



Huckleberry Cove

1095 Sandy Ford Road, Chesnee, SC 29323

Enchanted Homes

WHO WE ARE

When owner Ryan Kaiser inquired of his 95-year-old grandfather about the greatest change he experienced in his life, he was quick to answer, “That a man’s handshake is (now) worth nothing”.

While others devalue the handshake, Enchanted Homes still sees the power behind a firm handshake. Our company built its foundation on the American Christian Heritage principle that says, “Do unto others as you would have them do unto you”. By applying these values and principles in our relationships with clients, it is the desire of our entire company to make home buying a pleasant and memorable experience.

VALUES WE BUILD WITH



Tradition of Building



Christian Values



Family Oriented



Quality of Craft



Personal Approach



Local Focus

Huckleberry Cove

WELCOME HOME

Huckleberry Cove is one of our large lot communities near Lake Blalock. Get a look at the rolling hills and mountain views. This neighborhood has a country feel, but is conveniently located only a few minutes away from Boiling Springs. Schedule an appointment with an agent today about the available plans and options.

MODEL HOME

Fernwood with a Sunroom

DIRECTIONS

Hwy 9 towards Boiling Springs, Right onto Parris Bridge Rd,
Continue past Old Furnace Rd, Right onto Sandy Ford Rd,
Subdivision is on the left directly across from Elder Rd.

SCHOOLS

- Spartanburg District 2
- Carlisle Fosters Grove Elementary School
- Rainbow Lake Middle School
- Boiling Springs High School



Illustrated Plat





Subdivision Features

INTERIOR FEATURES

- Homes Have 8' Ceilings
- Arched Openings (As Shown on Selected Plan)
- Tray Ceiling in Primary Bedroom (If Shown on Selected Plan)
- A 2-Story Plan will have a Painted Handrail, Painted Wood Spindles, and Carpeted Stair Treads
- Standard Sheetrock Package Including Square Corners, Knockdown Ceilings, and Smooth Walls
- Crown Molding with Rope Light in Primary Bedroom Tray and Living Room
- 4" Baseboards
- 2 1/4" Colonial Trim Casing on Windows and Doors
- Cheyenne Style Interior Doors
- Chair Rail in Living Areas
- Propane Gas Fireplace with Black Tile Surround and a Recessed TV Niche Above
- Framed Mirrors in All Bathrooms

- 1 Semi-Gloss Paint Selection for Trim and 2 Eggshell Paint Selections for Walls (Only 1 Wall Color per Room with Exception of 2-tone Paint in Chair Rail Areas)
- Choice of Two Finishes (Oil Rubbed Bronze or Brushed Nickel) for All Interior Hardware. This Includes Doorknobs, Cabinet Knobs, Plumbing Fixtures, Light Fixtures, and Bathroom Hardware

Cabinets

- Marsh Cabinets – Cambridge Style with Crown Molding and Knobs (To Choose from Builder's Stain Selections)
- Cabinets Bump Up/Out at Range
- Granite Counters (To Choose from Builder's Selections)

Flooring

- One Vinyl Flooring Selection in Kitchen, Dining, Halls/Entrance, Bathrooms, and Laundry (To Choose from Builder's Level I Selections)
- One Carpet Selection for All Bedrooms and Living Room (To Choose from Builder's Level I Selections)

OUTDOOR FEATURES

- 3,500 Sq Ft of Sod and Seed in all Disturbed Areas
- Foundation Type and Garage Hand Orientation Pre-Determined by Builder. *Additional cost necessary to upgrade from Slab to Crawlspace or Raised Slab if lot is pre-determined as a Slab. (Basement is always additional cost and only available on certain lots)
- Concrete Driveway
- Garage with Trim and Paint
- 8" Site Built Columns with Three Band Wraps on the Front Covered Porch
- 12'x12' Covered Back Patio
- Sliding Glass Door to Back Patio
- Site-Built Wood Construction
- Choice of Vinyl Siding Package Which Includes Shtters and Vinyl Cedar Shake (To Choose from Builder's Selections)
- Stone Accents on Front of House (Stone Placement Determined by Builder)
- 30 Year Architectural Shingles (Choice of 2 Colors)
- Single Hung, Silverline Windows with a Prairie Grid (Beige or White) *Brand/Finish may be substituted based on availability of product/materials
- Mailbox or Cluster Box Varies per Subdivision/Postal Requirements

CONSTRUCTION

Plumbing

- Fiberglass Walk-In Shower in Primary Bath
- Fiberglass Tub/Shower Combo in Main Bath
- Pedestal Sink in All Half Baths
- Delta Brand Plumbing Fixtures, Finish Color to Match Interior Hardware Selection *Brand/Finish may be substituted based on availability of product/materials
- 50-Gallon Electric Water Heater
- Lenox 14 Seer Electric Heat Pump
- 2 Frost-Free Exterior Spigots (Placement Determined by Builder)

Electrical

- Ceiling Fans in Living Room, and Primary Bedroom
- Standard Light Package
- (4) Recessed Lights in Kitchen and One Above Each Tub or Shower
- Standard Chandelier in Nook/Dining Area with Option to replace with 2 Recessed Lights (Exact Measurements Required, if Chandelier is Selected)
- One Pendant Light at Kitchen Sink
- Appliances Included are Stove, Dishwasher, Microwave (Stainless Steel) and a Garbage Disposal *Brand/Finish may be substituted based on availability of product/materials
- Standard Light Package

* These standards are subject to change and do not reflect upgrades, changes in your contract or lot premiums. This document is not a contract.

Base Plan Squarefootage

ENCHANTED HOMES SERIES 3

PLAN	SF	PAGE
Pacific	1,247	10
Saxon	1,304	11
Wellford	1,329	12
Clifton	1,368	13
Startex	1,407	14
Bishop	1,456	15
Reynolds	1,528	16
Jackson	1,558	17
Sage	1,594	18
Archer	1,598	19
Sumter	1,771	20
Fernwood	1,736	21
Drayton	1,751	22
Cherokee	1,759	23
Whitney	1,883	24
Franklin	1,899	25
Beaumont	2,116	26
Arcadia	2,123	27
Arcadimont	2,124	28
Addington	2,142	29
Enory	2,280	30
Ridge	2,295	31
Emilia	2,411	32

