

# Maddington Place II

“Their Upgrades, are OUR Standards!”



Marketing By:



**The Smitt Group**  
Real Estate and Development

# A Look At Our Model Unit 2090-102



**Double Crown Molding and Hardwood Floors would be a great addition to your new Home!**



**Large Master Bedroom with a private Patio door to the screened in porch.**

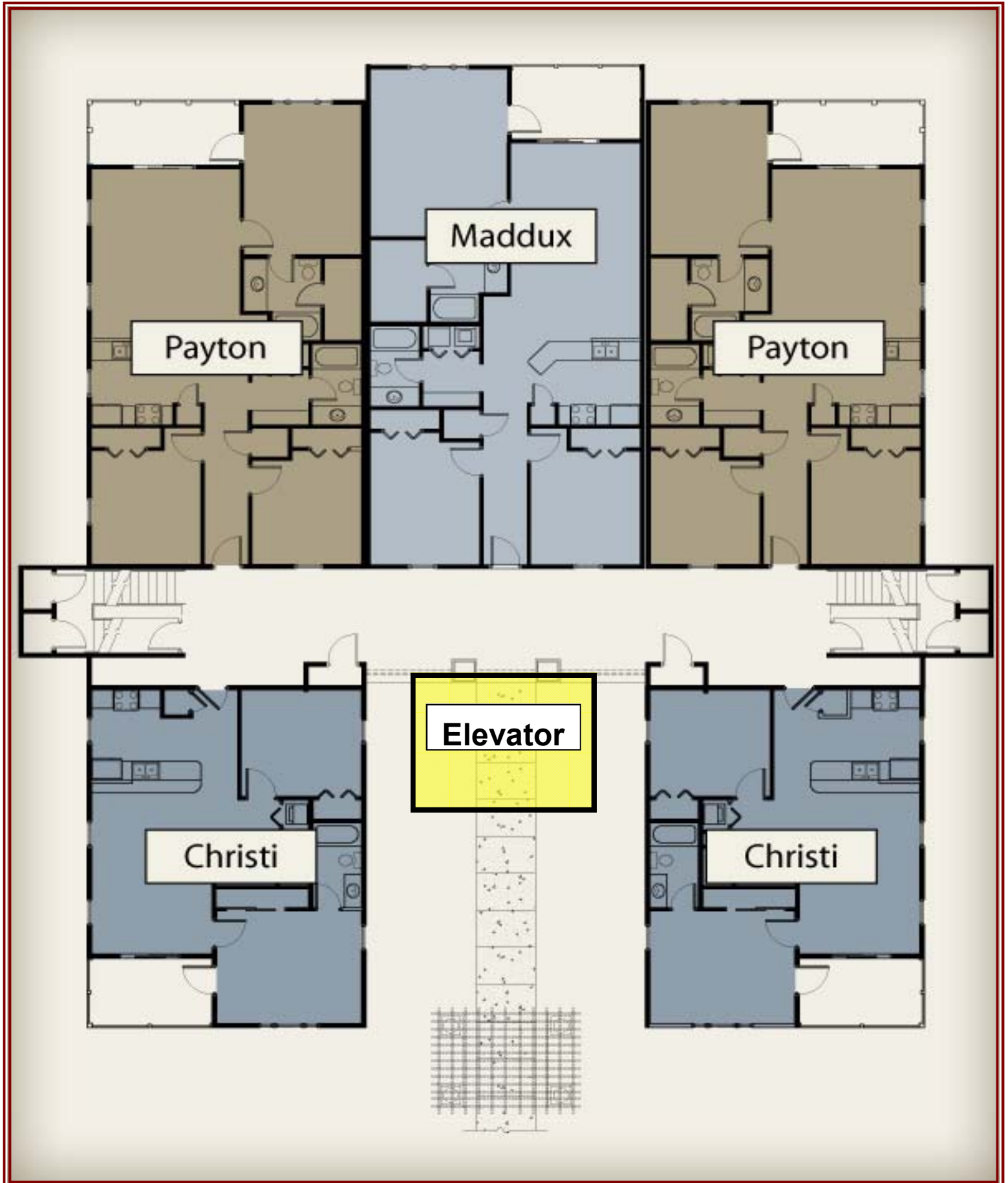


