THE MONTAGUE COLLECTION

The Sabal

Thoughtfully designed homes | Bruce Street, Orangeburg, SC



Three homes. Three distinct exteriors.

3 bedrooms | 2 bathrooms | 2-car garage

1,742 sq. ft. heated/cooled living area, plus garage



Warm Taupe



Coastal Gray



Mountain Green

DESIGNED, DEVELOPED AND BUILT BY

Charleston Creative Construction LLC

843-418-6500 | montaguecollectionofhomes.com

Thoughtful Details. Everyday Convenience.

A better home is built around the way you live.

At The Montague Collection, we believe it's the thoughtful details that make a house feel like home. From personalized climate control to convenient electrical features, we've considered the little things that make everyday living more comfortable.

Comfort & Climate Control

• Individual Bedroom Climate Control: Each bedroom has its own thermostat, allowing personalized temperature settings.

• Premium 2×6 Exterior Walls: Thicker walls provide space for additional insulation, improved sound reduction, and greater indoor comfort.

• Energy-Conscious Construction: Insulated walls and attic spaces help maintain comfortable indoor temperatures.

• Ceiling Fans: Fans in the bedrooms, living room, and covered rear porch provide additional comfort.

Premium Windows & Natural Light

• Windows with Integrated Blinds: Selected windows feature blinds between the glass for privacy, light control, and easier cleaning.

• Blinds in Rear Doors: Integrated blinds provide privacy and convenience.

• Generously Sized Windows: Large windows welcome natural light and frame views of the surrounding landscape.

Comfort Where You Need It. Savings Where You Don’t.

With a thermostat in every bedroom and the living area, you can tailor temperatures around your daily routine. Keep bedrooms comfortable at night while reducing heating or cooling in unused living spaces—helping conserve energy and lower utility bills.

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Smart Electrical Conveniences

Smart Electrical Conveniences

• Switched Bedroom Lamp Outlets: Turn bedside lamps on and off from the bedroom entrance.

• Bedside Lighting Flexibility: Enjoy softer, more comfortable lighting without relying on overhead fixtures.

• Dual TV Locations: Two electrical outlet locations for televisions in each bedroom and two in the living room let you choose where to place your TV. Televisions are intended to use wireless connections, so coaxial cable is not installed.

• Bidet-Ready Bathrooms: Convenient electrical outlets beside every toilet.

• Lighted Mirror Ready: Electrical connections behind bathroom mirrors accommodate illuminated mirrors.

• Power Tucked Out of Sight: Walk-in Closets, pantry and under-sink outlets keep compatible devices powered out of sight. Bidet outlets and switched bedroom lamp outlets add everyday convenience.

• Under-Cabinet Kitchen Lighting: Convenient task lighting brightens kitchen workspaces.

• Smart Switches: Selected lighting controls designed for modern convenience.

• Outdoor Electrical Outlet: Convenient front exterior access to electricity.

• EV-Ready Garage: Two 240-volt connections, one on each side of the garage, prepare the home for future EV charging equipment.

• Generator-Ready Preparation: A dedicated 240V generator connection is included. Generator equipment, transfer equipment and installation are optional and priced separately.

Thoughtful Details. Everyday Convenience.

Built With More Thought. Designed for More Living.

Kitchen & Everyday Living

• Shenandoah Cabinetry: Attractive, functional cabinetry with practical storage.

• GE Appliances: A coordinated appliance package designed for everyday reliability.

• Durable CALI Flooring: Attractive luxury vinyl plank flooring selected for comfort, durability, and easy maintenance.

• Natural Gas Availability: Convenient access to natural gas for compatible home appliances.

Outdoor Living

• Covered Rear Porch: An inviting space to relax and enjoy the outdoors.

• Rear Corner Spotlights: Exterior lighting at both rear corners improves nighttime visibility.

• Garage Exterior Lighting: Attractive lighting on both sides of the garage.

• Low-Maintenance Exterior: James Hardie siding offers durability and lasting curb appeal.

Storage & Practical Design

• Walkable Attic Storage: An approximately 56-foot-long, 8-foot-wide attic walkway provides convenient access and potential storage space where structurally supported.

