

ABOUT THIS NEIGHBORHOOD.

Upland Farms

Upland Farms in Simpsonville, South Carolina is a new home community starting from the mid \$700's, and each home sits on an approximately 1/2 acre lot. Homes will boast open floorplans, oversized kitchens with kitchen islands, walk-in closets, gorgeous master suites and more. This community is perfect for families as it is in a fantastic school district. Upland Farms is set only 5 minutes from shopping and dining in Simpsonville's active Five Forks area, and just a tad over 20 minutes to Downtown Greenville, SC, this community is at the center of it all! Don't miss the opportunity to call this neighborhood home!

:: WELCOME CENTER

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

(888) 511-6286

:: AVAILABLE HOMES



SCAN ME

:: DRIVING DIRECTIONS

:: Take Woodruff Rd towards the Five Forks area. Turn onto Scuffletown rd. Go approximately 2 miles, community will be on your left, across from Bells Crossing Elementary.

:: NEIGHBORHOOD SCHOOLS

- :: Bell's Crossing Elementary School
- :: Hillcrest Middle School
- :: Hillcrest High School

:: NEIGHBORHOOD AGENTS

Anita Stoddard
New Home Specialist

AND

Sheridan Stoddard Burgos
New Home Specialist

:: NEIGHBORHOOD EMAIL

:: upland@trustnewhomes.com

MARKETING COLLATERAL REVISED: 08/08/23.

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UPLAND FARMS 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 secondary 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
- :: Delta Chrome Plumbing Fixtures (level 4)
- :: Plush carpeting on 2nd floor (level 1)
- :: Tile floors in all secondary baths and laundry room (level 1)

:: DISTINCTIVE EXTERIORS

- :: Distinctive exterior designs - Front Elevation (per plan) with some combination of Concrete Plank siding with Brick and Stone accents (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
- :: Raised slab foundations
- :: Vinyl soffit
- :: Weatherproof exterior electrical outlets
- :: 2 car side-entry garages (per plan) - finished
- :: Patio/Deck (size per plan)

:: 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 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
- :: Granite Countertops (level 1)
- :: Double bowl vanities (per plan)
- :: Tile flooring in owner's retreat bath (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: 10/26/23.

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UPLAND FARMS NEIGHBORHOOD SITE MAP.



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

MARKETING COLLATERAL REVISED: 04/22/21.

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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

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