Huckleberry Cove House Plans

WELCOME HOME



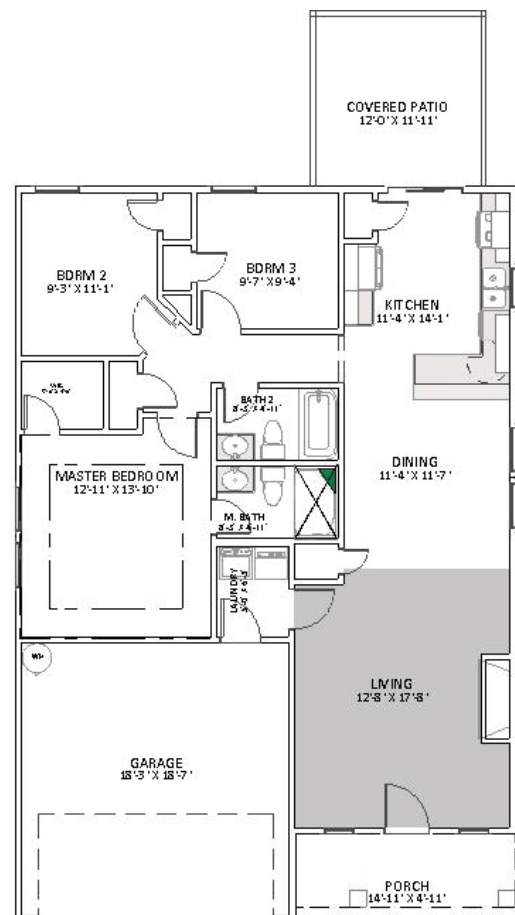
Pacific

3 Bedrooms | 2 Bathrooms | 1,247 Base Sq. Ft.



PLAN OPTIONS

- Upgraded Patio
- Sunroom & Covered Patio
- Sunroom
- Extended Garage
- Bonus Room
- Bonus Room & Bath Addition
- Bonus Room, Bed & Bath Addition
- * Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Saxon

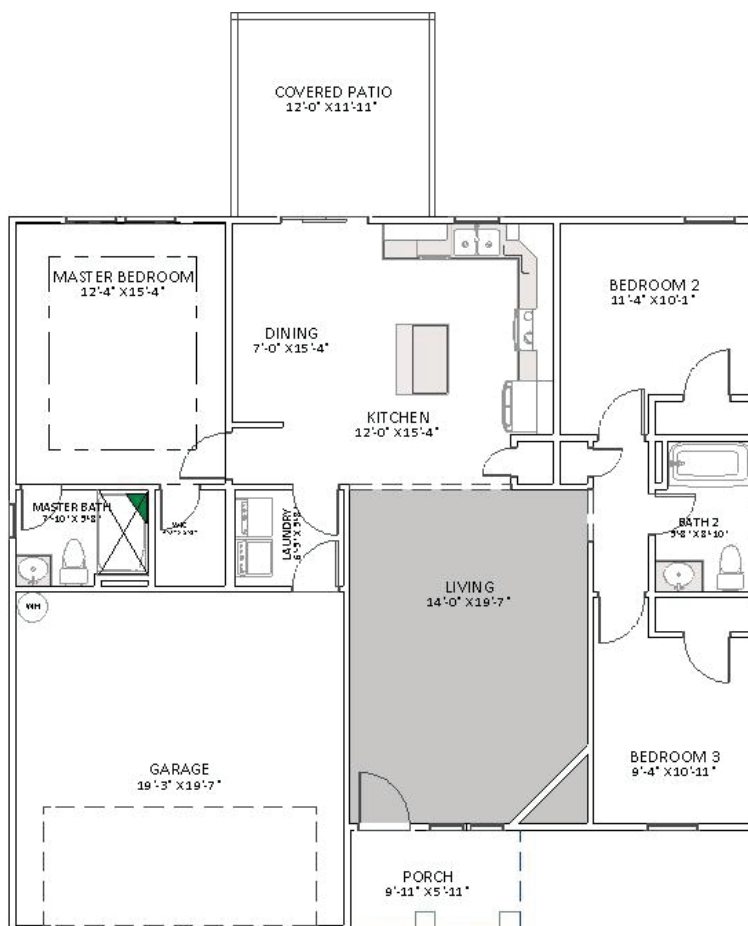
3 Bedrooms | 2 Bathrooms | 1,304 Base Sq. Ft.



PLAN OPTIONS

- Upgraded Patio
- Sunroom & Covered Patio
- Sunroom
- Extended Garage

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Wellford

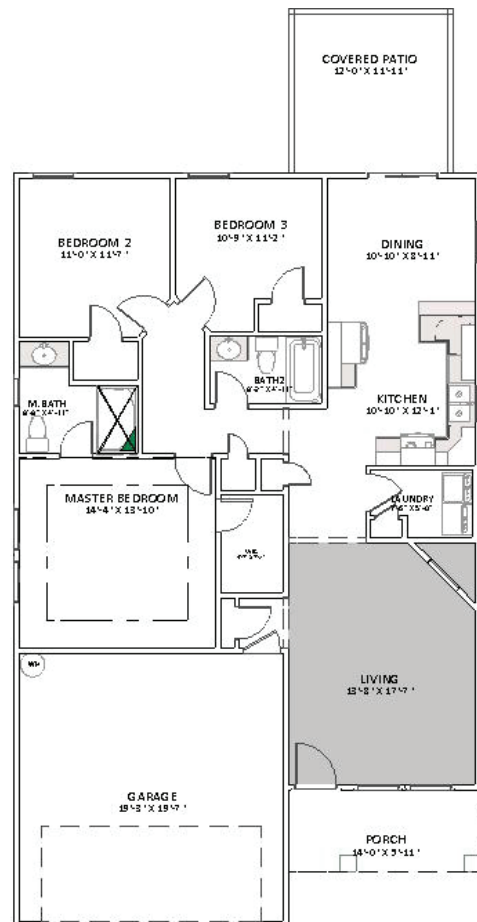
3 Bedrooms | 2 Bathrooms | 1,329 Base Sq. Ft.



*PLAN OPTIONS

- Upgraded Patio
- Sunroom & Covered Patio
- Sunroom
- Extended Garage

Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Clifton

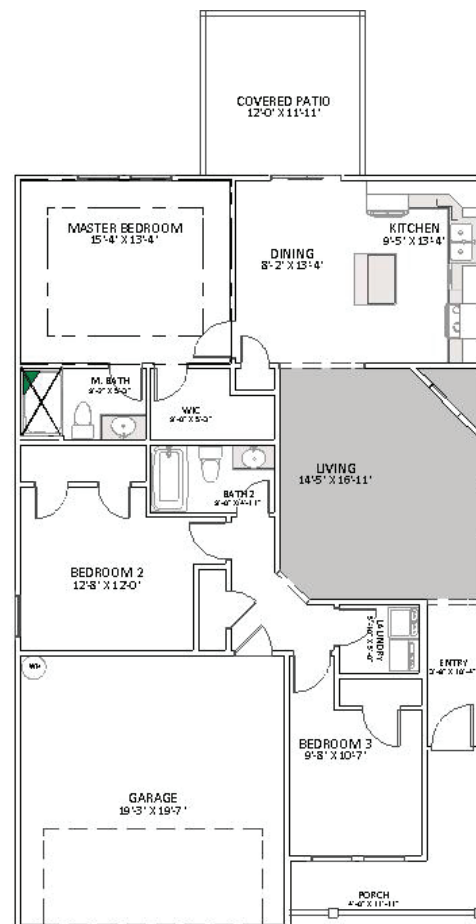
3 Bedrooms | 2 Bathrooms | 1,368 Base Sq. Ft.



