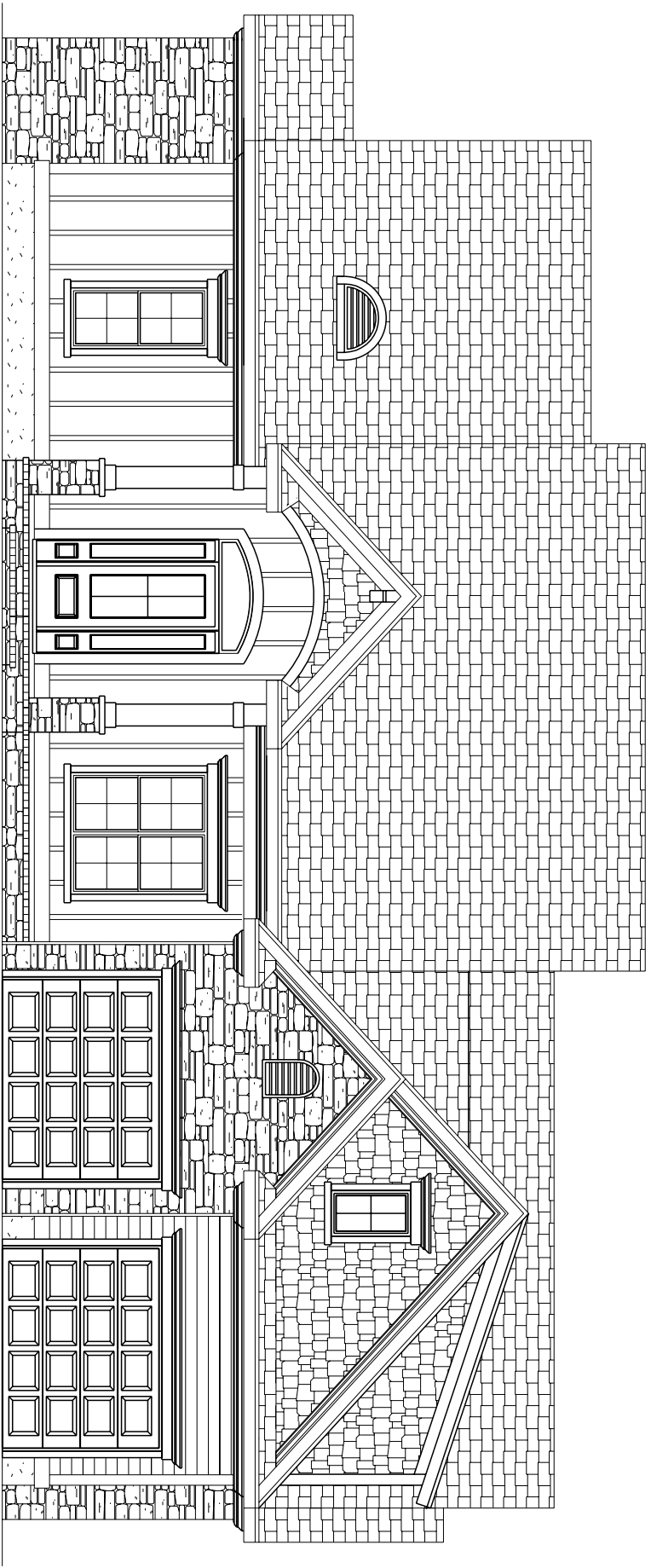




CLASSIC

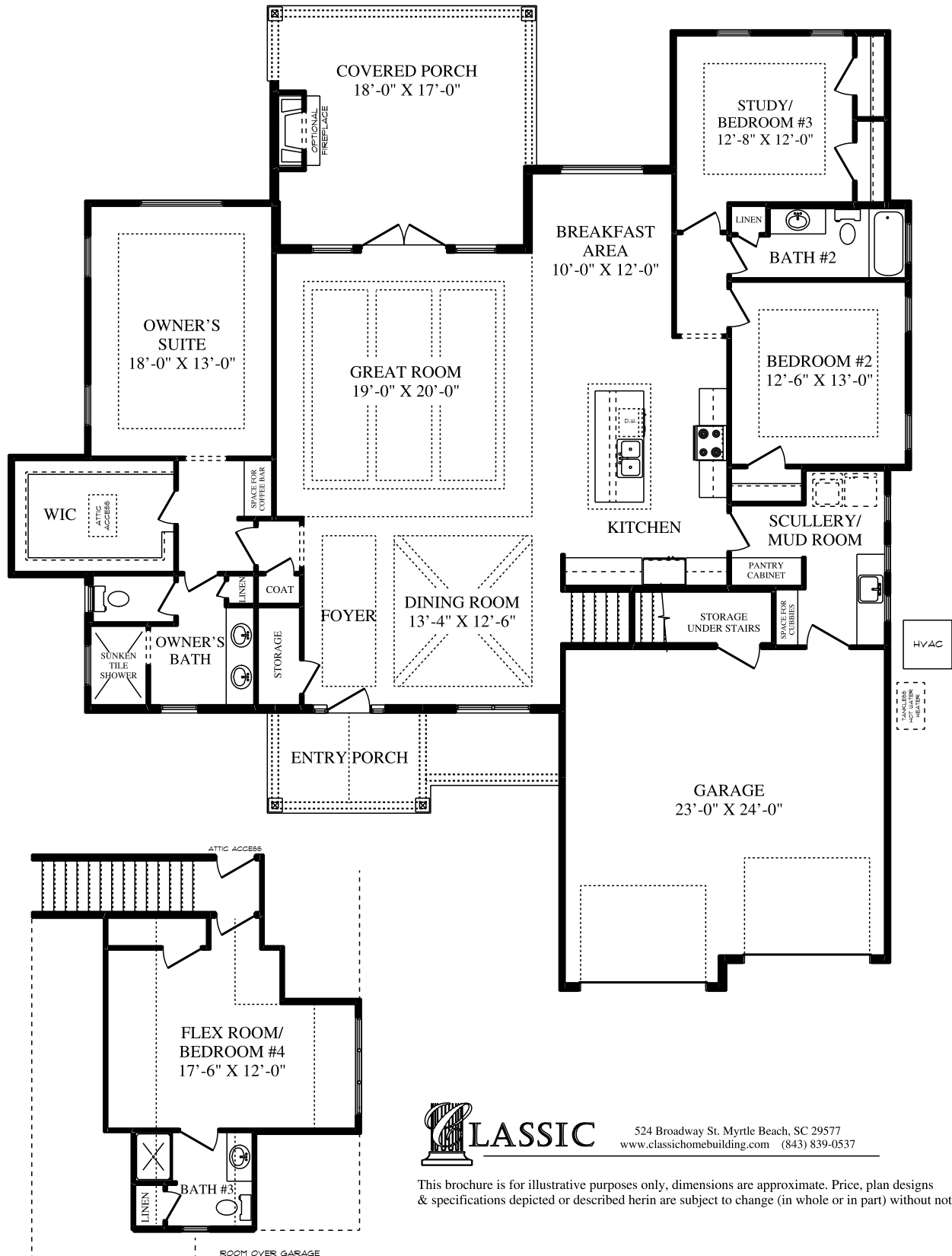
524 Broadway, Myrtle Beach SC, 29577 (843) 839-0537 [ClassicHomeBuilding.com](http://ClassicHomeBuilding.com)

