

# Fields Place & Simons Street

a Reavis-Comer development

## Modern Urban Infill



**JENNIFER LEPAGE**



**AGENTOWNED REALTY CO**

**843.478.2600**

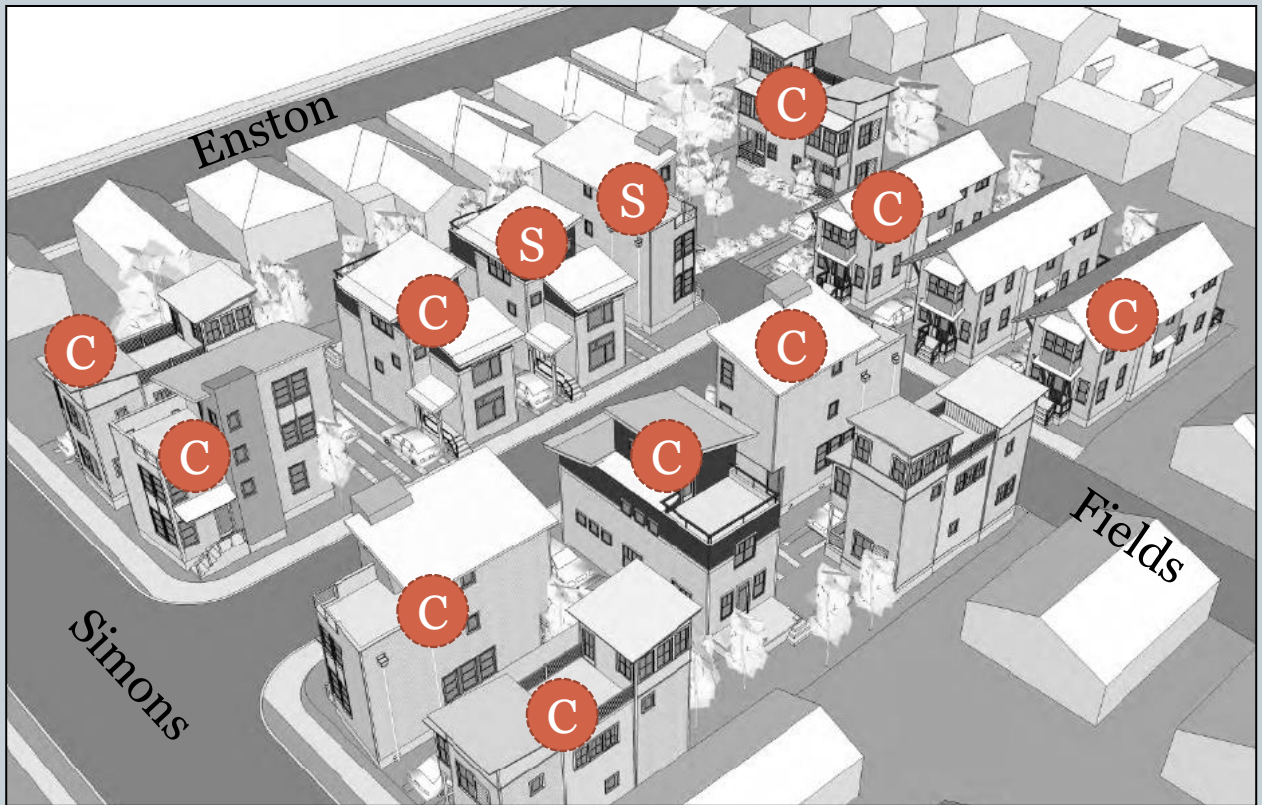
**LEPAGEJ@BELLSOUTH.NET**

Reavis-Comer set out to design a dynamically modern approach to an urban infill project.

# The Vision



The result combines a nod to historical surroundings that blends a mix of architectural elements into a cohesive, yet varied set of designs.



**C** = Under Contract

**S** = SOLD

Fourteen new homes on separate lots with off-street parking and outdoor elements consisting of private yards, piazzas, and roof top decks.

