2.1832	\$ —
Sawgrass	2.1834	\$ —
Sawgrass	2.1835	\$ —
Sawgrass	2.1836	\$ —
Sawgrass	2.1837	\$ —
Sawgrass	2.1839	\$ —
Sawgrass	2.1840	\$ —
Tidewater	2.1708	\$ 20,000

Collection	Homesite	Premium
Tidewater	2.1709	\$ 16,000
Tidewater	2.1710	\$ 16,000
Tidewater	2.1712	\$ 16,000
Tidewater	2.1713	\$ 16,000
Tidewater	2.1716	\$ 20,000
Tidewater	2.1717	\$ 23,000
Tidewater	2.1718	\$ 20,000
Tidewater	2.1719	\$ 12,000
Tidewater	2.1720	\$ 20,000
Tidewater	2.1721	\$ 20,000
Tidewater	2.1722	\$ 20,000
Tidewater	2.1723	\$ 22,000
Tidewater	2.1724	\$ 25,000
Tidewater	2.1725	\$ 20,000
Tidewater	2.1726	\$ 20,000
Tidewater	2.1727	\$ 20,000
Tidewater	2.1728	\$ 20,000
Tidewater	2.1729	\$ 22,000
Tidewater	2.1730	\$ 22,000
Tidewater	2.1731	\$ 30,000
Tidewater	2.1732	\$ 30,000
Tidewater	2.1733	\$ 40,000
Tidewater	2.1736	\$ 22,000
Tidewater	2.1741	\$ 30,000
Tidewater	2.1742	\$ 25,000
Tidewater	2.1743	\$ 20,000
Tidewater	2.1744	\$ 4,000
Tidewater	2.1745	\$ 17,000
Tidewater	2.1746	\$ 20,000
Tidewater	2.1747	\$ 20,000
Tidewater	2.1748	\$ 30,000
Tidewater	2.1754	\$ 30,000
Tidewater	2.1755	\$ 30,000
Tidewater	2.1756	\$ 30,000
Tidewater	2.1757	\$ 20,000
Tidewater	2.1758	\$ 20,000
Tidewater	2.1759	\$ 9,000

Collection	Homesite	Premium
Tidewater	2.1760	\$ 20,000
Tidewater	2.1761	\$ 30,000
Tidewater	2.1765	\$ 30,000
Tidewater	2.1766	\$ 30,000
Tidewater	2.1767	\$ 28,000
Tidewater	2.1768	\$ 14,000
Tidewater	2.1769	\$ 20,000
Tidewater	2.1771	\$ 20,000
Tidewater	2.1772	\$ 12,000
Tidewater	2.1775	\$ 23,000
Tidewater	2.1776	\$ 20,000
Tidewater	2.1777	\$ 20,000
Tidewater	2.1781	\$ 22,000
Tidewater	2.1782	\$ 22,000
Tidewater	2.1783	\$ 20,000
Tidewater	2.1787	\$ —
Tidewater	2.1808	\$ —
Tidewater	2.1817	\$ —
Tidewater	2.1823	\$ —
Tidewater	2.1829	\$ —
Tidewater	2.1833	\$ —
Tidewater	2.1838	\$ —
Tidewater	2.1841	\$ —
Tidewater	2.1842	\$ 4,000
Tidewater	2.1843	\$ 12,000
Tidewater	2.1844	\$ 12,000
Tidewater	2.1845	\$ 12,000
Tidewater	2.1846	\$ 16,000
Tidewater	2.1847	\$ 12,000
Tidewater	2.1848	\$ 12,000
Tidewater	2.1849	\$ 8,000

Ashford

The Sawgrass Collection



AH



AS



BB

Ashford

The Sawgrass Collection



BH



CH

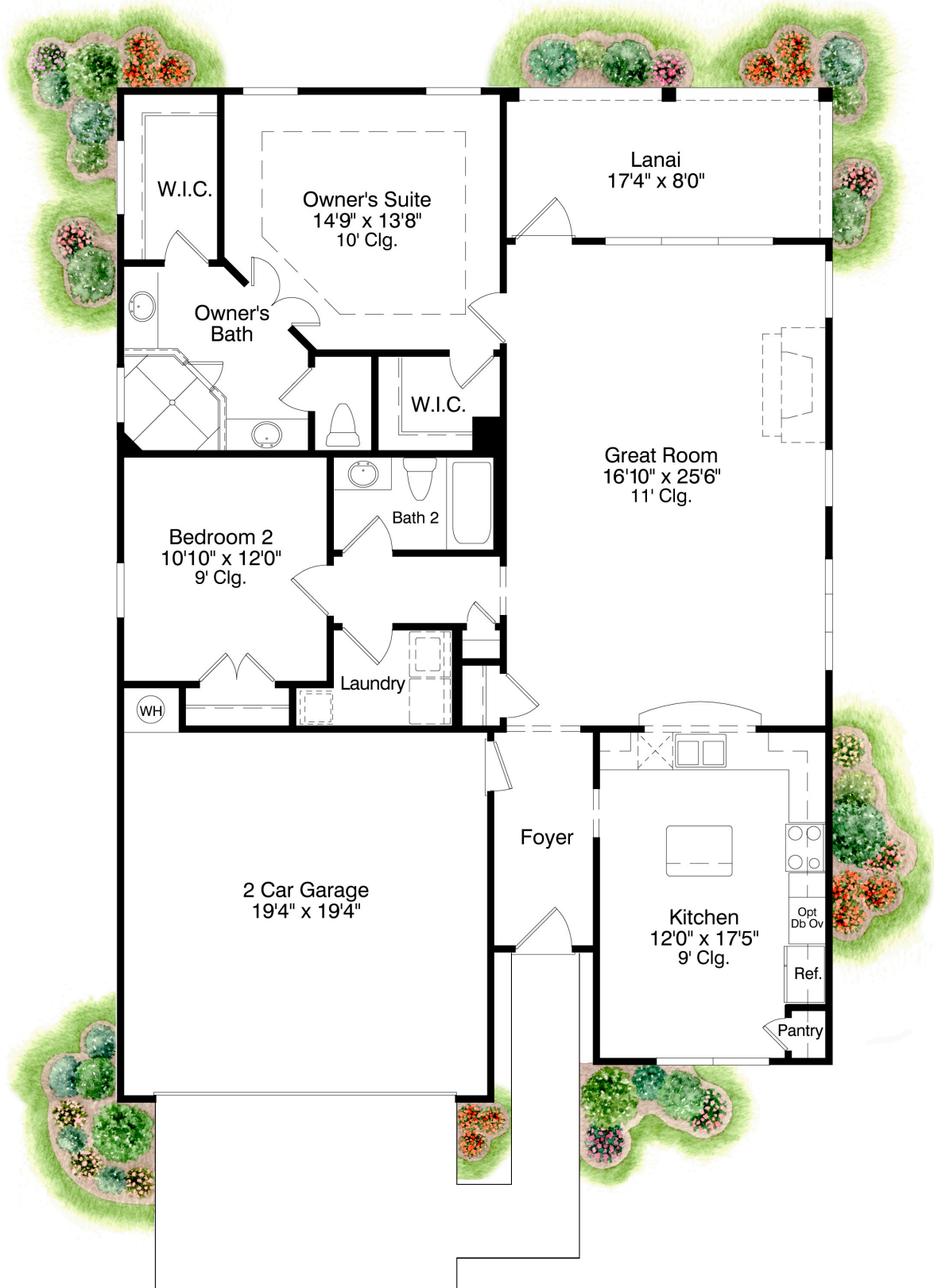


CS

Ashford

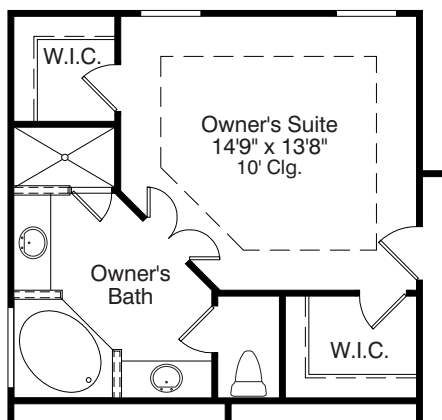
The Sawgrass Collection

2 Bedroom, 2 Bath, Great Room, 2-Car Garage



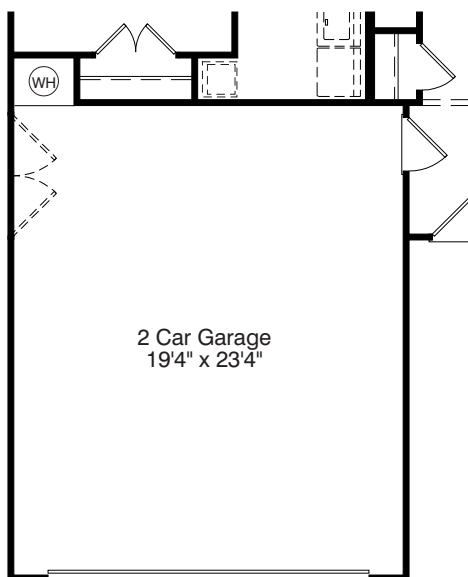
Ashford

The Sawgrass Collection

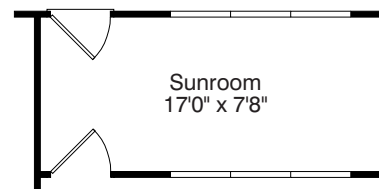


Optional Owner's Bath

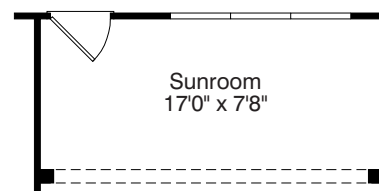
Total Under Air:	1,454 sq. ft.
Covered Patio:	139 sq. ft.
Garage:	390 sq. ft.
TOTAL:	1,983 sq. ft.