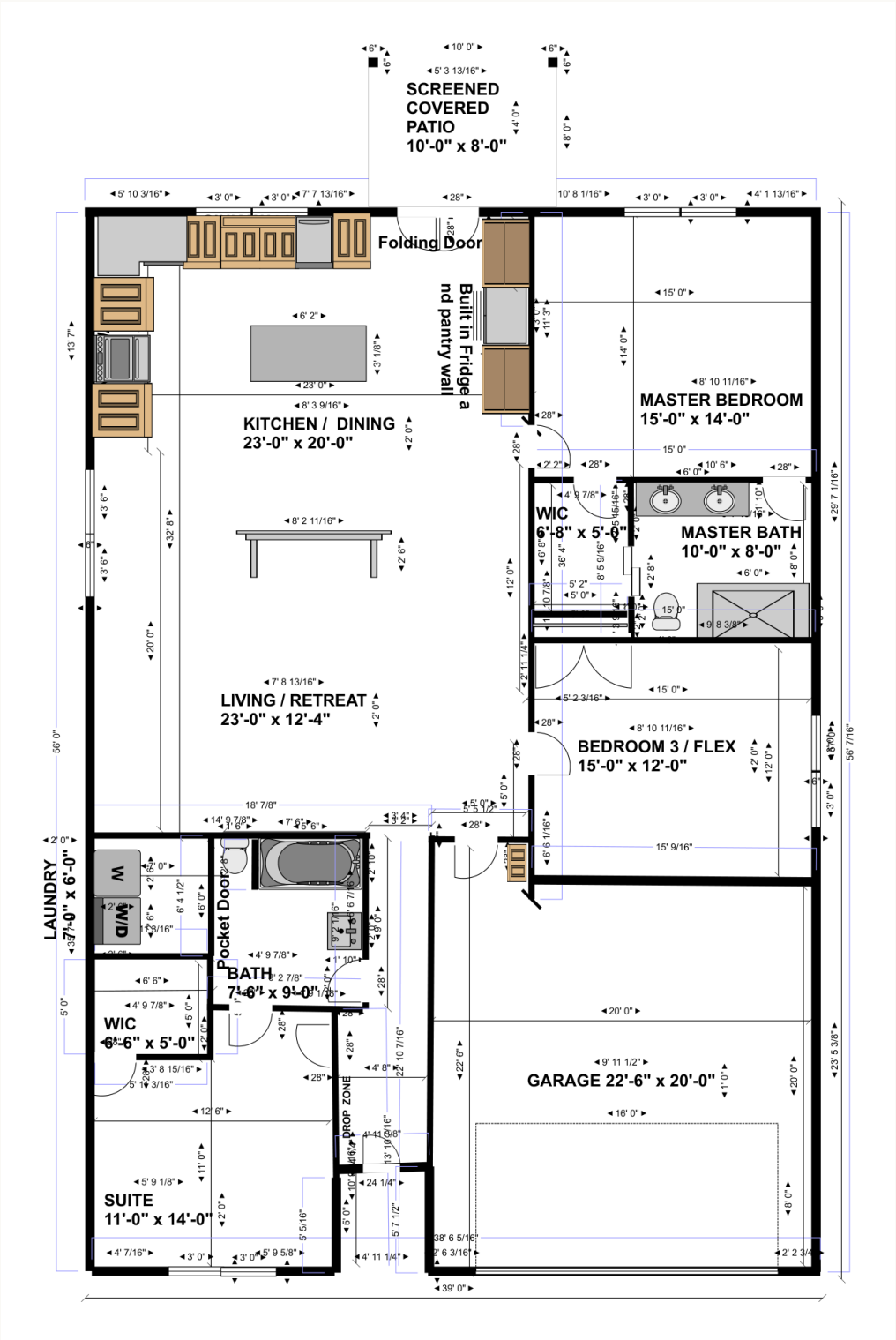
• Nine-Foot Ceilings: Taller ceilings create a more open and spacious feeling.

• Two-Car Garage: Convenient protected parking and additional storage opportunities.

The Montague Collection™ brings together comfort, technology, practical convenience, and thoughtful craftsmanship to create a home that feels special from the moment you walk through the door.