**Large Pool with built in BBQ area.**

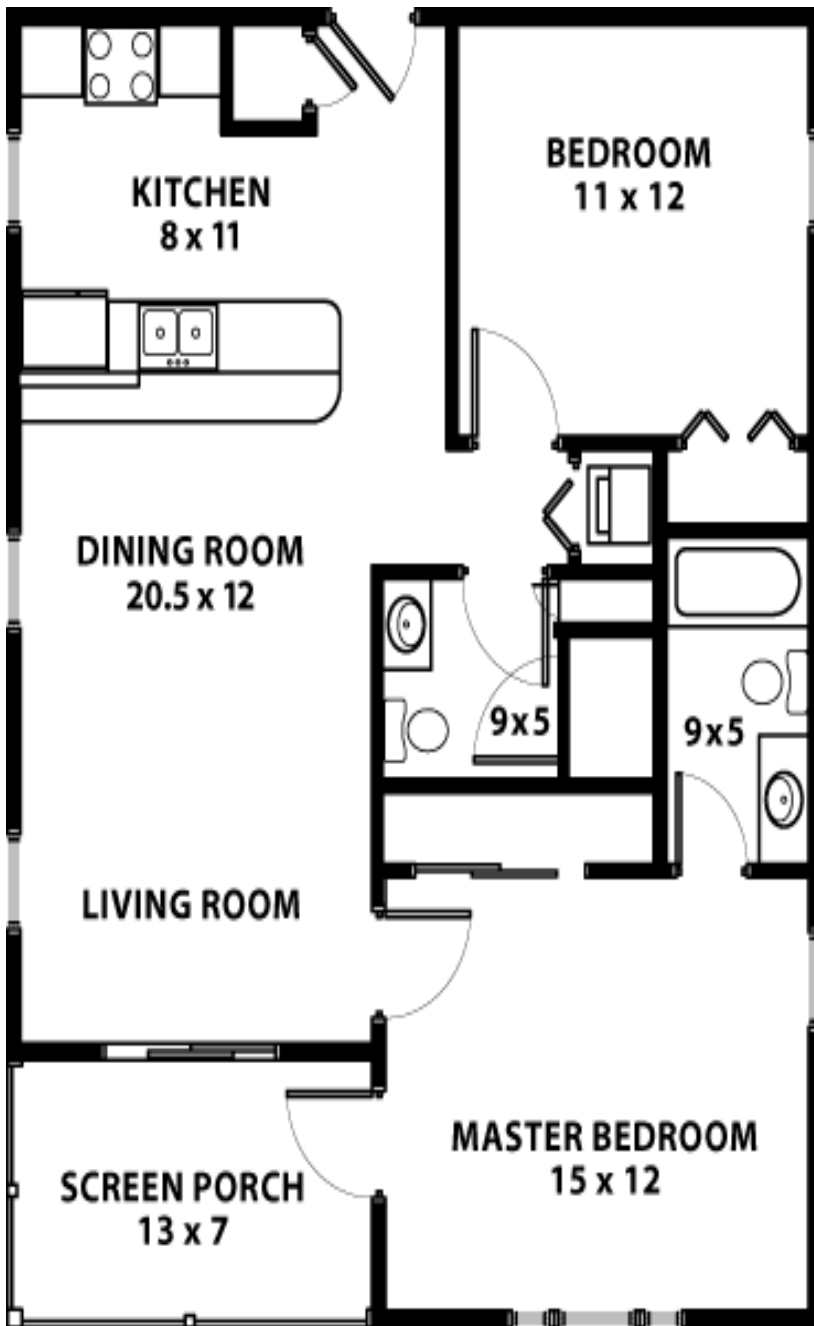


**These cabinets are Standard, other options are available.**

# Building Layout



# *The Christi*



**964 Heated Sq. Ft.  
98 Sq. Ft. Porch**

The Christi is the perfect weekend or beach getaway. It features two spacious bedrooms and two full baths as well as the additional windows, typical of an end unit.