# About The Simons Street Project



- **Four Custom-Designed Styles**
  - Type A – By Johnny Tucker Architect **1614sf**
    - ✦ 3 bedroom/2.5 bath
    - ✦ Rooftop deck
  - Type B – By Heather Wilson **1396sf**
    - ✦ 2 bedroom/2.5 bath
    - ✦ 3<sup>rd</sup> floor bonus/flex/office
    - ✦ First floor piazza, Rooftop deck
  - Type C – By Neil Stevenson Architects **1694sf**
    - ✦ 3 bedroom/3 bath
    - ✦ First floor has a bedroom
    - ✦ Third floor bonus/flex/office
    - ✦ Rooftop deck
  - Type D – By Byers Design Group **1648sf**
    - ✦ 3 bedroom/3 bath
    - ✦ First floor has bedroom
    - ✦ First floor rear deck
    - ✦ Second floor covered piazza

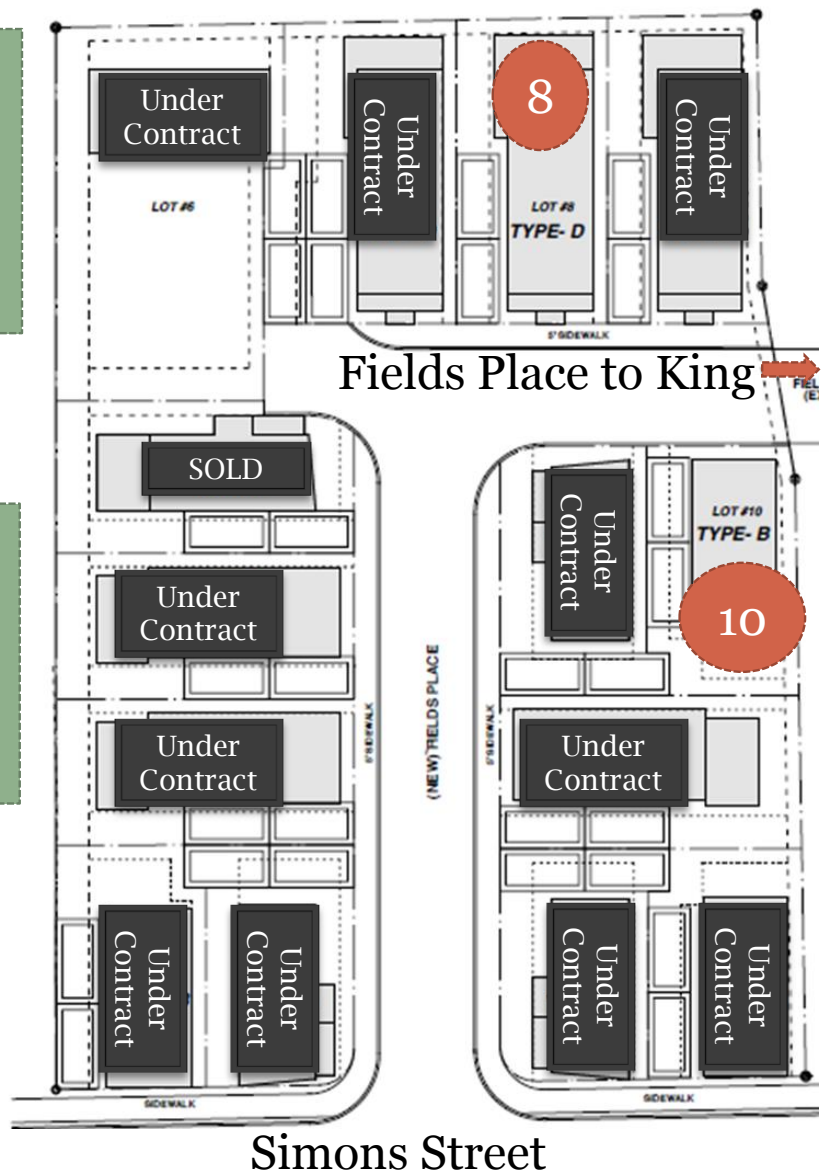
# Site Plan & Pricing



**Lot 8**  
Byars Group  
1648sf  
\$369,000

**Lot 10** Heather Wilson  
1396sf  
\$329,000

Prices as of 4/4/14  
subject to change  
without notice!!



**Note: Prices, Plans, and Details Subject to Change without Notice**

# Plan A – Johnny Tucker Architect

## 1614sf



SOLD OUT!



