

ABOUT THIS NEIGHBORHOOD.

Leafmore Woods

Leafmore Woods, nestled along the Reedy River, is an exclusive community in Simpsonville, SC and is located just minutes from the bustling Fairview Road shopping district. A variety of new home designs offer first floor owner's suites, traditional two story homes and structural choices like keeping rooms, media rooms, gourmet kitchens, 2 car garages and more. You'll love the spacious floorplans and home sites and invite you to unlock your family's dreams and make them a reality.

:: WELCOME CENTER

Monday - Saturday, 11am - 6pm
Sunday, 1pm - 6pm

(888) 235-0379

:: AVAILABLE HOMES



:: NEIGHBORHOOD SCHOOLS

:: Ellen Woodside Elementary School

:: Ralph Chandler Middle School

:: Woodmont High School

:: DRIVING DIRECTIONS

:: From Greenville take 385 South to exit 29 West Georgia Rd. Turn right onto West Georgia Rd and drive approximately 3 miles. Leafmore Woods will be on your left.

:: NEIGHBORHOOD AGENT

Florisel Aviles
New Home Specialist

:: NEIGHBORHOOD EMAIL

:: leafmore@trustnewhomes.com

MARKETING COLLATERAL REVISED: 08/15/23.

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LEAFMORE WOODS STANDARD OPTIONS.

:: UNIQUE INTERIORS

- :: "Signature Trim Package" (See Sales Representative for details)
- :: Two story foyers and family rooms (per plan)
- :: 9 foot smooth ceilings on main level and on second level
- :: Hardwood Flooring throughout main living areas; except family room and living/study (level 1)
- :: Upgraded Designer Collection Paint Throughout
- :: Stunning tray ceilings in dining room (per plan)
- :: Pedestal sink in powder room
- :: Upgraded (elongated) toilets in all bathrooms
- :: Overhead lights in all bedrooms
- :: Cultured marble countertops with rectangular sinks in all bathrooms
- :: Designer lighting package (level 1)
- :: Cable and phone connections in family room and master
- :: Ceiling fan pre-wire and switches in all bedrooms
- :: Designer Classic III Style interior doors
- :: Large closets and pantries with vinyl clad ventilated shelving
- :: 6lb carpet pad
- :: Built in speakers in Family Room
- :: In-wall Echo Dot
- :: Delta Chrome Plumbing Fixtures (level 4)
- :: Plush carpeting on 2nd floor (level 1)
- :: Fireplace in Family Room with Granite Surround
- :: Tile Flooring in all Bathrooms and Laundry Room (Level 1)
- :: Structured Wiring

:: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) with some combination of Brick and Stone with sides and rear to be concrete plank (per plan)
- :: Maintenance free vinyl windows
- :: Classic III insulated front door
- :: 30 Year Warranty Architectural Shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Crawl foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car garages (per plan) - finished
- :: Patio/Deck (size per plan)
- :: Video Doorbell
- :: Side-entry Garage
- :: Carriage-style garage door

:: GOURMET KITCHEN

- :: Stainless appliance package includes: range, dishwasher and microwave
- :: Double or single bowl stainless steel undermount sink
- :: Garbage disposal
- :: Granite countertops (level 1) with ceramic tile backsplash (level 1)
- :: 42" upper kitchen cabinets with crown moulding
- :: 5 LED lights in kitchen (per plan)

:: OWNER'S RETREAT

- :: Incredibly sized owner's suites with tray ceilings
- :: LED lighting over owners retreat tub and shower
- :: Oversized sitting rooms (per plan)
- :: Elegant 5' or 6' garden tubs with tile surround (per plan) (level 1)
- :: Separate 4' tile shower with silver color shower hinged door (level 1)
- :: Spacious walk-in closets
- :: Double bowl vanities (per plan)
- :: Tile flooring in owner's retreat bath (level 1)
- :: Granite countertops (level 1)

:: QUALITY CONSTRUCTION

- :: 10 Year Structural Warranty/ 2 Year Functional Major Mechanicals Warranty/1 Year Builder Workmanship Materials Warranty
- :: CO2 and Smoke Detectors Hardwired w/Battery Back-up
- :: Multiple Climate Control System w/Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency
- :: Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- :: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
- :: Deadbolt Locks on All Exterior Doors
- :: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (per plan)
- :: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- :: Full Time Warranty Department for Continuous Homeowner Support
- :: Two Quality Assurance Inspections with Homeowner Prior to Closing
- :: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
- :: Home Warranty Provided Through Quality Builders Warranty and Transferable Upon Resale

:: ENERGY EFFICIENT FEATURES

- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: PEX Plumbing is More Resistant to Freeze Breakage
- :: Tankless Water Heater

MARKETING COLLATERAL REVISED: 11/22/21.

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LEAFMORE WOODS NEIGHBORHOOD SITE MAP.



- SOLD
- AVAILABLE
- QUICK MOVE-IN
- MODEL HOME
- AVAILABLE LOTS

MARKETING COLLATERAL REVISED: 11/17/22.

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OUR STELLAR FINANCING TEAM.

Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; **Outstanding Service, Competitive Interest Rates and Closing Costs.**

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

:: PRIME LENDING



750 Executive Center Drive, Suite 102
Greenville, SC 29615

Amanda McCall / NMLS #659241

Direct: (864) 349-0160 / Mobile: (864) 201-2003

Email: amccall@primelending.com

Sharon Hanel / NMLS #659232

Direct: (864) 349-0160 / Mobile: (864) 616-1439

Email: sharonh@primelending.com

:: CAPITAL CITY MORTGAGE



1255 Lakes Pkwy. Bldg 300 Suite 300
Lawrenceville, GA 30043

Gary Welch / NMLS #659076

Office: 404-949-9791 / Mobile: 770-314-0873

Email: gwelch@cchl.com

Jeff Morris / NMLS #658970

Office: 404-949-9791 / Mobile: 770-842-3480

Email: jmorris@cchl.com

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