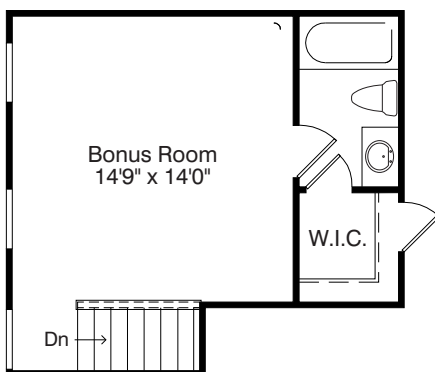
Optional Garage Extension



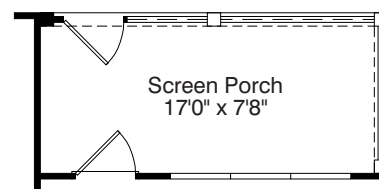
Optional Sunroom (Closed)



Optional Sunroom (Open)



Optional Bonus Room and Bath



Optional Screen Porch

Beechwood

The Sawgrass Collection



AH



AS



BB

Beechwood

The Sawgrass Collection



BH



CH

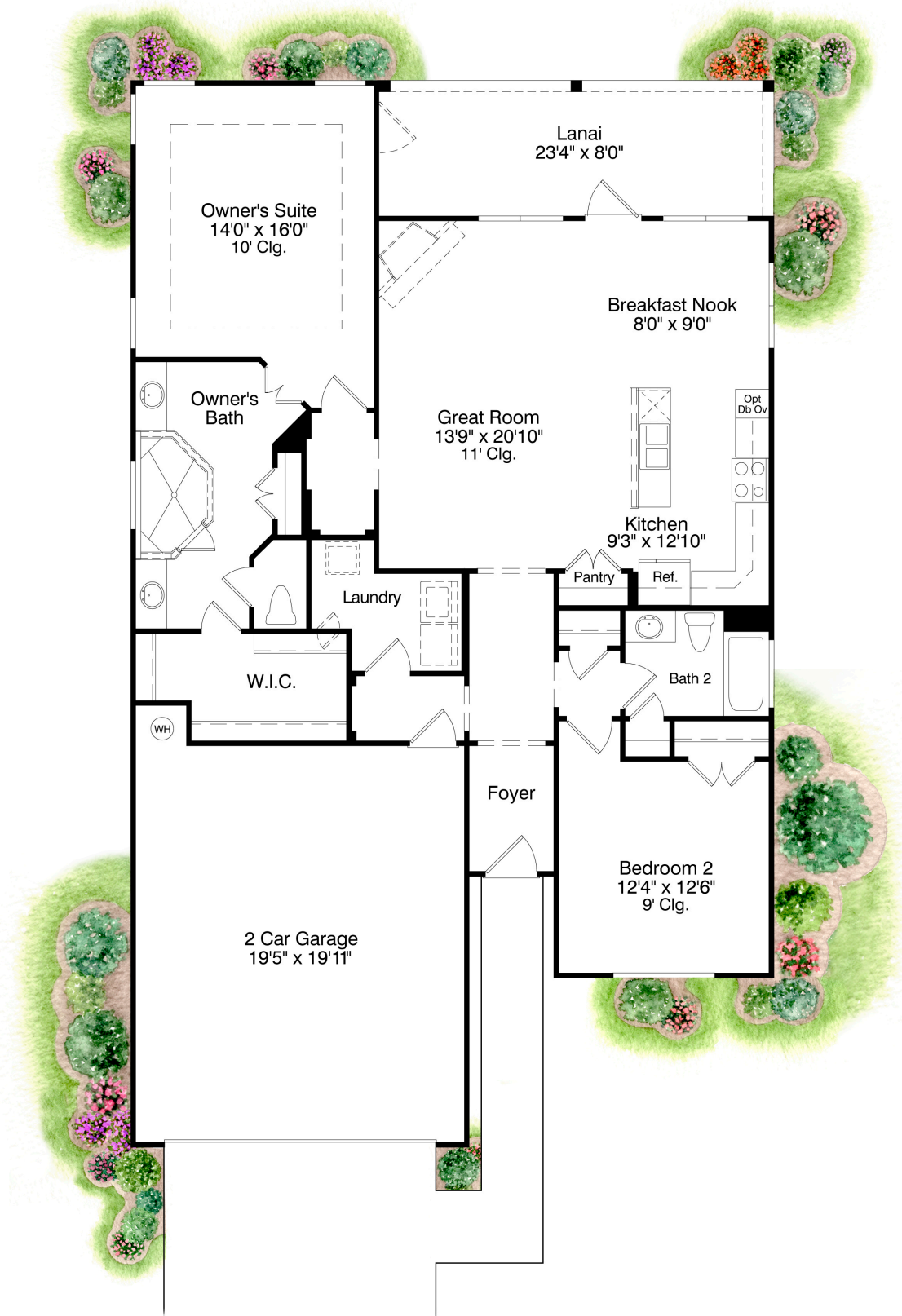


CS

Beechwood

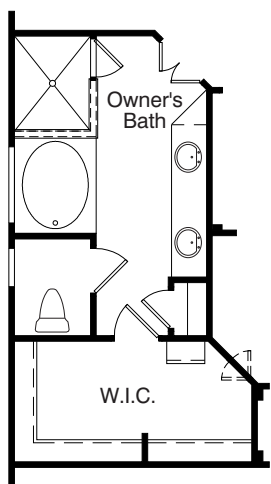
The Sawgrass Collection

2 Bedroom, 2 Bath, Great Room, 2-Car Garage



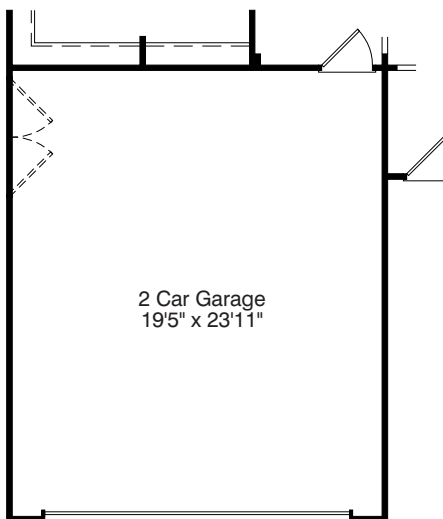
Beechwood

The Sawgrass Collection

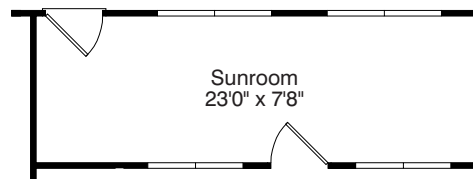


Optional Owner's Bath

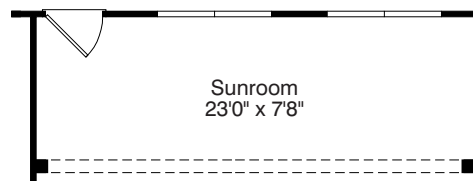
Total Under Air:	1,511 sq. ft.
Covered Patio:	187 sq. ft.
Garage:	472 sq. ft.
TOTAL:	2,170 sq. ft.



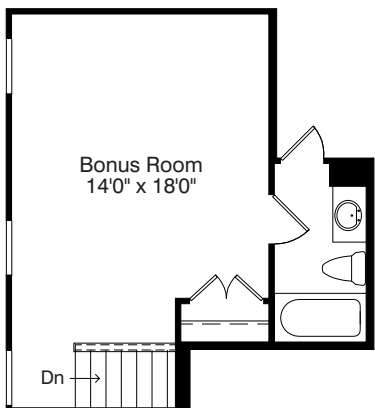
Optional Garage Extension



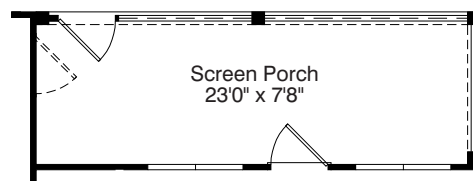
Optional Sunroom (Closed)



Optional Sunroom (Open)