**Contact Tracy Hancock:**

**Direct:** 843-997-5433

**Office:** 843-215-5955

**[TracyH@SmittGroup.com](mailto:TracyH@SmittGroup.com)**

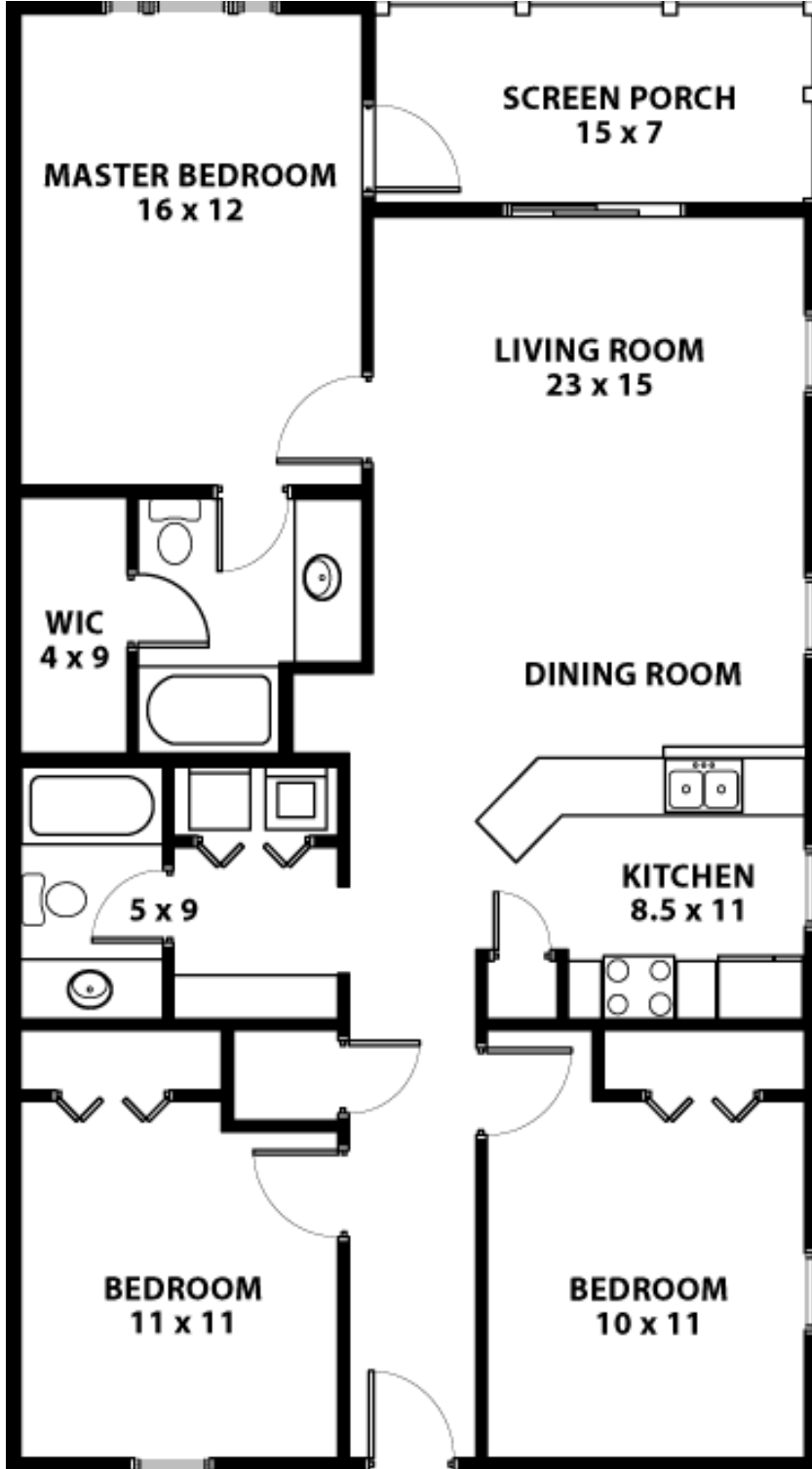
**[www.MaddingtonPlace.com](http://www.MaddingtonPlace.com)**