The Sabal

Interior Floor Plan



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Kitchen Cabinet Layout



Kitchen cabinetry and island



Refrigerator and pantry wall

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Primary Bathroom Cabinetry



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Laundry Room Upper Cabinets



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Guest Bathroom Cabinetry



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GE Kitchen Appliances



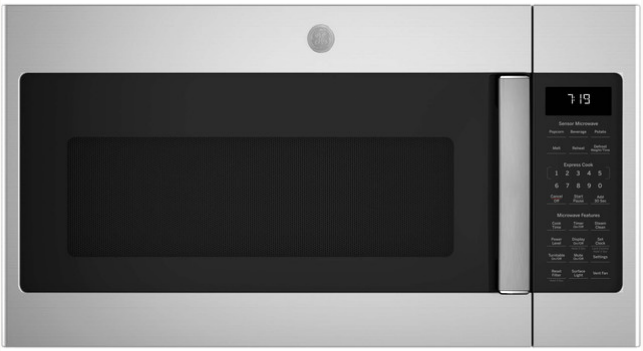
GE GSS28NYYFS refrigerator



GE GGS500SVSS gas range



GE GDT650SYVFS dishwasher



GE JVM7195RWSS microwave

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Features & Available Options

Space for everyday living

1,742 sq. ft. heated/cooled living area. Three bedrooms, two bathrooms and an attached two-car garage. The 448-square-foot attic storage platform is unconditioned storage, separate from living area.

Interior finishes

GE kitchen appliances; Shenandoah cabinetry; granite countertops; CALI luxury vinyl plank; KOHLER plumbing fixtures; built-in wood closet shelving.

Comfort, water & electrical

Multiple heating and cooling zones, with a thermostat in each bedroom. Rinnai tankless gas water heating; Square D QO distribution and surge protection; ICON Plus filtration where selected.

Connected access & lighting

GHome Smart lighting switches, Schlage smart Wi-Fi entry locks, Chamberlain myQ belt-drive garage opener and Ring video-doorbell/camera selections. Four-inch recessed LED lighting, ceiling fans and kitchen under-cabinet lighting.

Building materials & windows

2 x 6 exterior wall framing; raised crawl-space foundation; James Hardie siding; TAMKO Titan XT roofing; Premium Windows with Integrated Blinds; Sherwin-Williams paint selections.

Optional upgrades

Kohler gas standby generator equipment and installation are optional and priced separately. An optional open rear-deck extension can include gas connections for a compatible grill or outdoor fire pit.

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Smart Home & Everyday Convenience

GHome Smart switches

App controls, schedules and scenes for connected lighting, with Alexa and Google Home compatibility on supported switches.

Connected access

Schlage smart Wi-Fi locks and a Chamberlain myQ belt-drive garage opener for convenient entry and garage access.

Your bedroom. Your comfort.

Each bedroom has its own thermostat, giving occupants control over their room’s temperature and letting them set back heating or cooling when the room isn’t being used.

Ring security

Video-doorbell and camera selections, with powered camera locations at the front and rear of the home.

Better lighting

Four-inch recessed LED lighting, ceiling fans and kitchen under-cabinet lighting for countertop work areas.

Power tucked out of sight

Walk-in Closets, pantry and under-sink outlets keep compatible devices powered out of sight. Bidet outlets and switched bedroom lamp outlets add everyday convenience.

Network readiness

Two electrical outlet locations for televisions in each bedroom and two in the living room let you choose where to place your TV. Televisions are intended to use wireless connections, so coaxial cable is not installed. CAT6 wiring is coordinated through a structured media enclosure.

Water & electrical systems

Rinnai tankless gas water heating, Square D QO distribution and surge protection, with ICON Plus filtration where selected.

Recognized building brands

James Hardie siding, planned Premium Windows with Integrated Blinds, TAMKO Titan XT roofing, and Sherwin-Williams paint selections.

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Included Electrical Features

Bathroom conveniences

An outlet beside every toilet for a bidet, an outlet behind each bathroom mirror for a lighted mirror, and outlets under each bathroom sink for discreet device charging and power.

Kitchen & pantry power

Outlets under the kitchen cabinets and an outlet in the pantry for added convenience.