FRONT ELEVATION

1/4" = 1'-0"



ENTRY/SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

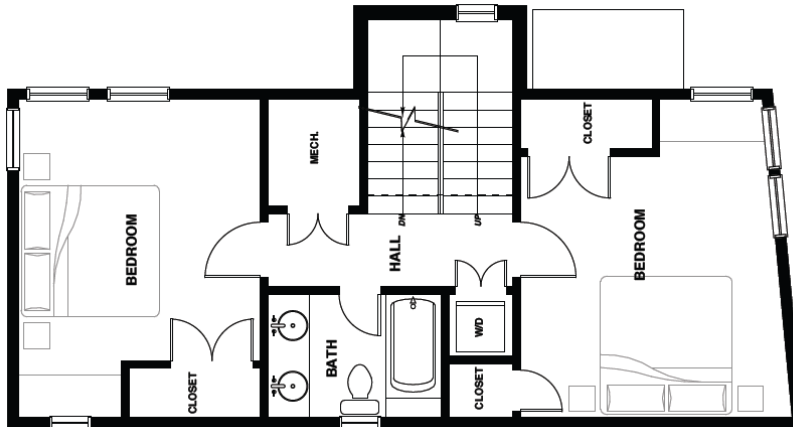
1/4" = 1'-0"

# Plan A – Johnny Tucker Architect

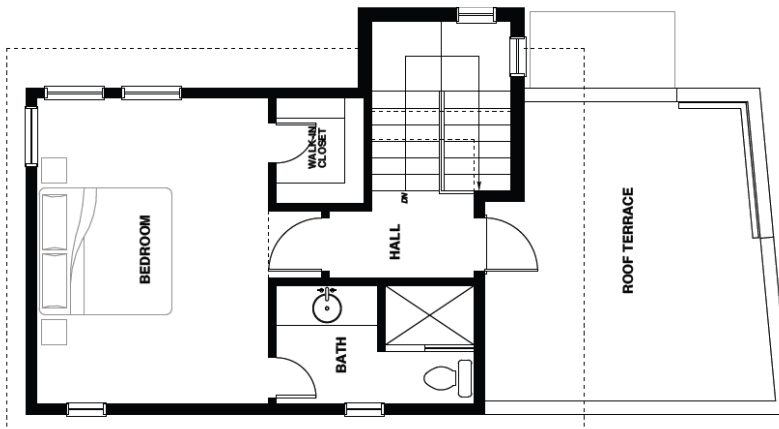
First



Second



Third



# Plan B – Heather Wilson

## 1396sf

ONE Remains  
\$329,000



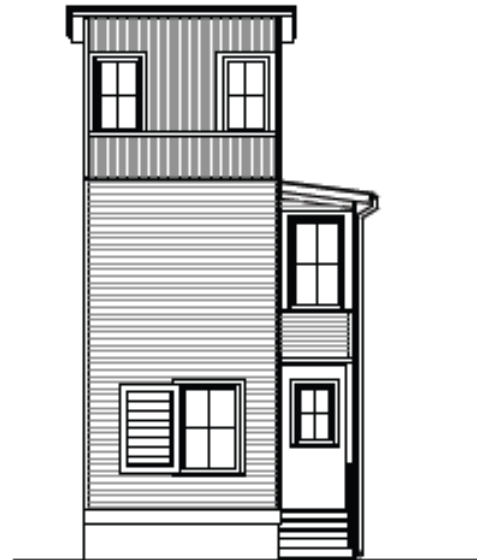
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