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# The Payton



**1343 Heated Sq. Ft.  
110 Sq. Ft. Porch**

The Payton Features over 1300 heated square feet. Natural light will shine abundantly through the additional windows provided by this end unit.

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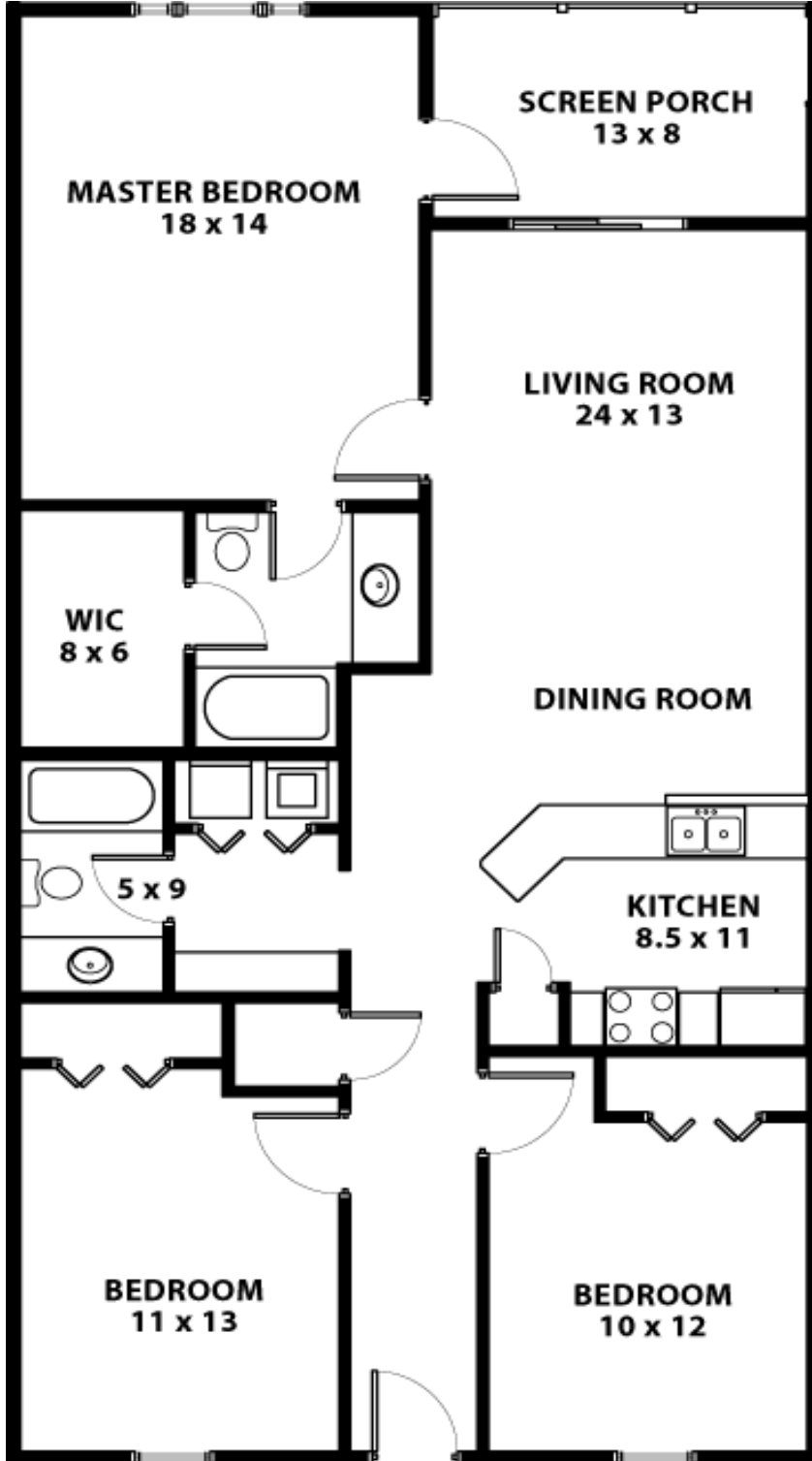
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# The Maddux