A garage ready for more

Two 240V EV charging connections—one on each side of the garage—and an extra outlet for an additional refrigerator. A light on each side of the garage illuminates the driveway and garage entrance.

Holiday lights made easy

Front and back porch outlets for holiday lights, controlled by our GHome smart switches.

Rear spotlights & camera power

Two rear spotlights—one at the back right and one at the back left—provide light for the area behind your home. An outlet at the front of the house and an outlet at the back provide power for Ring cameras, with an additional outlet at the front of the house for outdoor convenience.

Everyday convenience

Outlets have been installed in the two walk-in closets—the master bedroom and secondary suite—as well as in the pantry and under each bathroom sink. Charge or power devices suitable for enclosed use while keeping them hidden behind closed doors and counters clear. A laundry-room outlet adds everyday convenience.

Flexible television placement

Two electrical outlet locations for televisions in each bedroom and two in the living room let you choose where to place your TV. Televisions are intended to use wireless connections, so coaxial cable is not installed. CAT6 wiring is coordinated through a structured media enclosure.

Generator connection

A dedicated 240V generator connection is included. Generator equipment, transfer equipment and generator installation are optional and priced separately.

The Sabal

CALI Luxury Vinyl Plank Quality

Beautiful wood looks. Practical everyday performance.

The CALI Trestles samples offer textured wood visuals, a matte finish and durable vinyl construction suited to active households. Their combination of wear protection, waterproof planks and attached cushioning makes them a strong flooring option for the Sabal.

A substantial protective wear layer

Your sample boards specify a 20-mil wear layer (approximately 0.5 mm). That is thicker than a 6- or 12-mil wear layer and provides more material above the printed wood design to resist wear from everyday foot traffic. Wear-layer thickness is one part of overall quality, alongside the surface finish, core construction and installation.

Waterproof planks and easy care

The boards identify waterproof cores, making these floors practical choices for kitchens, laundry rooms and bathrooms when installed according to CALI's instructions. Routine sweeping and manufacturer-approved cleaning help maintain their appearance.

Comfort and quieter rooms

Trestles uses a cushioned WPC core that CALI describes as softer underfoot than SPC, with attached padding for comfort and sound insulation. Your Trestles sample boards list a 1 mm attached IXPE pad. This combination makes Trestles our preferred collection for the Sabal emphasis on comfort and quieter living.

Finishing details and indoor air quality

Wood-grain embossing, beveled plank edges and a matte surface give the samples a more natural wood appearance. The boards list an aluminum-oxide finish and FloorScore certification, which addresses indoor-air emissions. These are useful quality features beyond color alone.

Specifications shown here follow the supplied CALI Trestles sample boards. Specifications and warranty terms depend on the exact product ordered. Manufacturer references: califloors.com/flooring/vinyl/products; califloors.com/flooring-warranty; CALI Trestles Locals Only product information.

The Sabal

Luxury Vinyl Plank Palette



Top Tie



Timber Beach



Railway Gray



Sunbaked Escape



Pelican Post



Locals Only (recommended)



Honey Beam



Bridge Beam

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Luxury Vinyl Plank Palette - Volume 2



South Seas



Huntington Hickory



Dockwood Oak



Saddlewood



Weathered Ledge

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Construction & Outdoor Living

Raised foundation

A raised crawl-space foundation supports access for maintenance, flexible utility routes and future improvements. Raising the living floor also provides some separation from surface water during heavy storms, alongside proper grading and drainage.

2 x 6 exterior walls

A 5-1/2-inch wall cavity is approximately 57% deeper than a 3-1/2-inch cavity in 2 x 4 framing. The extra depth allows thicker insulation to help reduce outside noise and heat transfer.

Attic storage walkway

An 8 ft x 56 ft walkway provides 448 square feet of planned unconditioned attic storage platform, separate from living area.

Premium Windows with Integrated Blinds

Blinds between the glass provide privacy, light control and a cleaner appearance without exposed blind slats.

Covered porch & optional deck

The 10 ft x 8 ft covered, screened rear porch provides 80 square feet of outdoor space. An optional open-deck extension adds space for grilling, seating and outdoor living, with optional gas connections for compatible outdoor appliances.

All four utility services

Water, sewer, electricity and gas service.

Real Estate Contact

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