PLAN OPTIONS

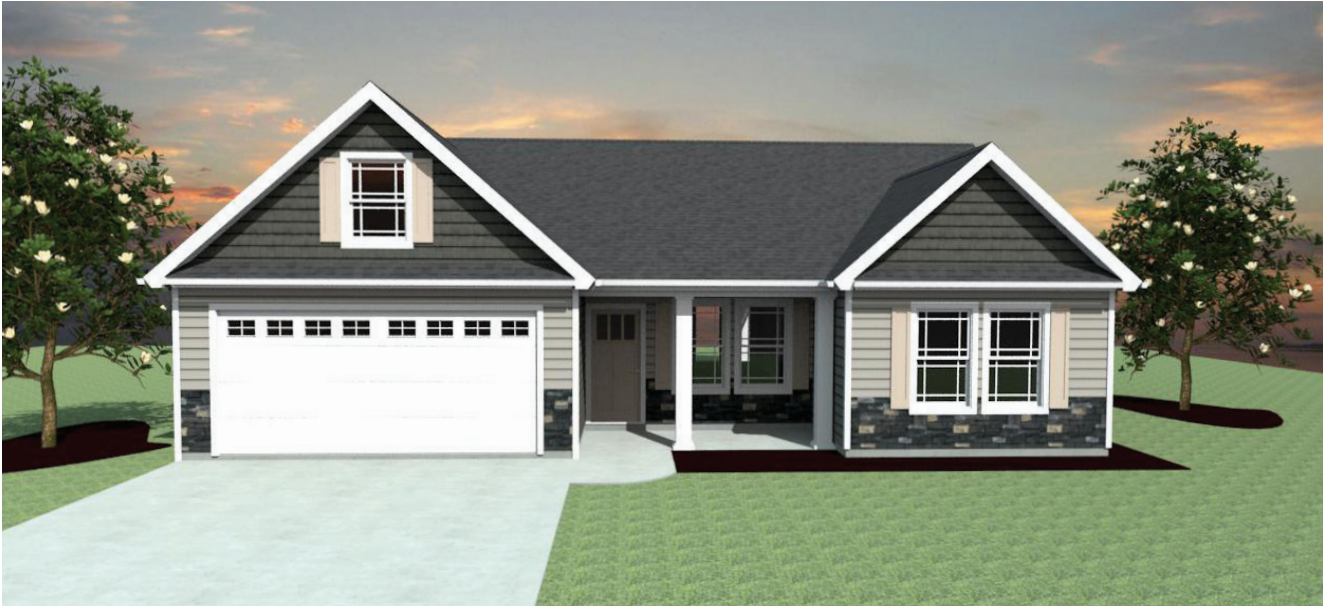
- Primary Upgrade
- Upgraded Patio
- Extended Garage
- Sunroom
- Sunroom & Covered Patio
- Bonus Room

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Startex

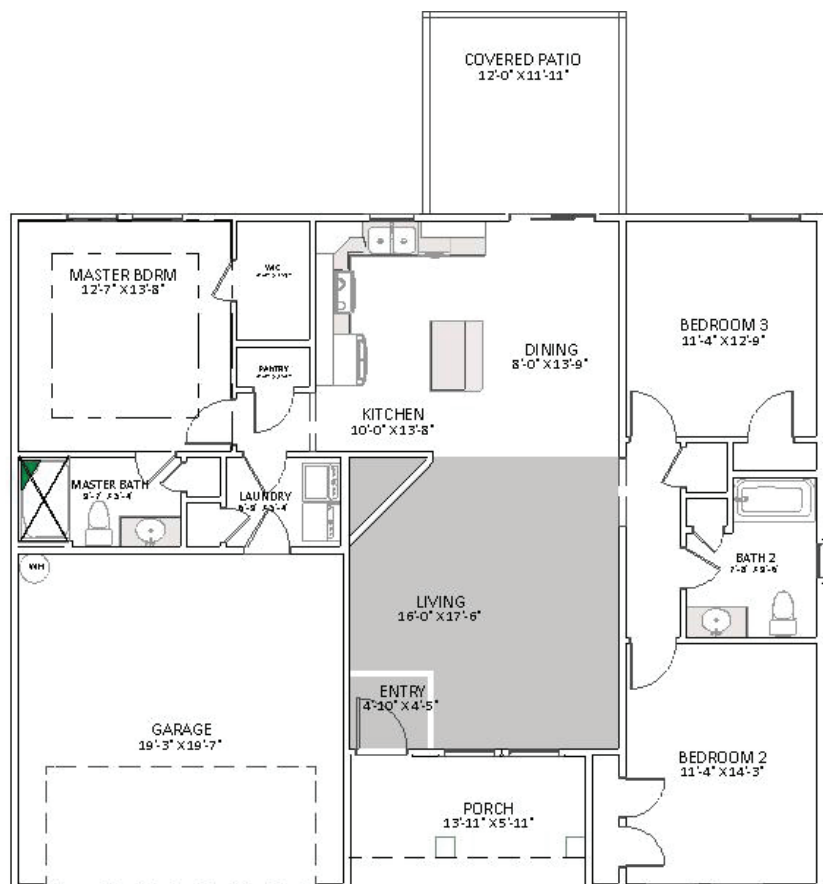
3 Bedrooms | 2 Bathrooms | 1,407 Base Sq. Ft.