Optional Bonus Room and Bath



Optional Screen Porch

Cypress

The Sawgrass Collection



AB



AH



BH

Cypress

The Sawgrass Collection



BS



CB

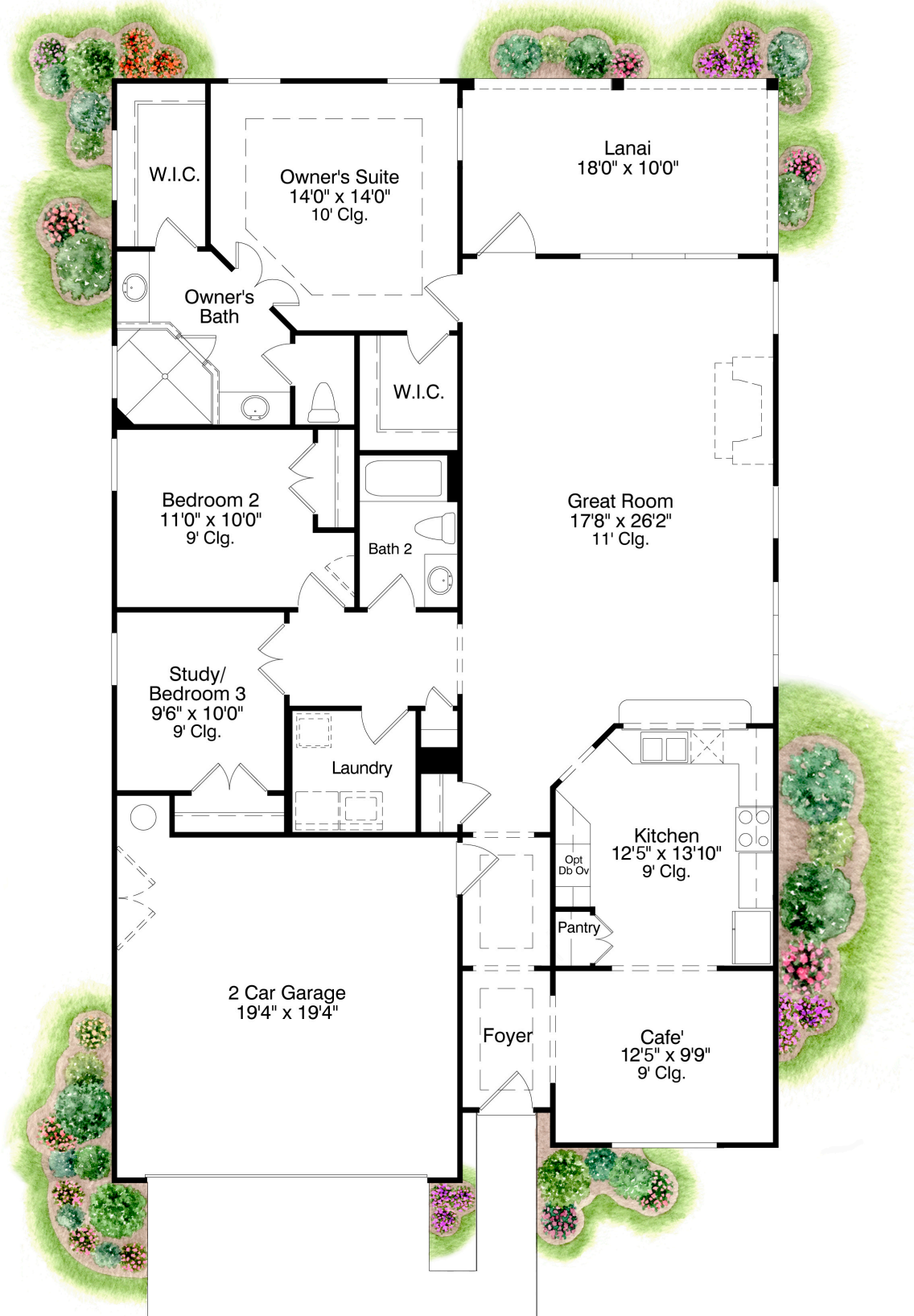


CH

Cypress

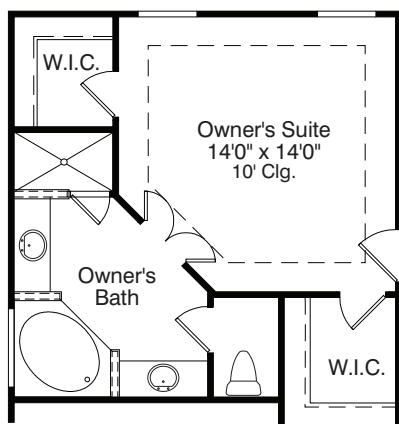
The Sawgrass Collection

3 Bedroom, 2 Bath, Great Room, 2-Car Garage

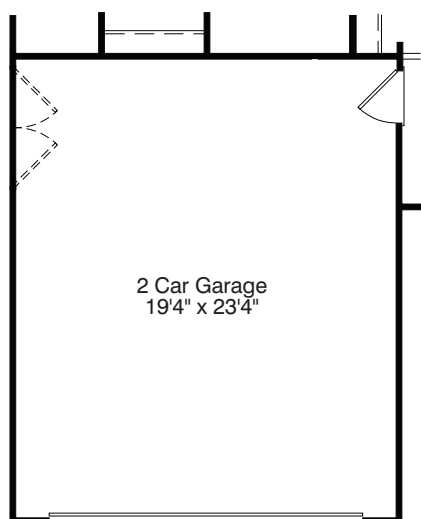


Cypress

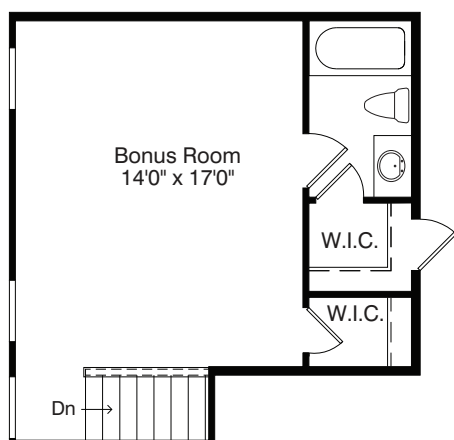
The Sawgrass Collection



Optional Owner's Bath



Optional Garage Extension

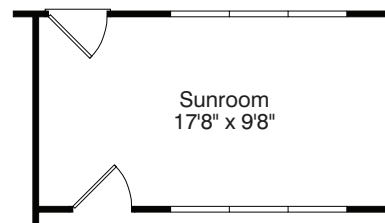


Optional Bonus Room and Bath

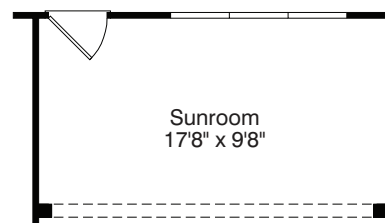


Optional Great Room Built-ins

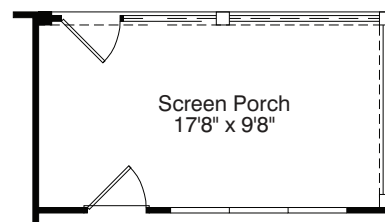
Total Under Air:	1,511 sq. ft.
Covered Patio:	187 sq. ft.
Garage:	472 sq. ft.
TOTAL:	2,170 sq. ft.



Optional Sunroom (Closed)



Optional Sunroom (Open)