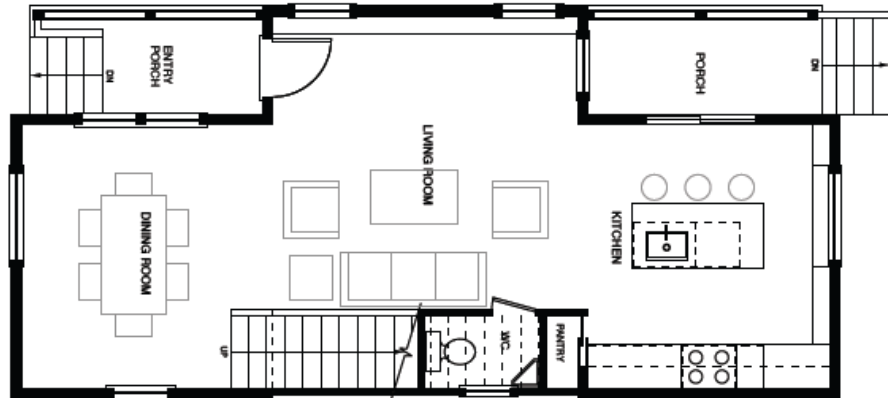


REAR ELEVATION

# Plan B – Heather Wilson



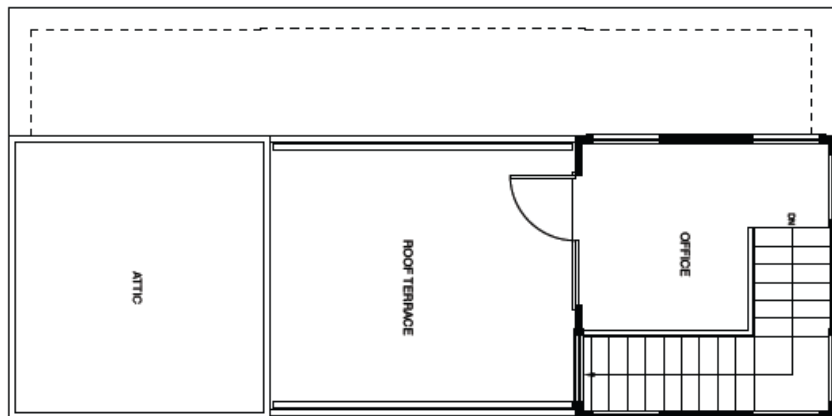
First



Second



Third





# Plan C – Neil Stevenson Architects

## 1694sf

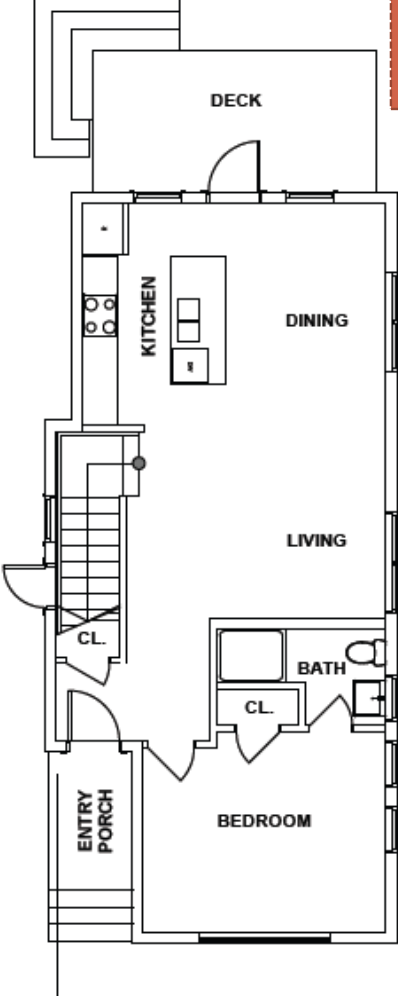
SOLD OUT



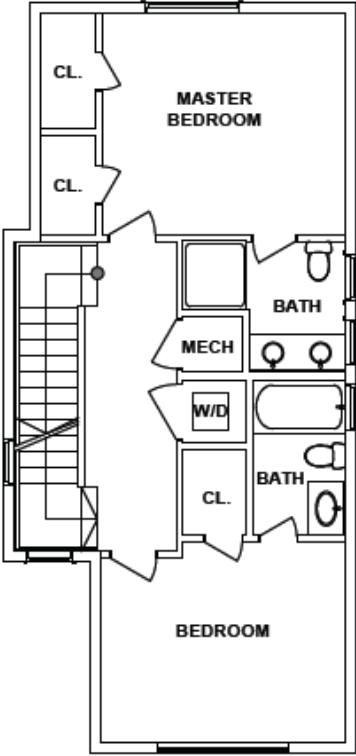
# Plan C – Neil Stevenson Architects



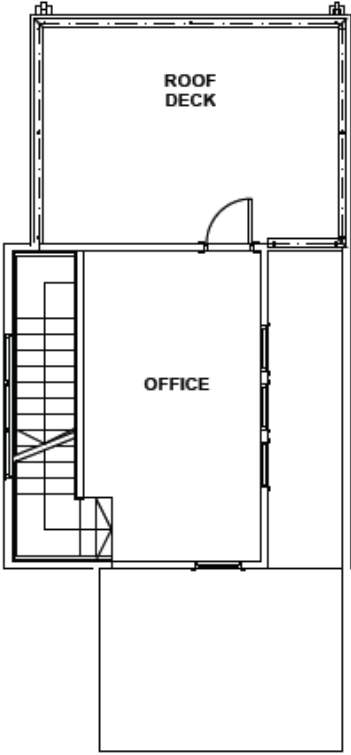
SOLD OUT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CUPOLA/ROOF DECK PLAN