PLAN OPTIONS

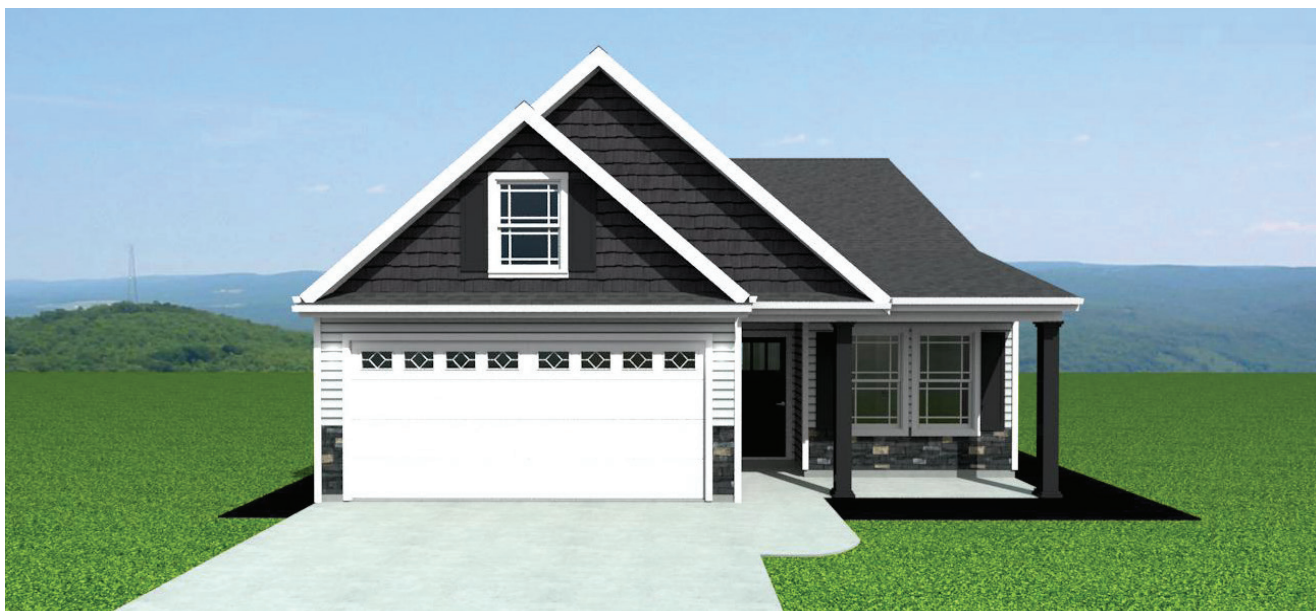
- Upgraded Patio
- Sunroom & Upgraded Patio
- Extended Garage
- Sunroom

*Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Bishop

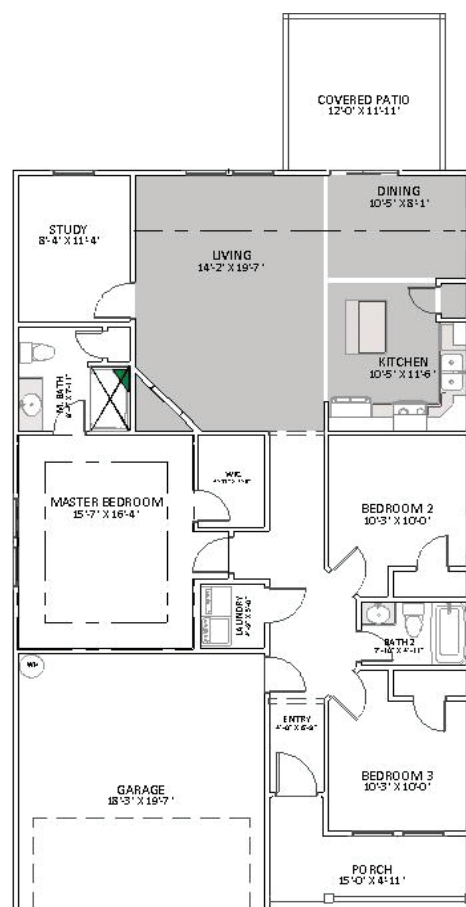
3 Bedrooms | 2 Bathrooms | 1,456 Base Sq. Ft.



PLAN OPTIONS

- Primary Upgrade
- Upgraded Patio
- Sunroom
- Extended Garage
- Sunroom
- Sunroom & Covered Patio
- Bonus Room

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Reynolds

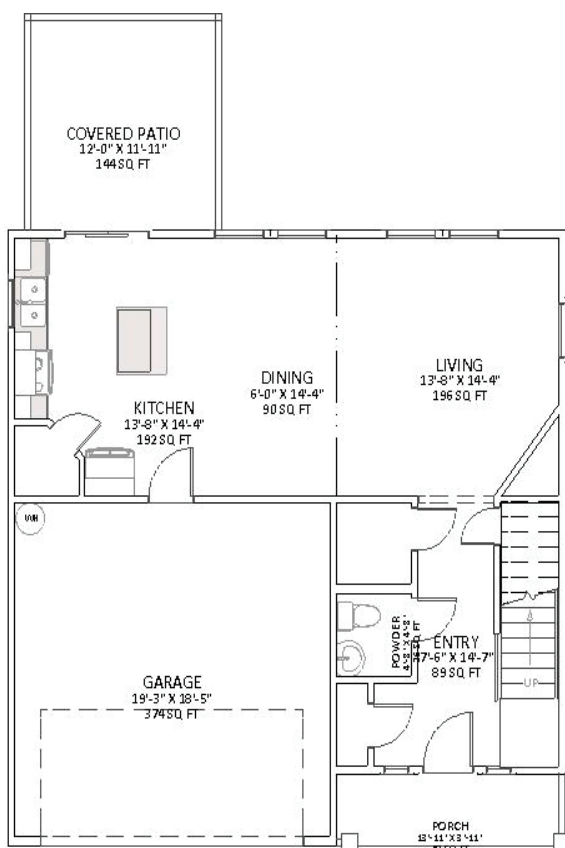
3 Bedrooms | 2 1/2 Bathrooms | 1,511 Base Sq. Ft.