Optional Screen Porch

Dogwood

The Sawgrass Collection



AH



AS



BB

Dogwood

The Sawgrass Collection



BH



CH

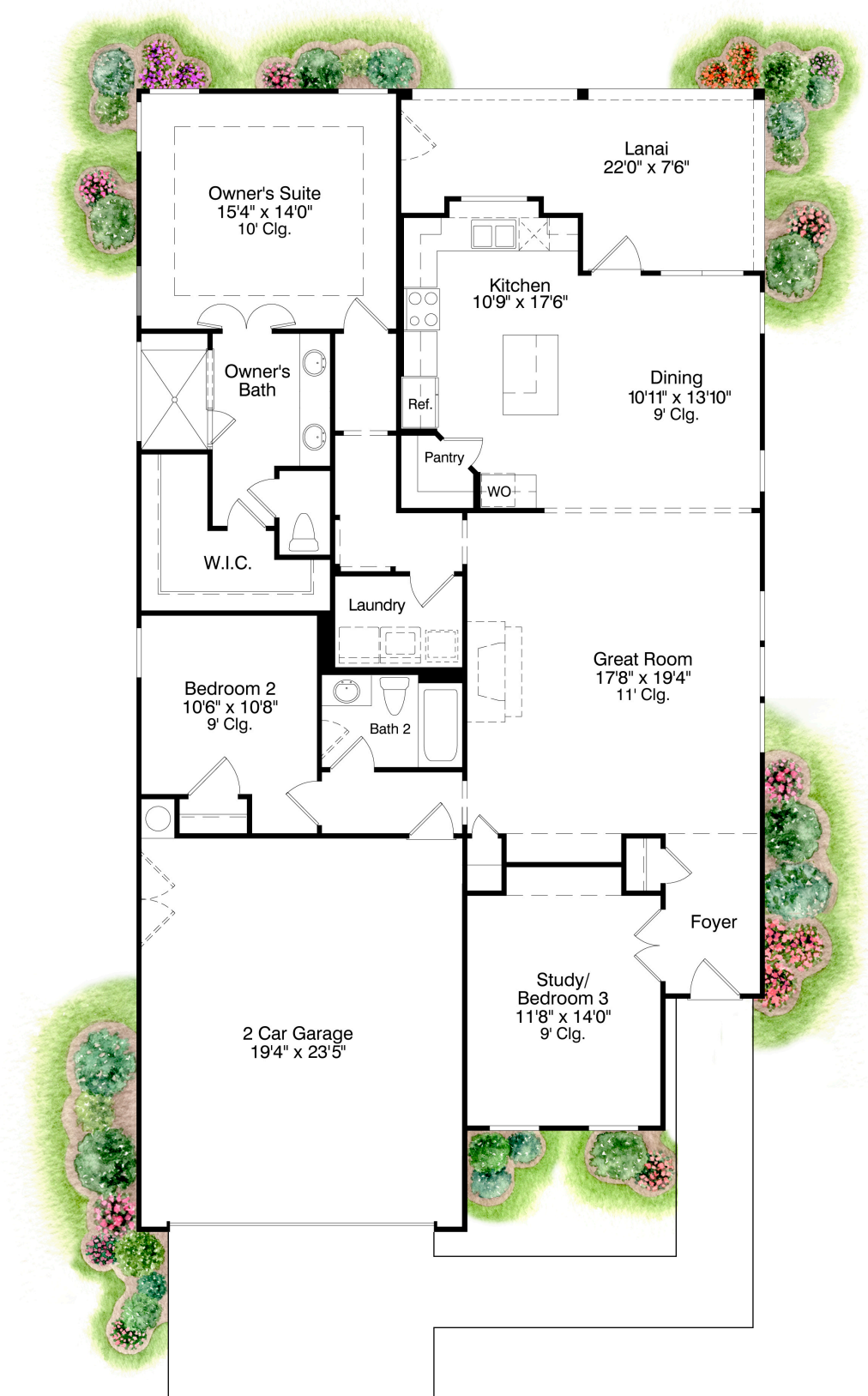


CS

Dogwood

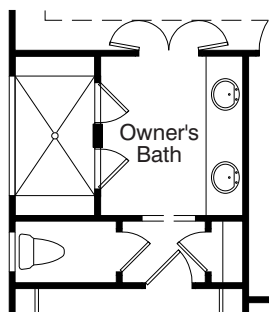
The Sawgrass Collection

3 Bedroom, 2 Bath, Great Room, 2-Car Garage

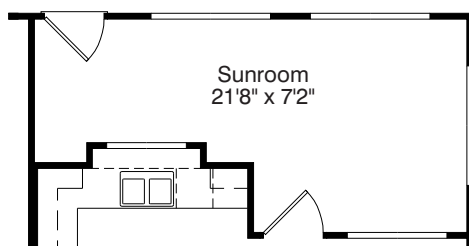


Dogwood

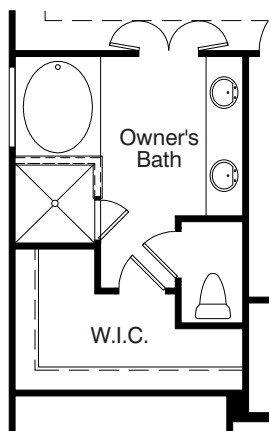
The Sawgrass Collection



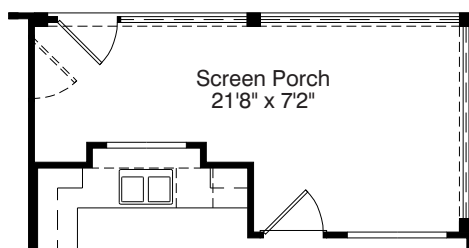
Optional Owner's Bath



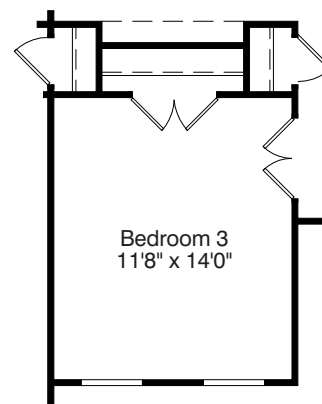
Optional Sunroom



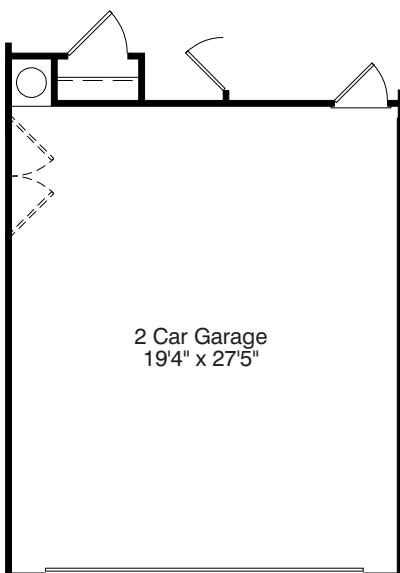
Optional Owner's Bath



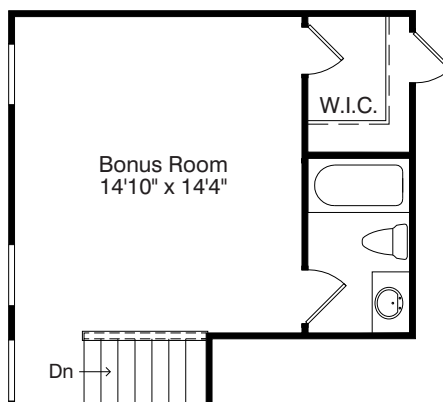
Optional Screen Porch



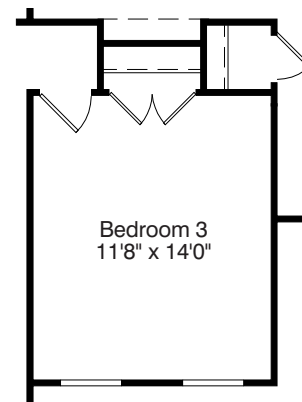
Optional Bedroom 3



Optional Garage Extension



Optional Bonus Room and Bath



Optional Bedroom 3

Total Under Air:	1,784 sq. ft.
Covered Patio:	197 sq. ft.
Garage:	474 sq. ft.
TOTAL:	2,455 sq. ft.