**1454 Heated Sq. Ft.  
109 Sq. Ft. Porch**

The Maddux is the most spacious villa offered totaling over 1400 heated square feet. It features the largest of the master bedrooms with beautiful views from the screened porch.

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# Standard Spec. Sheet

## Elevator in All Buildings

### Floor Structure

Foundation and slab 3000 PSI  
#5 Rebar Structural Steel  
6 Mil. Poly Vapor Barrier  
Long Lasting Termite Protection

### Plumbing

50 Gallon Quick Recovery Water Heater  
PVC Drains and Vent Stacks  
Washer and Dryer Connections

### Electrical

T.V. Digital Cable and High Speed Internet  
Pre-wired for Ceilings Fans in Every Room and Patio  
Ceiling Fans Standard in Master Bedroom and Living Room  
All Copper Wiring

### Roof Structures

9' Ceilings  
Architectural Shingles  
R-30 Blown Fiberglass Insulation  
Engineered Truss System  
Soffit and Ridge Vents

### Walls & Windows

2x4 and 2x6 SPF Studs 16" O.C.  
Treated 2x4 Sill at Concrete Contact Points  
Sound Resistant Insulated Double Walls  
5/8" Type X Fire Rated Sheetrock  
Vinyl Siding  
Insulated M&W Double Hung Windows w/ Screens  
R-11 Fiberglass Interior Wall Insulation  
Insulated Sliding Patio Doors  
Vinyl Shutters

### Heating & Cooling

Energy Efficient Heat Pump  
Digital Thermostat  
Insulated Duct System

### Interior

Wood Molding and Trim for Doors  
**Crown Molding in Living Area & Master Bedroom**  
**Ceramic Tile in All Wet Areas & Entry**  
Stain master Carpet  
**Wood Flooring Upgrade Available**  
Dry Bar w/ Mirror & Lights in Living Room  
Laundry Cabinet w/ Countertop/Desk

### Kitchen

Raised Panel Cabinets (2 Optional Colors)  
Pantry  
Pre-Formed Rolled Edge Laminate Countertops  
**Corian** Upgrades Available  
**Stainless Steel** Double Bowl Sink  
Price Pfister Terfizo Double Handle Faucet  
GE 30" **Stainless Steel** Smooth Top Self Cleaning Range  
GE **Stainless Steel** 5-Cycle Dishwasher  
1.5 HP Disposal  
1.5 Cubic Ft. GE **Stainless Steel** Microwave Over Stove w/ Light

### Bath

36" Fiberglass Tub or 5' Shower  
Cultured Marble Vanity Tops  
Pfister Trifizo Nickel Finish Faucet

### Community

Underground Utilities  
Beautiful Master Planned Landscaping  
Street and Building Lights  
Community Pool, Gazebo, and BBQ Facilities  
Minutes from Surfside Beaches, Shopping, and Entertainment

# New Standard Features

- ◆ Elevator in All Buildings
- ◆ Stainless Steel Appliances
- ◆ Crown Molding in Living Area & Master Bedroom
- ◆ Tile in All Wet Areas
- ◆ Dry Bar w/ Mirror & Lights in Living Room
- ◆ Laundry Room Cabinets and Countertop/Desk Area
- ◆ Nickel Finish Kitchen and Door Hardware
- ◆ Custom Paint Color Available
- ◆ Stain Master Carpet
- ◆ Patio Door from Master Bedroom to Porch