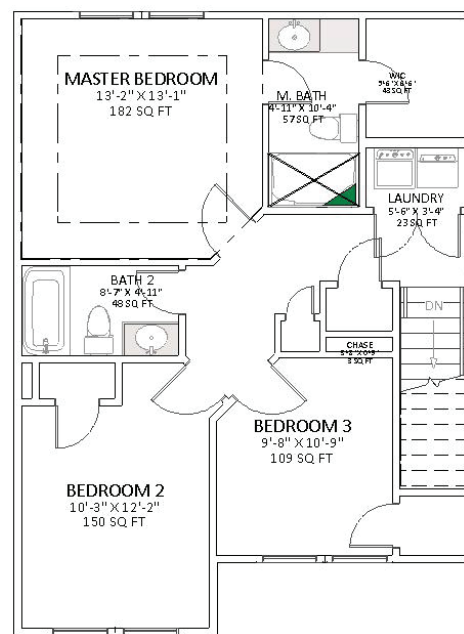
PLAN OPTIONS

- Primary Upgrade
- Upgraded Patio
- Sunroom

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FIRST FLOOR



SECOND FLOOR

Jackson

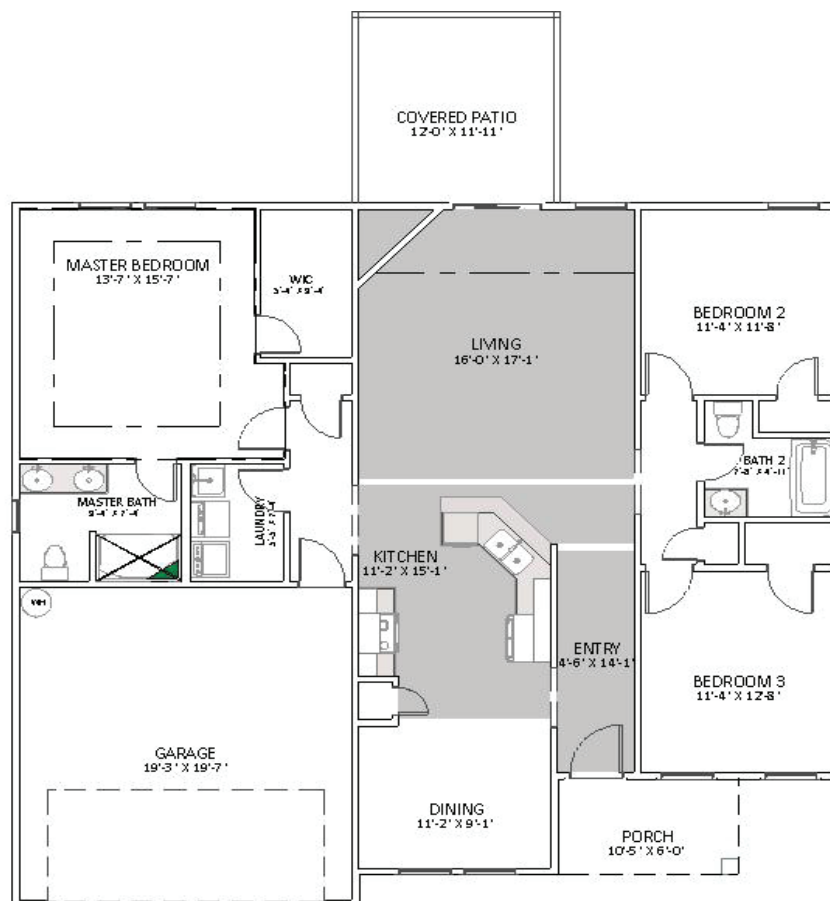
3 Bedrooms | 2 Bathrooms | 1,558 Base Sq. Ft.



PLAN OPTIONS

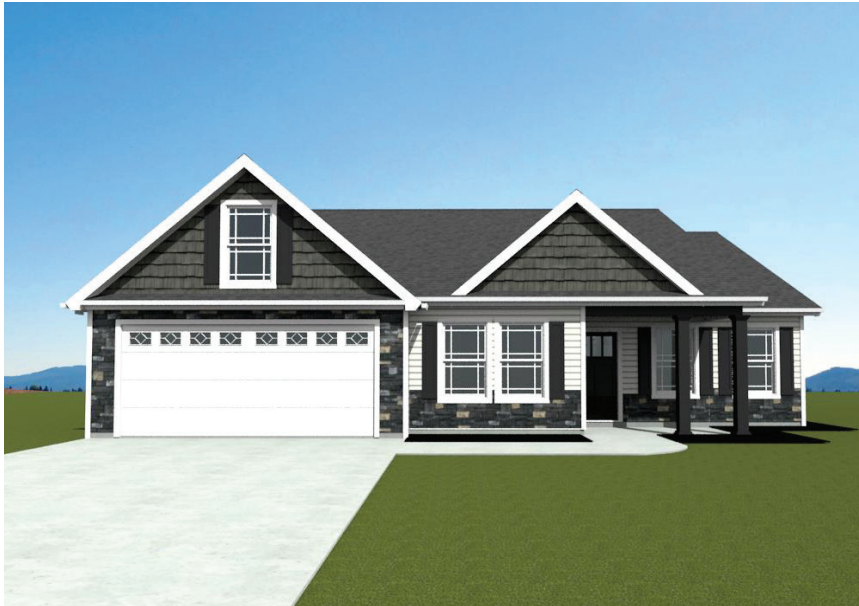
- Sunroom & Upgraded Patio
- Extended Garage
- Upgraded Patio
- Sunroom
- Bonus Room

* Specifications and dimensions are approximate and subject to change.
Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Sage

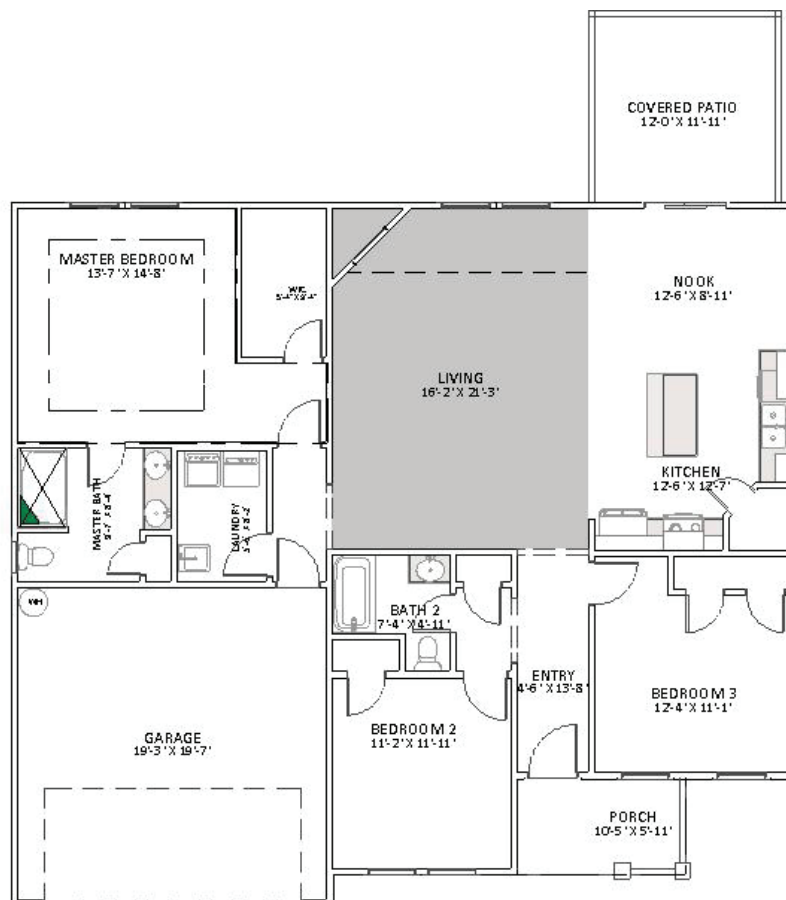
3 Bedrooms | 2 Bathrooms | 1,594 Base Sq. Ft.