Fir

The Tidewater Collection



AB



AH



BH

Fir

The Tidewater Collection



BS



CB

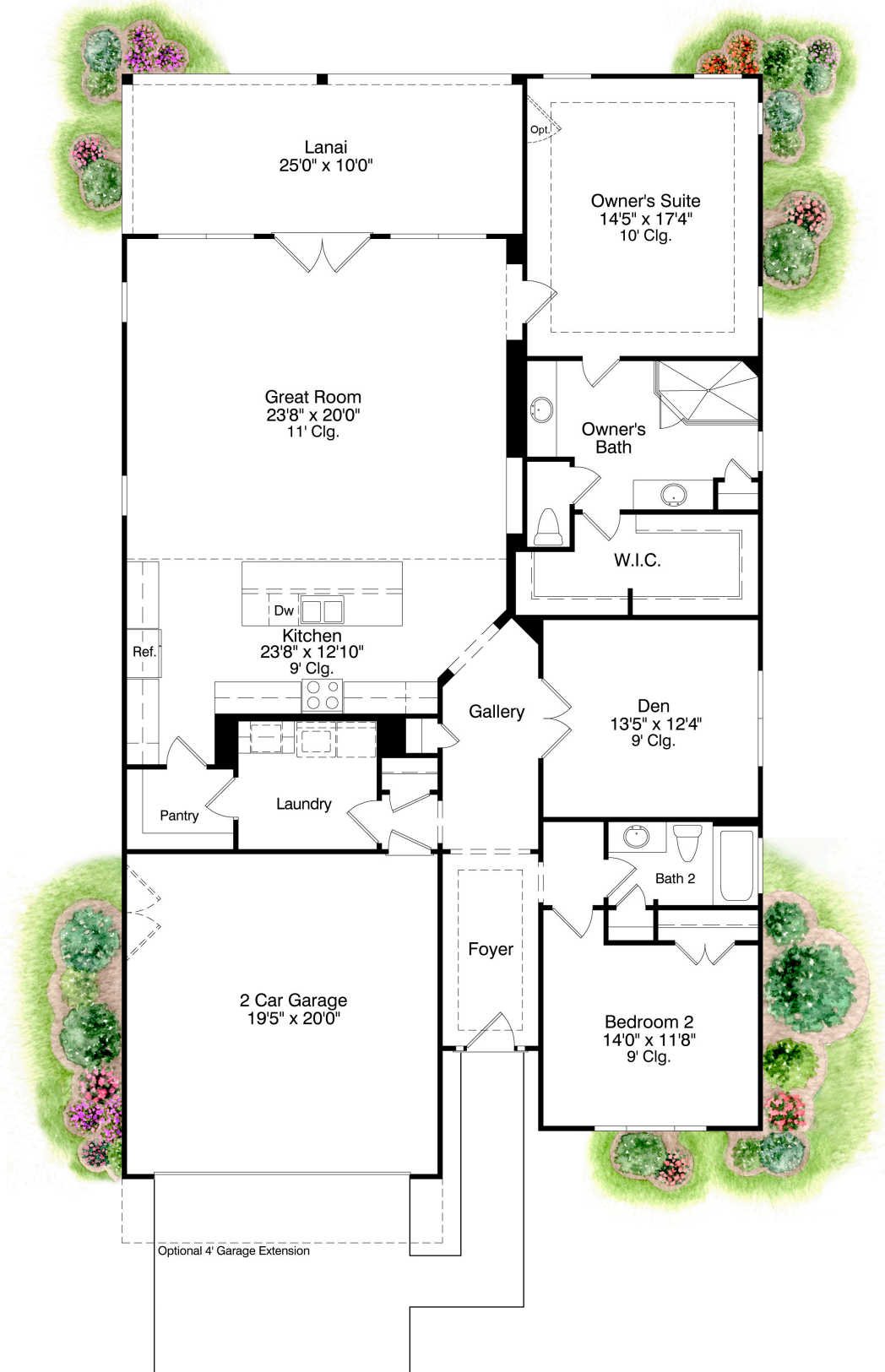


CH

Fir

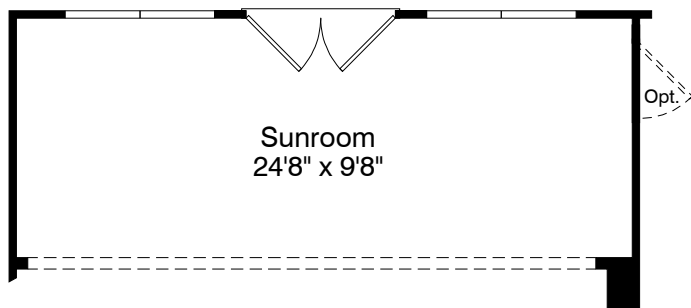
The Tidewater Collection

2 Bedroom, 2 Bath, Den, Great Room, 2-Car Garage

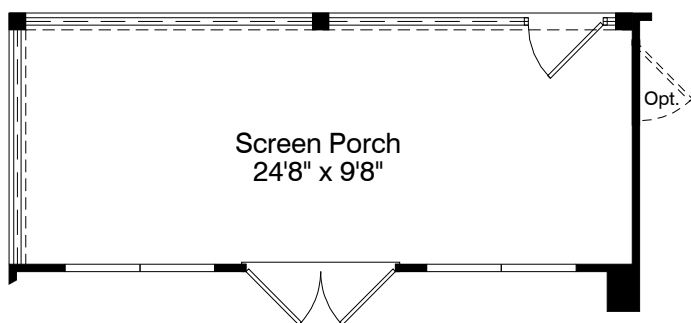


Fir

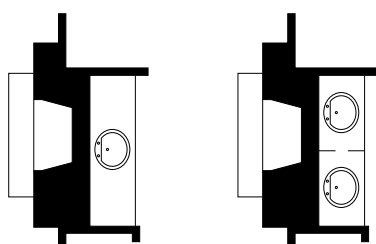
The Tidewater Collection



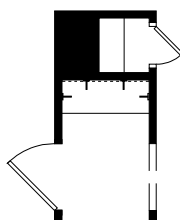
Optional Sunroom (Open)



Optional Screen Porch

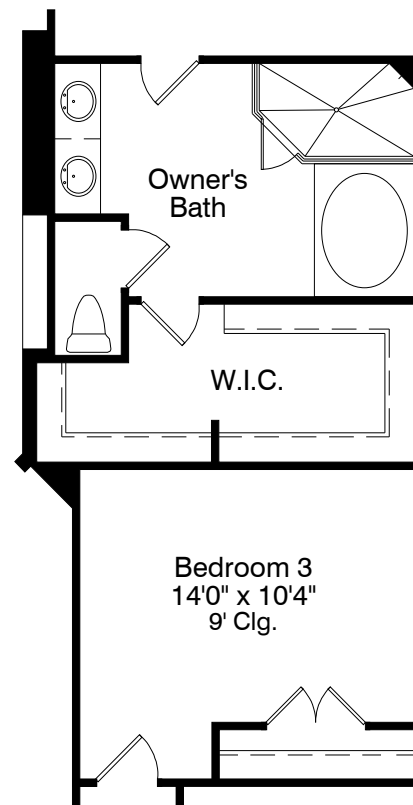


Optional Fireplace
Per Bath Option



Optional Stop N Drop

Total Under Air:	2,018 sq. ft.
Covered Patio:	381 sq. ft.
Garage:	402 sq. ft.
TOTAL:	2,801 sq. ft.



Optional Owner's Bath/
Optional Bedroom 3

Hickory

The Tidewater Collection



AB



AH



BH

Hickory

The Tidewater Collection



BS



CB

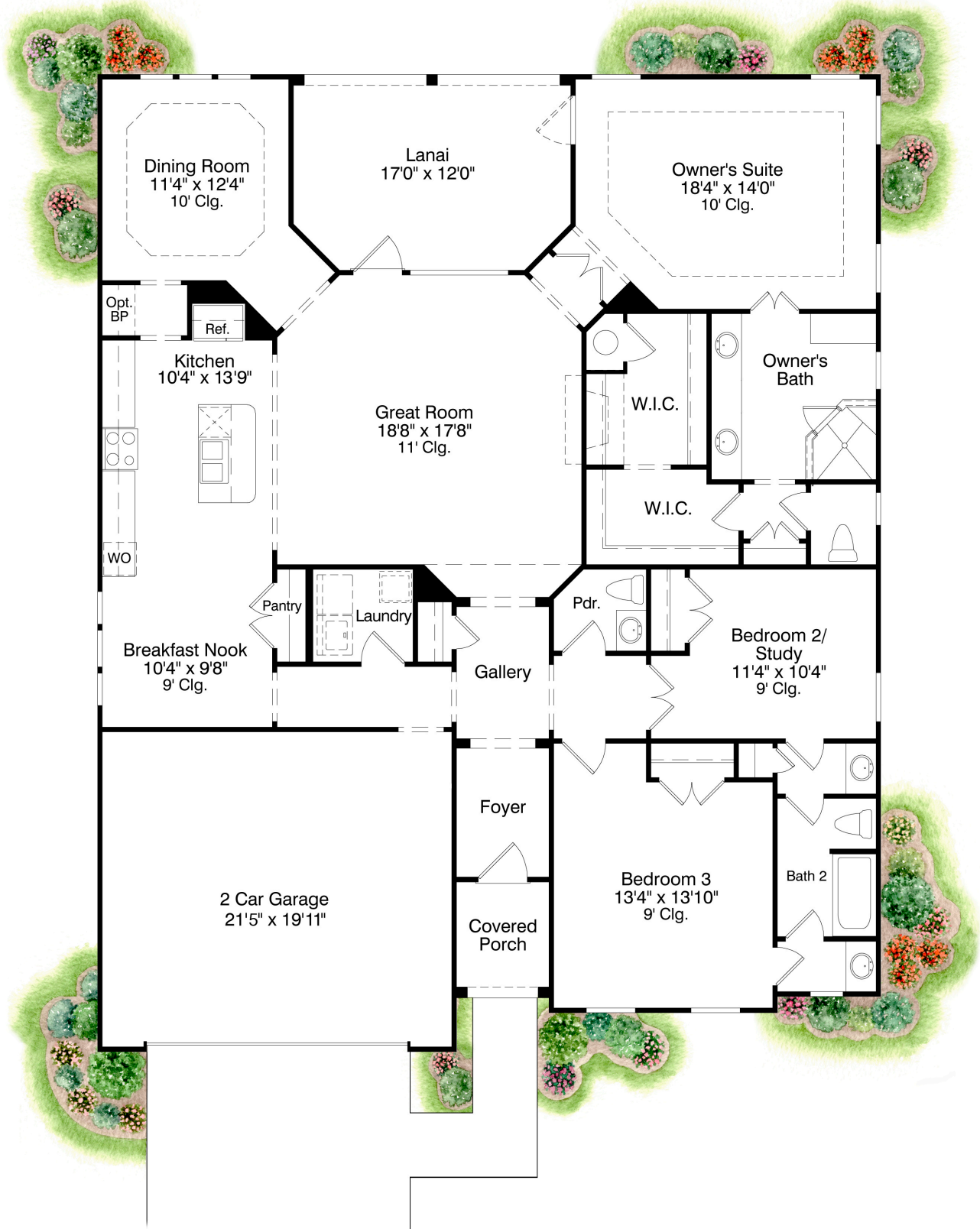


CH

Hickory

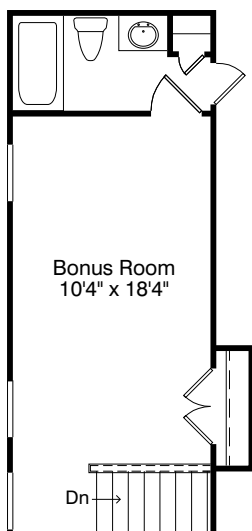
The Tidewater Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage



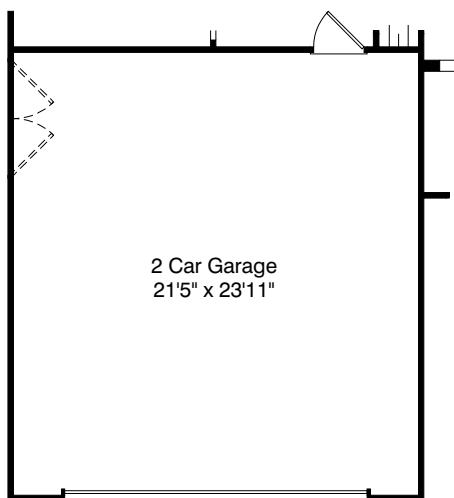
Hickory

The Tidewater Collection

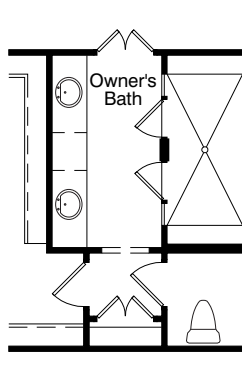


Optional Bonus Room and Bath

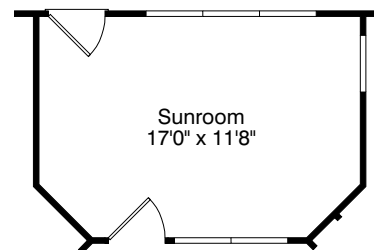
Total Under Air:	2,136 sq. ft.
Covered Patio:	195 sq. ft.
Garage:	430 sq. ft.
TOTAL:	2,761 sq. ft.



