




281 Osprey Pointe, Prosperity, 29127, SC

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The Shadowcrest

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWING.
3. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
6. THE CONTRACTOR IS TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR IS TO MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. THE CONTRACTOR IS TO COMPLY WITH ALL SAFETY REGULATIONS AND STANDARDS.
10. THE CONTRACTOR IS TO PROVIDE A WRITTEN REPORT OF ALL WORK DONE AND MATERIALS USED.

WIND ZONE NOTES:

ALL ROOFING AND WALLS ARE TO BE DESIGNED FOR WIND SPEEDS OF 120 MPH OR GREATER.

HEADER SPANS FOR LOAD BEARING WALLS:

SPAN	WALL TYPE
12'-0"	2x12
10'-0"	2x10
8'-0"	2x8
6'-0"	2x6

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

GENERAL MATERIALS:

ALL ROOFING IS TO BE 30-YEAR WARRANTEED ASPH/FLT SHINGLES.

ALL EXTERIOR WALLS ARE TO BE 2x6 STUDS WITH 1/2" GYPSUM BOARD.

ALL INTERIOR WALLS ARE TO BE 5/8" GYPSUM BOARD.

ALL FLOORS ARE TO BE 2x12 JOISTS WITH 1/2" GYPSUM BOARD.

ALL CEILING ARE TO BE 5/8" GYPSUM BOARD.

ALL DOORS ARE TO BE 1 3/4" SOLID CORE.

ALL WINDOWS ARE TO BE 2x4 DOUBLE GLAZED.

WINDOW EGRESS NOTES:

1. ALL WINDOWS ARE TO BE 20" MINIMUM CLEARANCE.
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CODE DISCLOSURE:

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

CMLS

ROBERT REYNOLDS

MADDERN

8379 Building Road
Prosperity, SC 29127
Phone: (803) 791-0112

Project No.: 2020-0001

Date: 10/12/2020

Drawn By: Robert Reynolds

Cover Sheet

Sheet No.: A0.0

Price - \$575,750

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	2	1	1600	1.0300	2025	67 Days

Features

Location

- Island

Cooling

- Heat Pump 1st Lvl

Foundation

- Crawl Space

Style

- Ranch

Stories

- 1

Water

- Public

Kitchen

- Eat In
- Counter Tops-Granite
- Floors-Laminate
- Backsplash-Granite
- Cabinets-Painted
- Recessed Lights

Rooms

- Pantry

Appliances

- Dishwasher
- Refrigerator
- Microwave Above Stove
- Electric Water Heater

Master Bedroom

- Double Vanity
- Separate Shower
- Closet-Walk in

Downstairs

- Ceiling Fan

Other

- Tub Garden
- No Basement

Description

Lake Living at it's finest. 100+ sq.ft. water frontage on 1.3 acre lot. Custom built home with 1600 sq.ft. with covered front and back porches. 3 bedrooms, 2 baths and 2 car garage. Open floor plan, kitchen with island, granite countertops and backsplash, GE appliances including refrigerator. Eat-in dining area. Owners suite with walk in closet, separate shower and garden tub. Double vanity with granite countertops. Laundry room has two access doors, one from hallway and one from master closet. Pergo laminate flooring throughout home. Energy efficient Mitsubishi heat pump for heating and cooling. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

SEE THIS PROPERTY



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Check On Site



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Location



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