

## ABOUT THIS NEIGHBORHOOD.

# Rose Hill

Dreaming of living near downtown Savannah and the beach? Rose Hill in Bluffton, South Carolina is nestled among majestic oak and magnolia trees, lagoons and marshes, acres of open green space, our plantation is a true lowcountry paradise. Our beautiful gated community is an easy drive to renowned Hilton Head Island,

Savannah GA, Beaufort SC, I-95 and the Savannah/Hilton Head International Airport. Starting in the \$300s, stunning new homes in Rose Hill are on generous home sites and range from 3,000 to more than 4,500 square feet. Many desired features such as open floorplans, walk-in pantry, granite countertops, stainless steel appliances and superb Master suite are already included. Our plantation amenities offer recreational opportunities for all ages, whether it's playing a game of golf or tennis, riding at our equestrian center, swimming at the pools or swinging at the playground. Come discover Rose Hill today!

### ::PRICE POINT

From the **500's**

### ::DRIVING DIRECTIONS

:: Take I-95 to exit 8 - Beaufort/Hilton Head Island. Travel east on US 278 for approximately 11 miles community will be on the right.

### ::NEIGHBORHOOD SCHOOLS

- :: Bluffton High School
- :: H.E. McCracken Middle School
- :: Bluffton Elementary

### ::NEIGHBORHOOD AGENT

**Florisel Aviles**

Mobile. (864) 561-5093

### ::NEIGHBORHOOD EMAIL

:: [rosehill@trustnewhomes.com](mailto:rosehill@trustnewhomes.com)

#### MARKETING COLLATERAL REVISED; 02/22/22.

Pictures and other promotional materials are representative and may depict or contain options, upgrades, landscaping, and extra design features that are not included as part of the home and/or may not be available in all communities. Floor plans, elevations, options, home features, and community information are subject to change at any time without notice or obligation. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal for other site-specific conditions. All renderings and floor plans are an artist's conceptual drawings and may vary from the actual plans and homes as built, including, without limitation, window, door and other improvement locations and changes required by authority or to accommodate options or value engineering. Further, renderings may not be drawn to scale and homes may be constructed with a floor plan that is the reverse of the rendering. Plans are copyrighted and cannot be reproduced or copied without its prior written consent. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Trust Homes associate for details. 2016 Trust Homes LLC. All rights reserved.



# ROSE HILL NEIGHBORHOOD SITE MAP.



## MARKETING COLLATERAL REVISED; 09/01/20.

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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) 201-2703 / Fax: (866) 627-3137

Email: amccall@primelending.com

**Sharon Hanel** / NMLS #659232

Direct: (864) 315-3593 / 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

#### MARKETING COLLATERAL REVISED: 02/09/21.

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