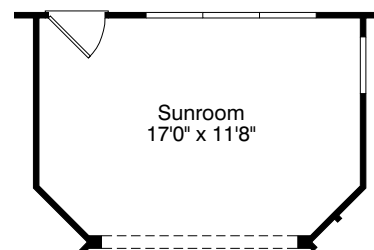
Optional Garage Extension



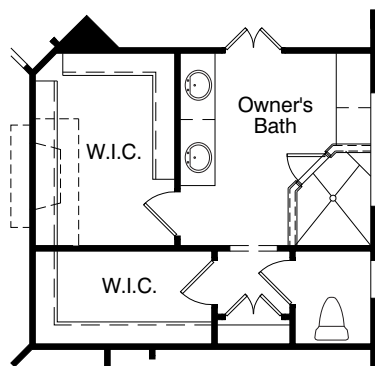
Optional Owner's Bath



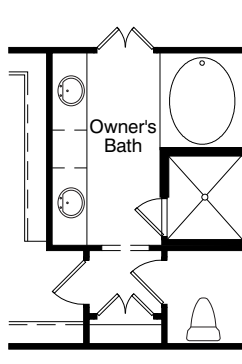
Optional Sunroom (Closed)



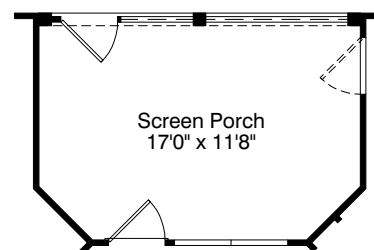
Optional Sunroom (Open)



Optional Closet



Optional Owner's Bath



Optional Screen Porch

Maple

The Tidewater Collection



AB



AH



BH

Maple

The Tidewater Collection



BS



CB

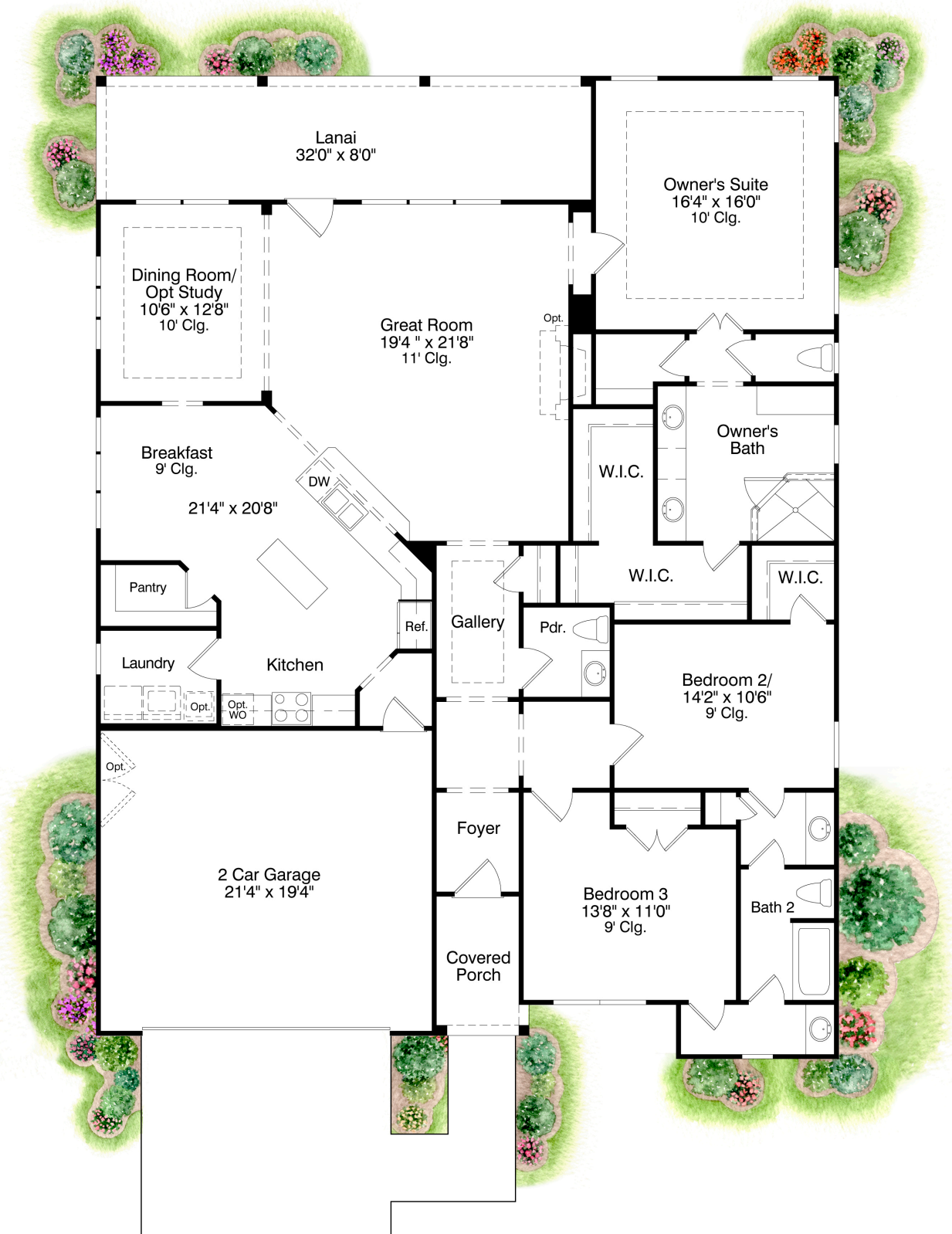


CH

Maple

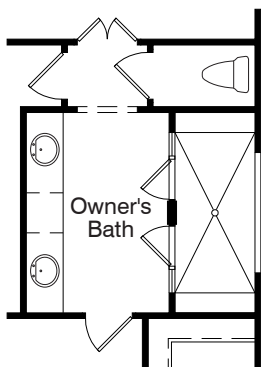
The Tidewater Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage

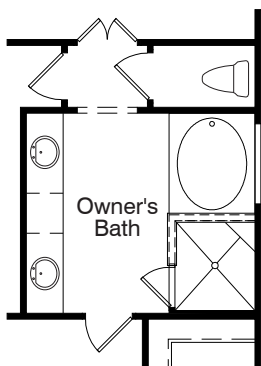


Maple

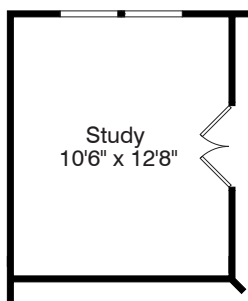
The Tidewater Collection



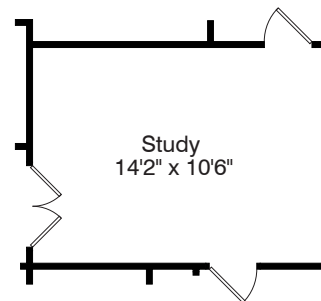
Optional Owner's Bath



Optional Owner's Bath

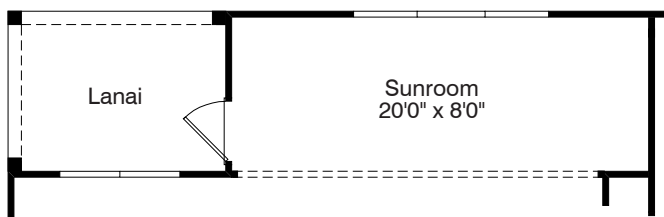


Optional Study
@Dining Room

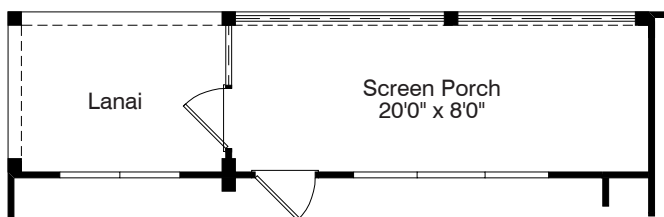


Optional Study
@Suite 2

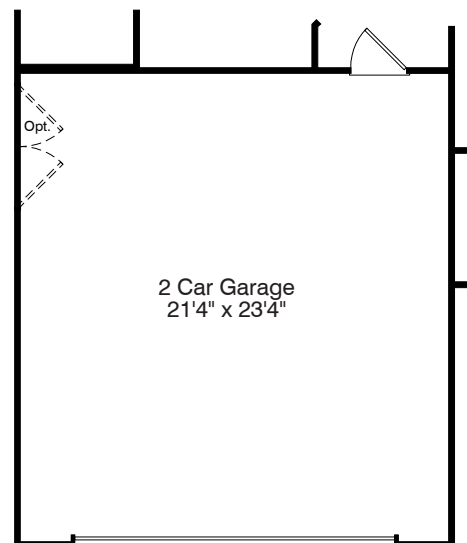
Total Under Air:	2,236 sq. ft.
Covered Patio:	256 sq. ft.
Garage:	430 sq. ft.
TOTAL:	2,922 sq. ft.