PLAN OPTIONS

- Primary Bath Upgrade
- Upgraded Patio
- Sunroom
- Extended Garage
- Sunroom & Upgraded Patio

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Archer

3 Bedrooms | 2 Bathrooms | 1,598 Base Sq. Ft.

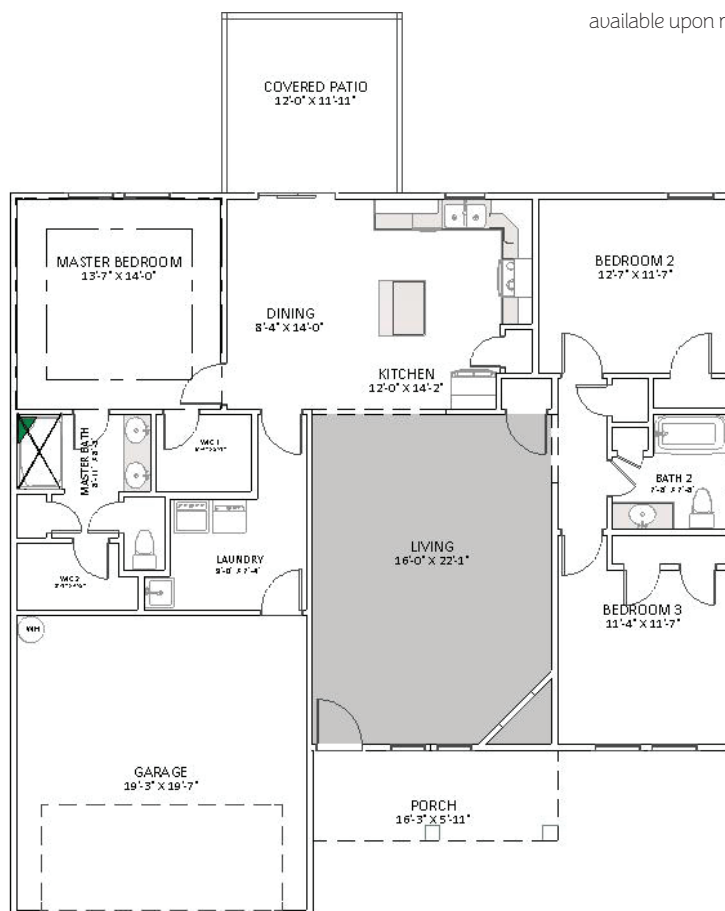


PLAN OPTIONS

- Primary Bath Upgrade
- Upgraded Patio
- Sunroom
- Extended Garage
- Sunroom & Upgraded Patio
- Bonus Room & Primary Upgrade

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades.

Base layout shown. The plan option layouts are available upon request.



Sumter

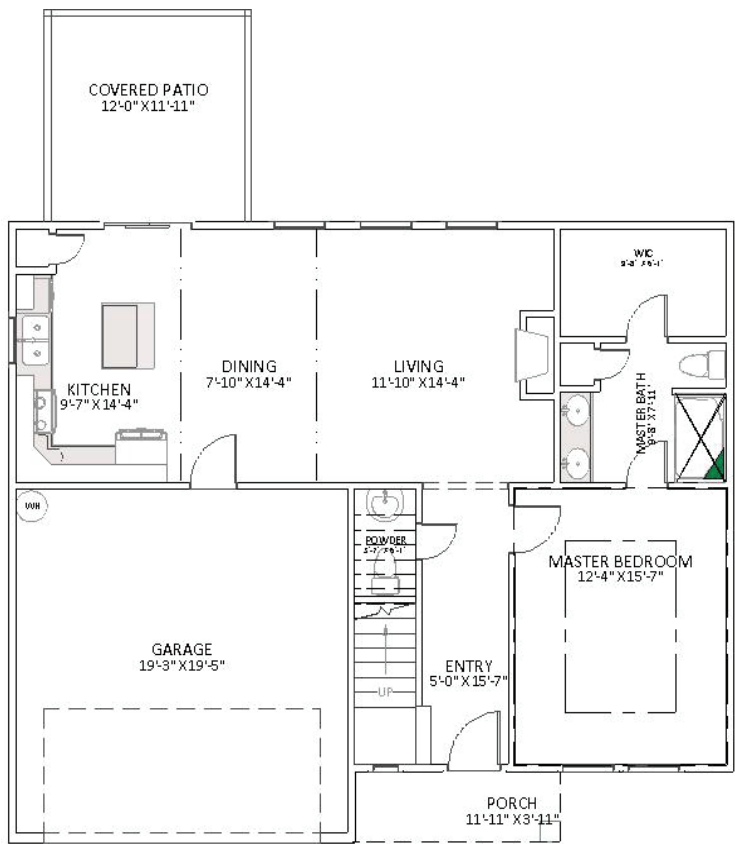
4 Bedrooms | 2 1/2 Bathrooms | 1,771 Base Sq. Ft.



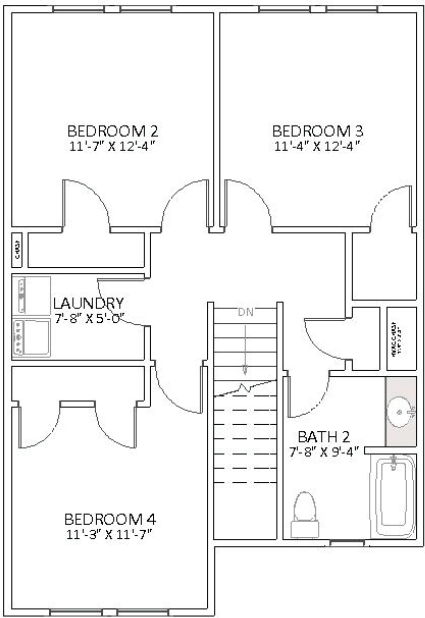
PLAN OPTIONS

- Upgraded Patio
- Master Bath Upgrade
- Extended Garage
- Upgraded Patio
- Sunroom
- Sunroom & Covered Patio

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FIRST FLOOR



SECOND FLOOR

Fernwood

3 Bedrooms | 2 Bathrooms | 1,736 Base Sq. Ft.

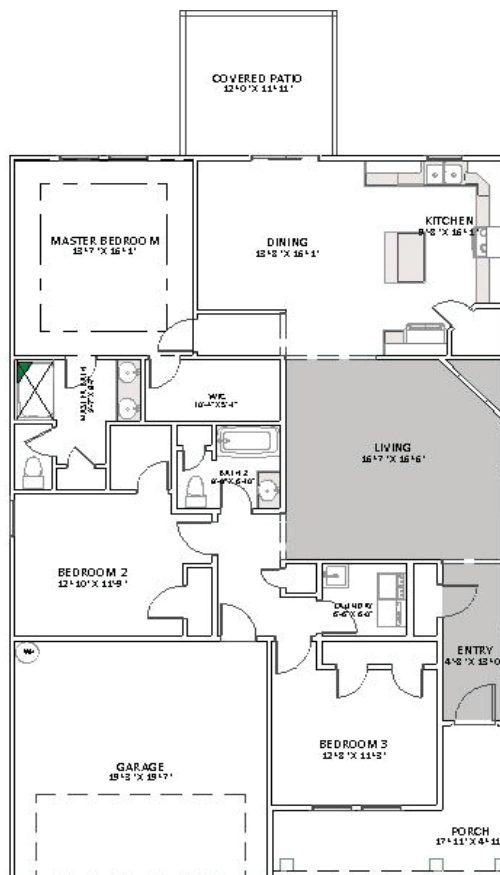


PLAN OPTIONS

- Upgraded Patio
- Master Bath Upgrade
- Extended Garage
- Upgraded Patio
- Sunroom
- Sunroom & Covered Patio

* Specifications and dimensions are approximate and subject to change.

Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Drayton

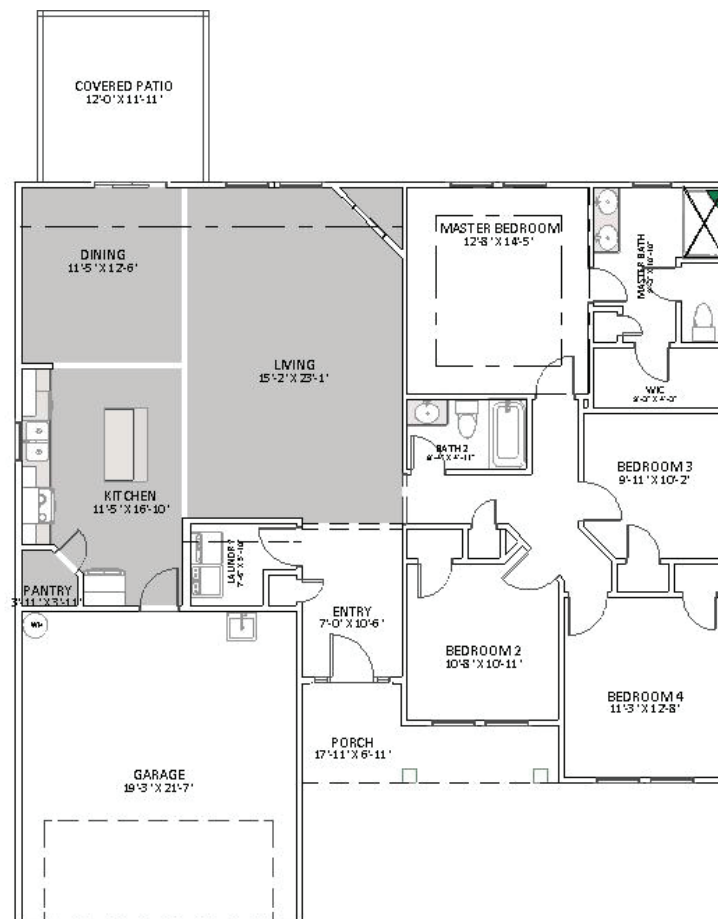
4 Bedrooms | 2 Bathrooms | 1,751 Base Sq. Ft.



PLAN OPTIONS

- Upgraded Patio
- Sunroom & Upgraded Patio
- Master Upgrade
- Sunroom

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Cherokee

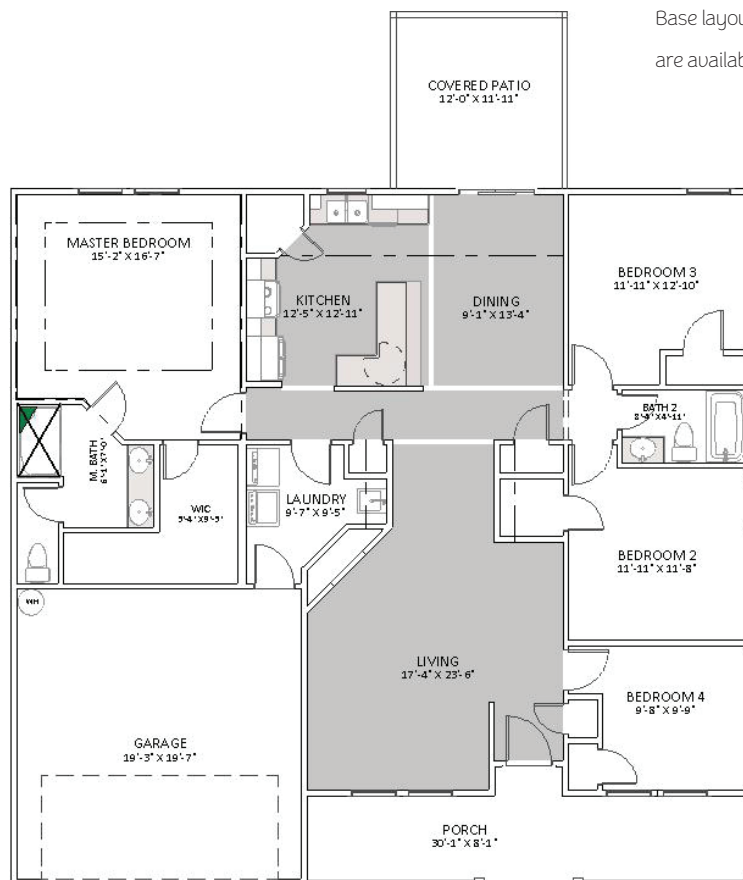
4 Bedrooms | 2 Bathrooms | 1,759 Base Sq. Ft.



PLAN OPTIONS

- Master Bath Upgrade
- Extended Garage
- Upgraded Patio
- Sunroom
- Sunroom & Upgraded Patio
- Bonus Room

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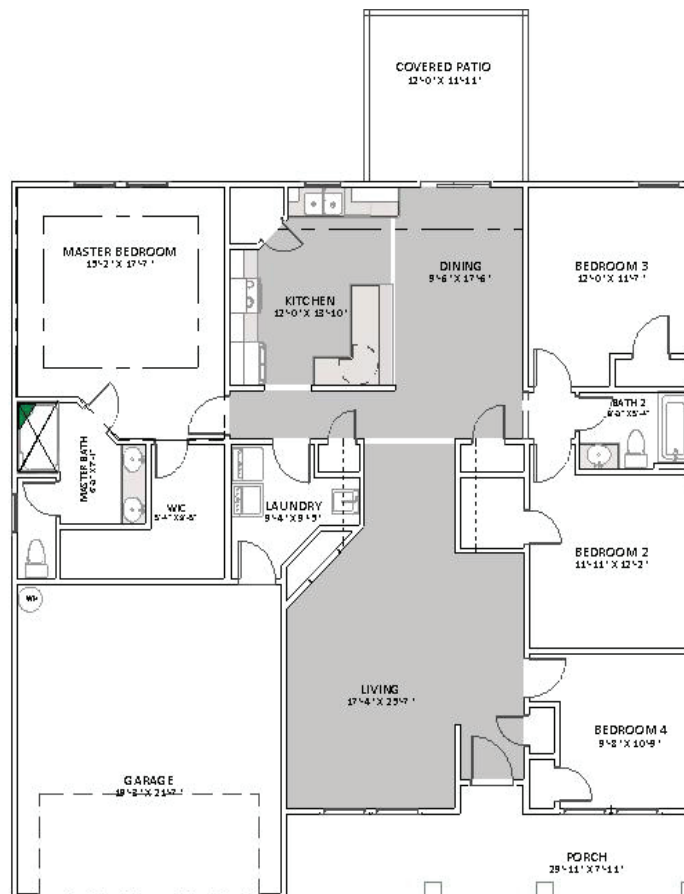
Whitney