COATBRIDGE

LOT 84, THISTLE GOLF ESTATES

by CLASSIC for  
THISTLE GOLF ESTATES

COATBRIDGE  
HVAC LIVING AREA ..... 2567  
TOTAL UNDER ROOF ..... 3557



524 Broadway St. Myrtle Beach, SC 29577  
www.classichomebuilding.com (843) 839-0537

This brochure is for illustrative purposes only, dimensions are approximate. Price, plan designs & specifications depicted or described herein are subject to change (in whole or in part) without notice.

## The "COATBRIDGE MODEL" – Thistle Golf Estates Lot #84

Total HVAC Area: 2881 SF

Total Under Roof: 3557 SF

|                                          |           |                   |
|------------------------------------------|-----------|-------------------|
| Base Price:                              | \$        | 754,620.00        |
| Lot Premium:                             | \$        | 55,000.00         |
| <b>Base Cost, including Lot Premium:</b> | <b>\$</b> | <b>809,620.00</b> |

### Options & Upgrades: (As of 11-18-25)

|                                                                                                                                          |    |           |
|------------------------------------------------------------------------------------------------------------------------------------------|----|-----------|
| Fireplace with hearth                                                                                                                    | \$ | 12,500.00 |
| Buried Propane tank (leased)                                                                                                             | \$ | 2,500.00  |
| X3 Gas Lines (outdoor fireplace, range, tankless water heater                                                                            | \$ | 2,625.00  |
| Custom Cabinet Hood (ventilation to come from Appliance Allowance)                                                                       | \$ | 3,750.00  |
| Owner's Shower to include shower column with handshower on slide bar and rain can style shower head (Brushed Stainless trims by Builder) | \$ | 1,250.00  |
| Tankless water heater                                                                                                                    | \$ | 3,200.00  |
| Air switch in Kitchen                                                                                                                    | \$ | 325.00    |
| Island Upgrade including leg detail                                                                                                      | \$ | 3,960.00  |
| Kitchen Tile Backsplash Allowance                                                                                                        | \$ | 1,500.00  |
| Upgraded Countertops                                                                                                                     | \$ | 7,250.00  |
| Additional Landscaping Allowance                                                                                                         | \$ | 15,000.00 |
| Additional Appliance Allowance                                                                                                           | \$ | 10,000.00 |
| Additional allowance for Ventilated Wood Closet Shelving                                                                                 | \$ | 2,500.00  |
| SS laundry sink & pull-out spray faucet                                                                                                  | \$ | 1,875.00  |
| Workstation Sink in Kitchen                                                                                                              | \$ | 610.00    |
| Additional Cabinetry allowance (Finished end cabinetry, pots & pans drawers; Laundry Room; Owner's Coffee Bar; Pantry, Cubbies, etc..)   | \$ | 14,000.00 |
| LVP flooring (in lieu of carpet) in Owner's Bedroom, closet & entry hall                                                                 | \$ | 2,400.00  |
| LVP flooring (in lieu of carpet) in Study/Bedroom #3 and closet                                                                          | \$ | 1,632.00  |
| Upgraded Wall Tile in Owner's Shower + \$970.00                                                                                          |    |           |
| Upgraded Wall Tile in Bath #2 + \$640.00                                                                                                 | \$ | 1,610.00  |
| Rectangular vanity sinks (4 @ \$100.00 each)                                                                                             | \$ | 400.00    |
| Additional Lighting Allowance                                                                                                            | \$ | 2,500.00  |
| Acrylic Tub with Tile Surround in Bath # 2                                                                                               | \$ | 2,200.00  |
| Interior Trim Upgrade to RB3 casing, beam trim & barn door                                                                               | \$ | 5,400.00  |
| Additional Stone                                                                                                                         | \$ | 4,710.00  |
| Enlarged Concrete Patio                                                                                                                  | \$ | 1,800.00  |
| Convert Rear Porch to Sunroom                                                                                                            | \$ | 26,300.00 |

**Total Options & Upgrades: \$ 131,797.00**

**Sale Price Including Options & Upgrades: \$ 941,417.00**