Optional Sunroom (Open)



Optional Screen Porch



Optional Garage Extension

Oakside

The Tidewater Collection



AH



AS



BB

Oakside

The Tidewater Collection



BH



CH

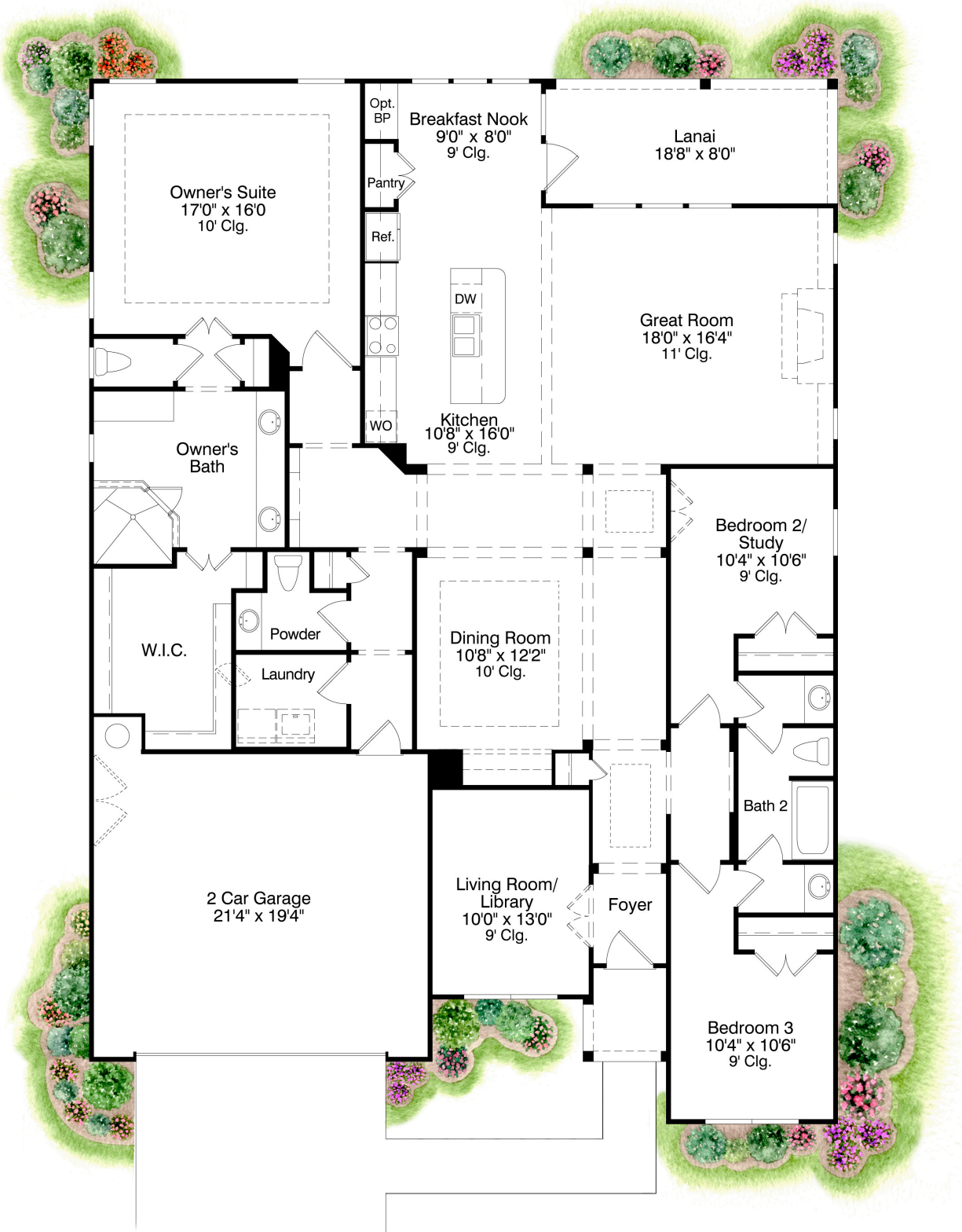


CS

Oakside

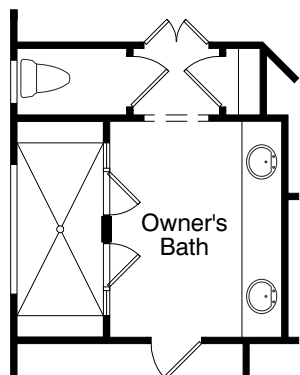
The Tidewater Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage

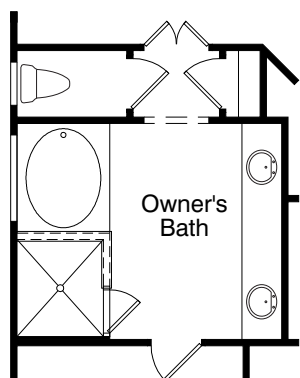


Oakside

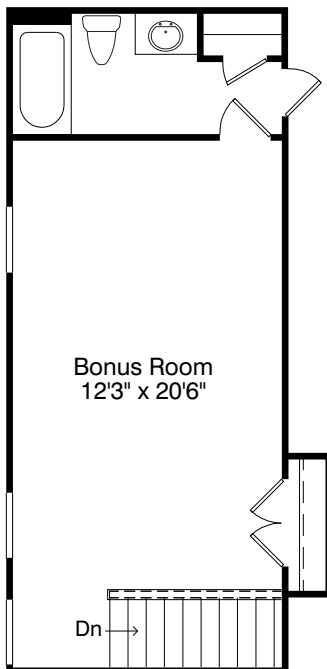
The Tidewater Collection



Optional Owner's Bath

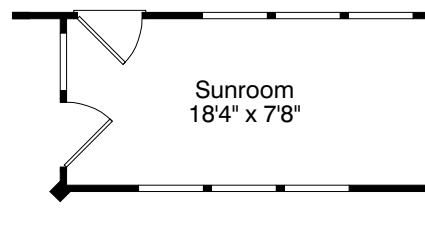


Optional Owner's Bath

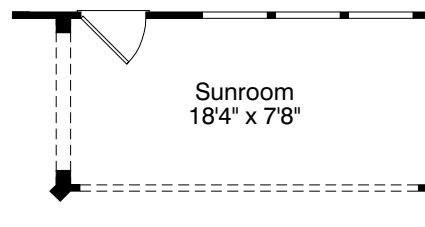


Optional Bonus Room and Bath

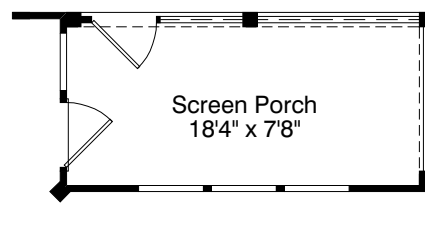
Total Under Air:	2,420 sq. ft.
Covered Patio:	150 sq. ft.
Garage:	430 sq. ft.
TOTAL:	3,000 sq. ft.



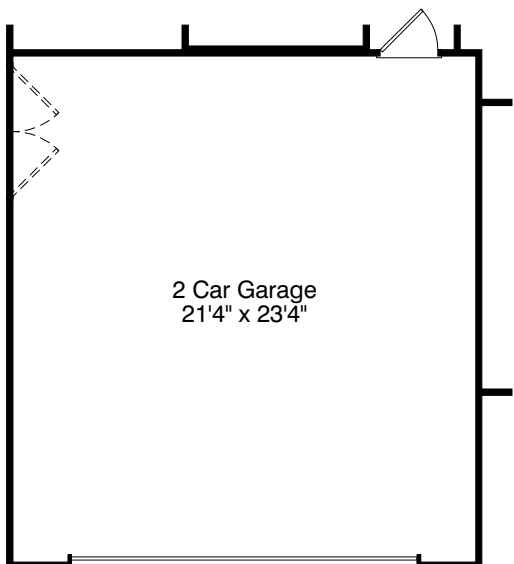
Optional Sunroom (Closed)



Optional Sunroom (Open)



