

## ABOUT THIS NEIGHBORHOOD.

# Adley Trace

You've found the comfortable and relaxing atmosphere of Adley Trace in Greer, SC, a charming community of traditional, Craftsman-front homes. The open and spacious layouts and beautiful elevations are sure to impress in these three to five bedroom floor plans. You'll enjoy our gourmet kitchens filled with stainless steel appliances whether you're entertaining guests or just spending time with the family. Adley Trace is located off of Henderson Gap Rd, just minutes from Downtown Greer with its many restaurants and shopping venues. Zoned for and blocks away from award winning Riverside Schools. Adley Trace is an intimate collection of 42 beautiful, single family homes on a quiet street, tucked away yet close to all major conveniences. Come find your home at Adley Trace!

### :: WELCOME CENTER

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

**(888) 988-3954**

### :: AVAILABLE HOMES



SCAN ME

### :: DRIVING DIRECTIONS

:: From Greenville, take I-85 north to exit 56, Hwy 14. Left onto Hwy 14. Go approx 1.5 miles to left on Suber Rd. Suber Rd 2 miles to right on Hammett Bridge rd. Approx 1/2 mile on Hammett Bridge to left on Henderson Gap rd. Community is approx 1/2 mile on left.

### :: NEIGHBORHOOD SCHOOLS

:: Brushy Creek Elementary School

:: Riverside Middle School

:: Riverside High School

### :: NEIGHBORHOOD AGENTS

**Anita Stoddard**

New Home Specialist

**AND**

**Sheridan Stoddard Burgos**

New Home Specialist

### :: NEIGHBORHOOD EMAIL

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

#### MARKETING COLLATERAL REVISED: 03/18/24.

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# ADLEY TRACE STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: 9 foot smooth ceilings on main level and 8' smooth ceilings on second level
- :: Cove Crown Molding and Judge's Paneling in Foyer
- :: Luxury Vinyl Plank Flooring throughout main living areas, secondary bath, and laundry room (level 1)
- :: Upgraded Designer Collection Paint Throughout (walls and ceiling)
- :: Pedestal sink in powder room
- :: Upgraded (elongated) toilets in all bathrooms
- :: Overhead lights in all bedrooms
- :: Ceiling fan in family room
- :: Cultured marble countertops with rectangular sinks in all bathrooms
- :: Designer lighting packages (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
- :: Delta Chrome Plumbing Fixtures (level 1)
- :: Plush carpeting (level 1)

## :: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs- Front Elevation (per plan) Some Combination of Brick, Stone, Board and Batten and Hardi Shake with Sides and Rear to be Concrete Plank Siding
- :: Maintenance free vinyl windows
- :: Classic III Fiberglass front door
- :: 20 Year Warranty Shingles
- :: Landscaped yards featuring fully sodded lawns on all disturbed areas
- :: Slab Foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car garages (per plan) - finished
- :: 10x12 Patio/Deck

## :: GOURMET KITCHEN

- :: Stainless appliance package includes: gas range, dishwasher and microwave
- :: Double or single bowl stainless steel undermount sink
- :: Garbage disposal (not included on any home with a septic system)
- :: Granite countertops (level 1) with ceramic tile backsplash (level 1)
- :: 42" upper kitchen cabinets with crown moulding
- :: 5 LED can lights in kitchen (per plan)

## :: OWNER'S RETREAT

- :: Incredibly sized owner's suites with tray ceilings
- :: LED lighting over owners retreat tub/shower
- :: Spacious walk-in closets
- :: Double bowl raised vanities (per plan)

## :: 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
- :: Video Doorbell
- :: 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: 10/26/23.

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# ADLEY TRACE BASE PRICING.

FLOORPLAN	SQUARE FEET	BEDROOMS	BATHS	GARAGE	BASE PRICING
LAMBERT A	2533	3	2.5	2	\$449,900
LAMBERT B	2579	3	2.5	2	\$451,900
LAMBERT C	2519	3	2.5	2	\$453,900
LAMBERT D	2533	3	2.5	2	\$455,900
LAMBERT M	2519	3	2.5	2	\$457,900
MCKAY A	2394	3	2.5	2	\$439,900
MCKAY B	2394	3	2.5	2	\$441,900
MCKAY C	2394	3	2.5	2	\$443,900
MCKAY D	2394	3	2.5	2	\$445,900
MCKAY M	2394	3	2.5	2	\$447,900
OAKLYN A	2648	4	2.5	2	\$449,900
OAKLYN B	2648	4	2.5	2	\$451,900
OAKLYN C	2648	4	2.5	2	\$453,900
OAKLYN D	2648	4	2.5	2	\$455,900
OAKLYN M	2648	4	2.5	2	\$457,900
OLSEN A	3275	4	2.5	2	\$474,900
OLSEN B	3275	4	2.5	2	\$476,900
OLSEN C	3275	4	2.5	2	\$478,900
OLSEN D	3275	4	2.5	2	\$480,900
OLSEN M	3275	4	2.5	2	\$482,900
PARKER A	2884	4	2.5	2	\$456,900
PARKER B	2884	4	2.5	2	\$458,900
PARKER C	2884	4	2.5	2	\$460,900
PARKER D	2884	4	2.5	2	\$462,900
PARKER M	2884	4	2.5	2	\$464,900
WRIGLEY A	2922	3	2.5	2	\$465,900
WRIGLEY B	2922	3	2.5	2	\$466,900
WRIGLEY C	2922	3	2.5	2	\$468,900
WRIGLEY D	2922	3	2.5	2	\$470,900
WRIGLEY M	2922	3	2.5	2	\$472,900

## MARKETING COLLATERAL REVISED: 04/29/24.

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# ADLEY TRACE NEIGHBORHOOD SITE MAP.



## MARKETING COLLATERAL REVISED: 04/08/24.

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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

#### MARKETING COLLATERAL REVISED: 08/07/23.

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