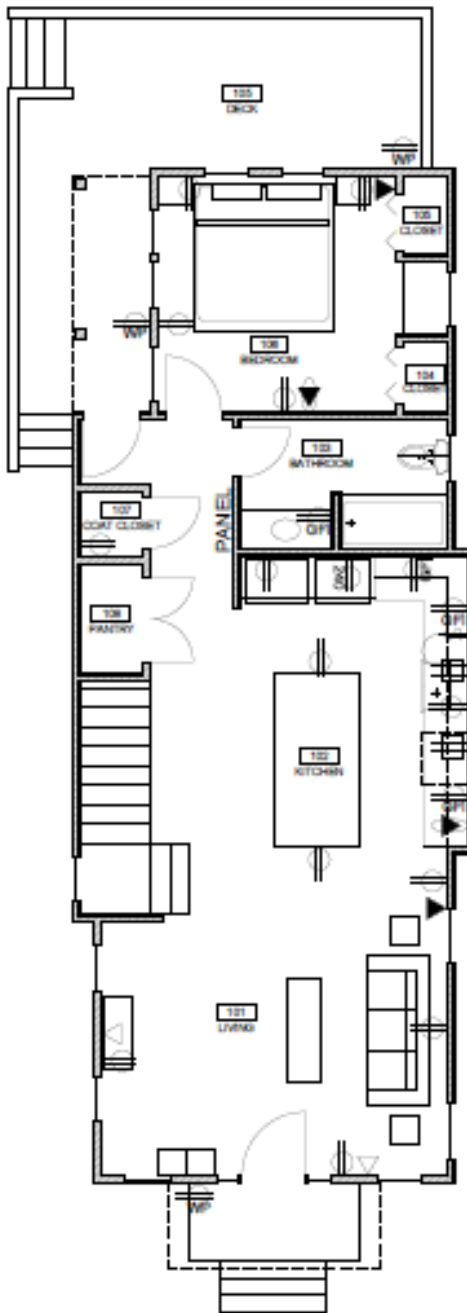
# Plan D – Byers Design Group

## 1648sf

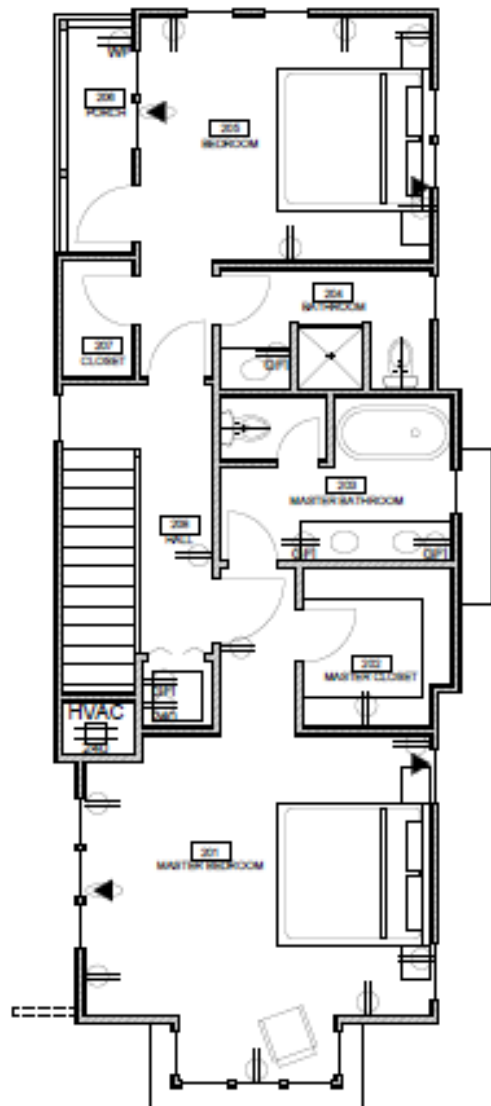
Only ONE Remains  
\$369,000



# Plan D – Byers Design Group

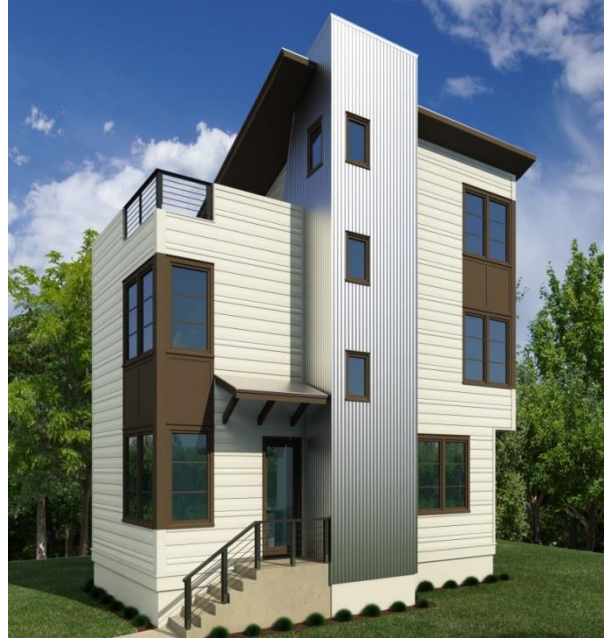


First



Second

# The Exterior Colors



# Exterior Detail



- Driveway will be cementious with rock salt finish (to give aged look)
- Yards will be sodded grass
- Fencing around the far exterior perimeter of project (not individual yards)

## Exterior Colors

- ▶ Hardi Siding
  - ▶ Colors to be determined by Reavis-Comer



# Interior Details



- **Flooring**
  - Dark bamboo main areas, first flight of stairs
  - Carpet bedrooms, second flight of stairs
  - Upgrade to all bamboo \$1000/per bedroom
- **Lighting**
  - All bedrooms have white ceiling fans
  - Other lighting TBD by Reavis-Comer

**Sample Bamboo Flooring: Commercial Grade, Pre-finish**

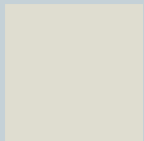


# Interior Details

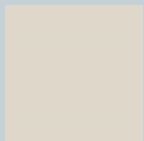


- Interior color – **Two** choices for walls
  - All ceilings white flat, trim white semi-gloss
  - Additional wall colors at \$500 per color fee

- Paint Color Options:



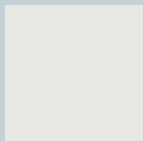
Halo – OC 46



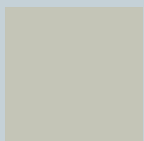
Winds Breath - OC 24



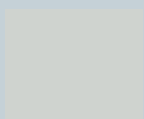
Sea Haze 2137-50



White Wisp OC-54



Vale Mist 1494



Sterling 1591



Northern Cliffs 1536



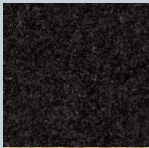
# Interior Detail – Kitchen



- Cabinets – wood
  - Color choices are white, gray, crème
  - Dark brown upgrade
- Granite Selection



- Upgrades at cost - paid at time of selection



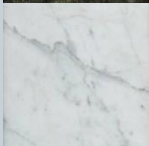
Black Night



Giallo Ornamental



Santa Cecilia



Uba Tuba



Carrera (Upgrade)



Absolute Black (Upgrade)

# Interior Detail –Appliances



- Stainless Appliances (subject to change based on availability, model changes)
  - Gas Stove 30” free-standing stove
  - Dishwasher EnergyStar rated
  - Refrigerator w/ice/water
  - Microwave over range built-in
  - Gas Tankless Water Heater



# Interior Detail – Baths



- Cabinets – wood
  - Color choices are white, beige, gray
  - Dark brown (upgrade)
- Neutral, modern Porcelenosa tile on floors and surround walls – 3 Options



- Bath Counters Cultured Marble
  - Upgrades to granite at actual cost
- Moen Fixtures in Chrome