Optional Screen Porch



Optional Garage Extension

Redwood

The Tidewater Collection



AB



AH



BH

Redwood

The Tidewater Collection



BS



CB

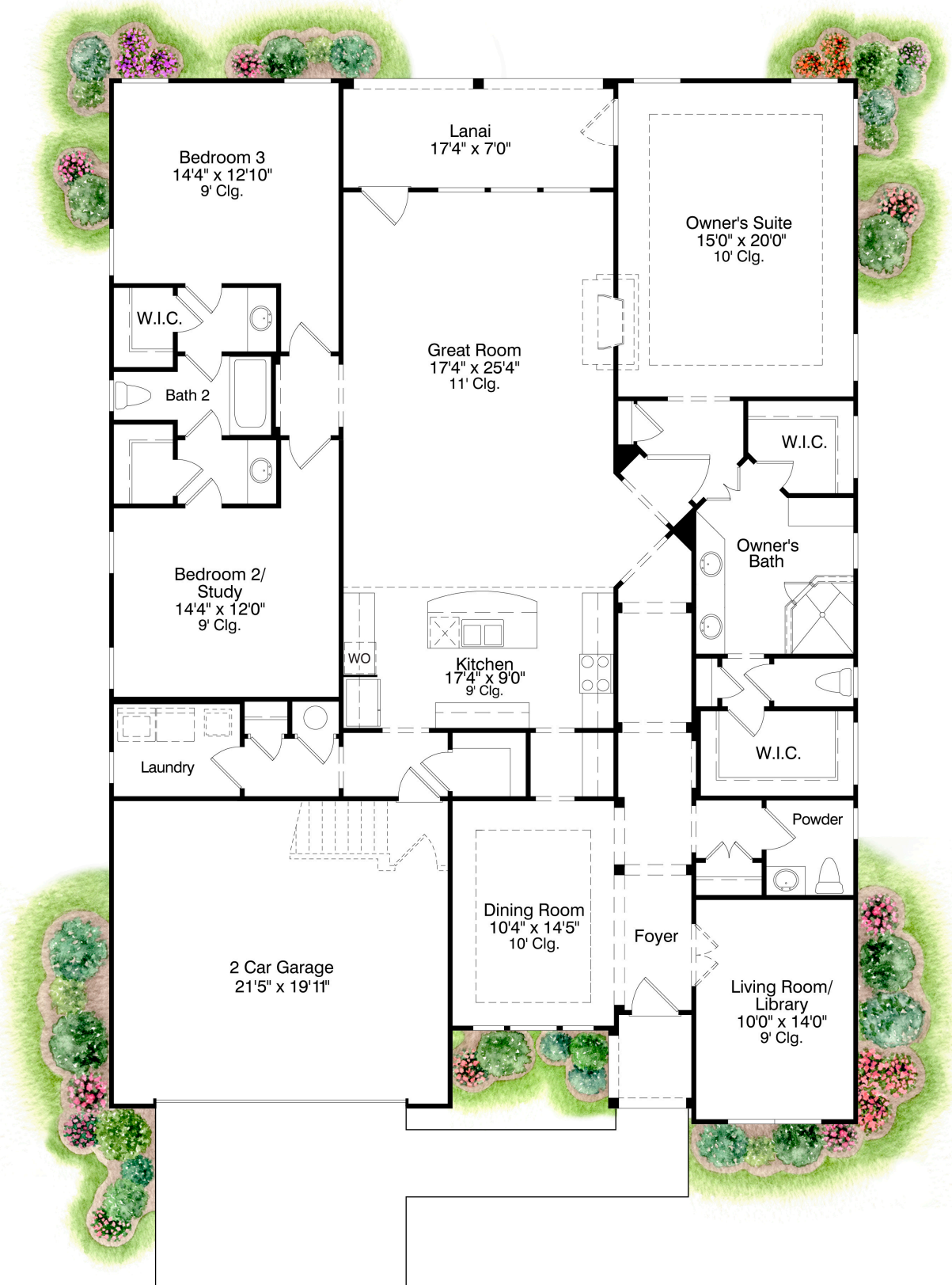


CH

Redwood

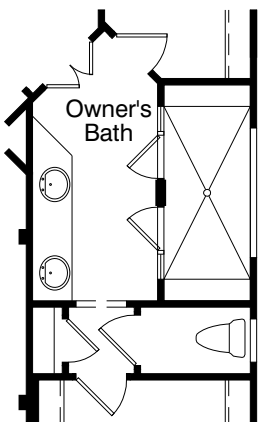
The Tidewater Collection

3 Bedroom, 2 Full and 1 Half Bath, Dining Room, Great Room, 2-Car Garage

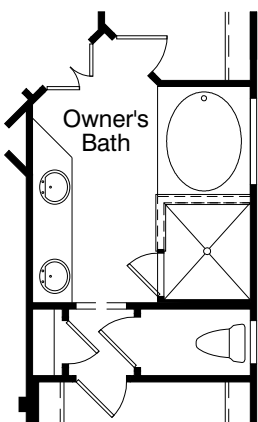


Redwood

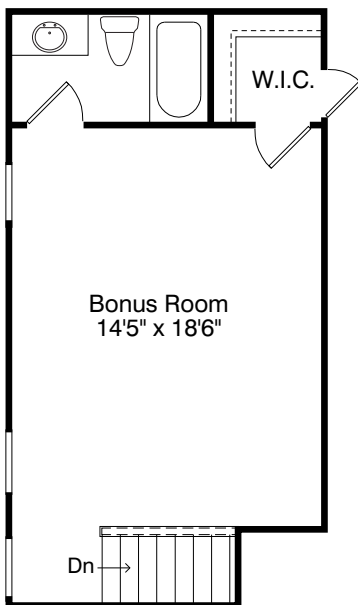
The Tidewater Collection



Optional Owner's Bath

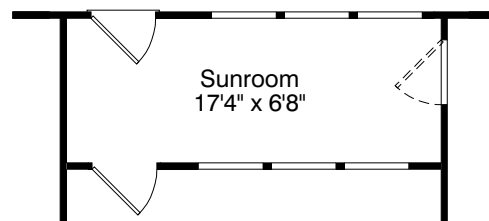


Optional Owner's Bath

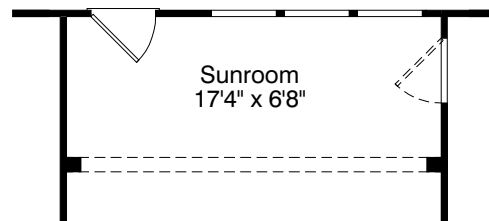


Optional Bonus Room and Bath

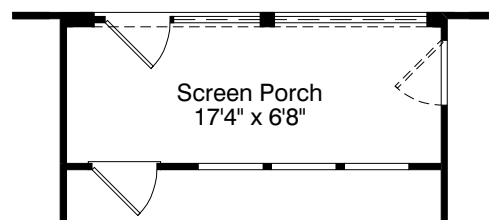
Total Under Air:	2,547 sq. ft.
Covered Patio:	121 sq. ft.
Garage:	430 sq. ft.
TOTAL:	3,098 sq. ft.



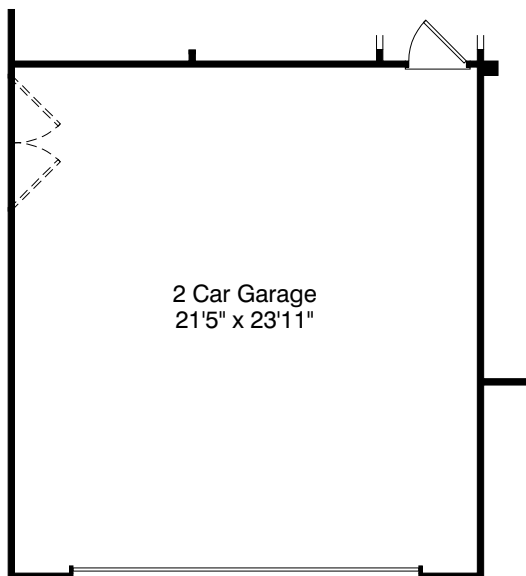
Optional Sunroom (Closed)



Optional Sunroom (Open)



Optional Screen Porch



Optional Garage Extension

Cresswind special features in **bold**

KITCHEN

- **Granite counters with 4" granite backsplash**
- **Aristokraft® 42" birch cabinetry with colonial crown molding and hardware**
- **LE recessed can lighting (per plan)**
- **1/2 HP garbage disposal with countertop air switch**
- Shaw® hardwood flooring in Kitchen and Breakfast Area (per plan)
- 50/50 under-mount stainless steel sink with Moen® chrome faucet
- General Electric® appliances
- Vinyl-coated, wire-mesh shelving in Pantry
- Ice maker connection for refrigerator

OWNER'S SUITE BATHROOM

- **Oversized showers with ceramic tile shower floor and walls**
- **Water closet with comfort-height, elongated commode**
- **Ceramic tile floors**
- **Raised double vanities with full-width mirrors**
- Aristokraft® birch cabinetry with hardware
- Granite countertops
- Moen® chrome plumbing fixtures

SECONDARY BATHROOMS

- **Raised vanity with full-width mirror**
- **Ceramic tile floors**
- **Comfort-height, elongated commode**
- Sterling® fiberglass, one-piece, smooth tub/shower
- Aristokraft® birch cabinetry with 3 cm hardware
- Granite countertops
- Moen® chrome plumbing fixtures

INTERIOR FEATURES

- **Shaw® hardwood flooring in Foyer, Kitchen, Breakfast Area and Powder Room (per plan)**
- **Ceiling fan prewire in Owner's Suite, all Secondary Bedrooms and Great Room**
- **Garage door opener with two remotes**
- **Pull-down attic stair in garage for maintenance access**
- Ceramic tile floors in Laundry Room
- Schlage® interior door knobs in chrome finish

- Designer trim package which includes:
 - 5 1/4" baseboard
 - Crown molding in Foyer and Gallery, per plan
 - Fully cased windows with stool and apron
 - Two panel doors with decorative transom above
 - Fully cased openings
- Vinyl-coated, wire-mesh shelving in all Closets
- Structured wiring package, which includes four dual-purpose outlets (CAT6)

EXTERIOR FEATURES

- **James Hardie® fiber cement siding with ColorPlus® Technology**
- **Sentricon® termite colony elimination system**
- Covered lanais on all plans
- Schlage® exterior door locks with front door handleset and deadbolt
- Yard irrigation system
- Sodded and professionally landscaped yard
- Insulated garage doors with insulated, decorative glass windows
- Antique nickel garage coach lights
- 30-year, GAF architectural shingles

ENERGY EFFICIENT FEATURES

- **Rinnai® Tankless gas water heater**
- Carrier® 14 SEER condenser and 80% gas furnace
- R-38 ceiling insulation
- Programmable thermostat
- Low-E vinyl windows with double-paned glass
- Radiant barrier roof sheathing
- Third-party SC energy compliance code testing

BEHIND THE WALLS

- **TAEXX® in-wall pest defense system**
- **Hardiewrap® weather barrier**
- **Rex® 30 lb. synthetic roof underlayment**
- Quick Tie® Smart Framing System
- 2-10 Home Buyer Warranty

CTC MORTGAGE

JOHN DOERR

Phone: 843.934.8080 or 843-883-6213

Email: jdoerr@ctcmortgage.net

HOMEOWNERS ASSOCIATION INFORMATION

HOA Fees include the following:

Clubhouse:

- Social room
- Fitness center
- Aerobics & yoga studio
- Arts & crafts room
- Event/party room
- Men's & women's locker rooms
- Demonstration kitchen
- Billiards
- Active lifestyle events

Lifestyle director

Resort-style pool & spa

Outdoor fire pit

Amphitheatre - event lawn

Bocce ball courts

Grilling area

Street lights

Tennis courts

Pickleball courts

Security gates

Common area landscaping & maintenance

Trash service

Home lawn care:

- Grounds maintenance
- Pine straw
- Plant trimming
- Street tree maintenance

**Monthly fee estimate: \$249 per month
(includes \$62.50 PCA dues)**

CRESSWIND[®]
CHARLESTON

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Summerville, SC 29483
(843) 832-6100
www.CresswindCharleston.com



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