4 Bedrooms | 2 Bathrooms | 1,883 Base Sq. Ft.



PLAN OPTIONS

- Upgraded Patio
- Sunroom & Upgraded Patio
- Sunroom
- Master Bath Upgrade
- * Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Franklin

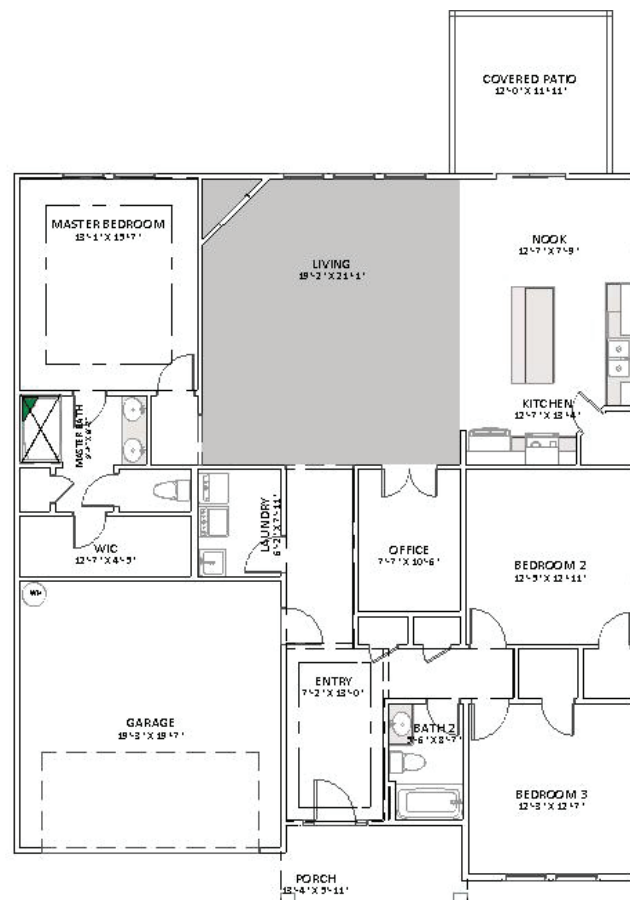
3 Bedrooms | 2 Bathrooms | 1,899 Base Sq. Ft.



PLAN OPTIONS

- Upgraded Patio
- Sunroom & Upgraded Patio
- Living Room Option
- Master Upgrade
- Sunroom

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Beaumont

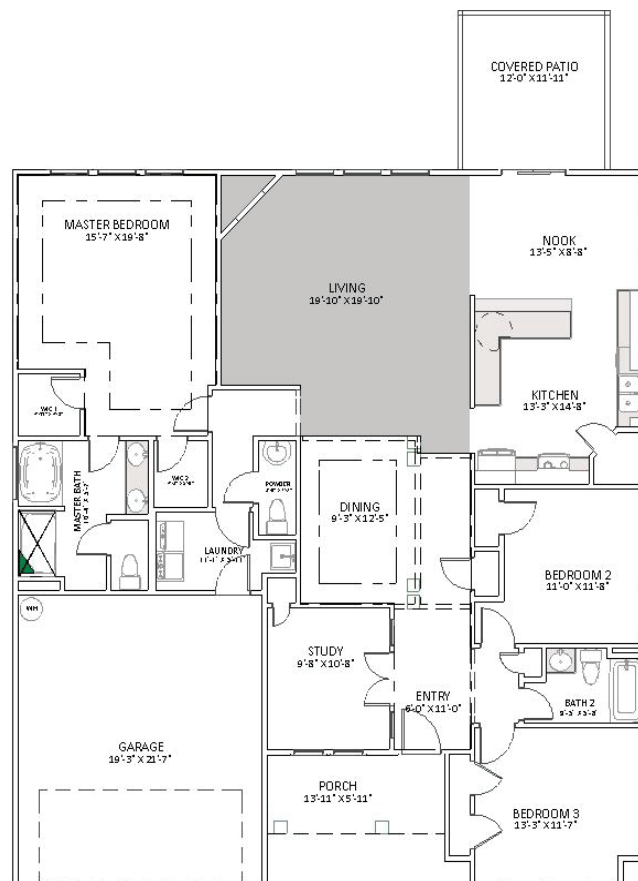
3 Bedrooms | 2 1/2 Bathrooms | 2,116 Base Sq. Ft.



PLAN OPTIONS

- Extended Garage
- Upgraded Patio
- Sunroom
- Bonus Room

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Arcadia

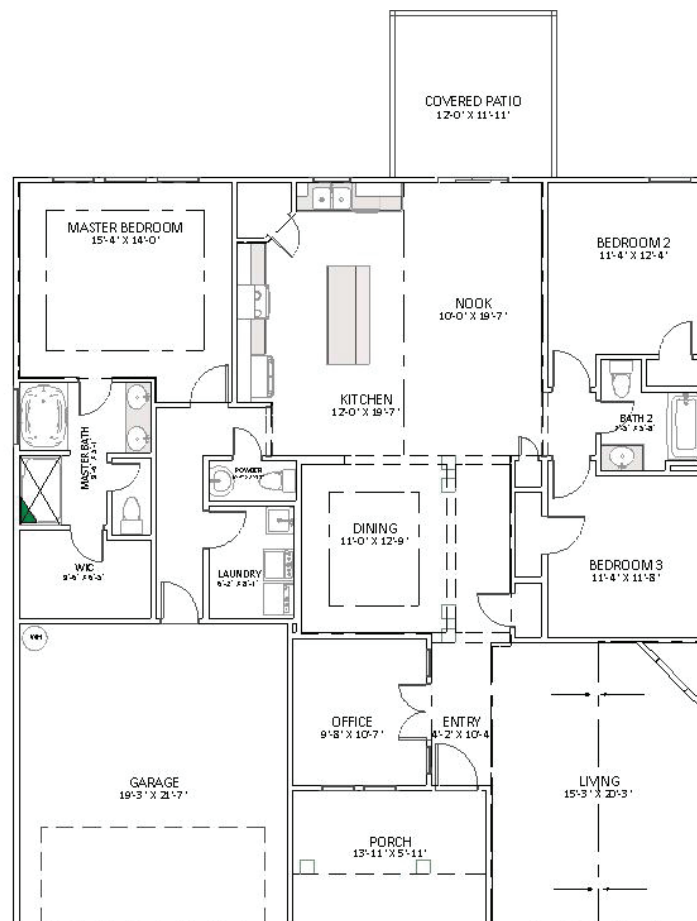
3 Bedrooms | 2 1/2 Bathrooms | 2,123 Base Sq. Ft.



PLAN OPTIONS

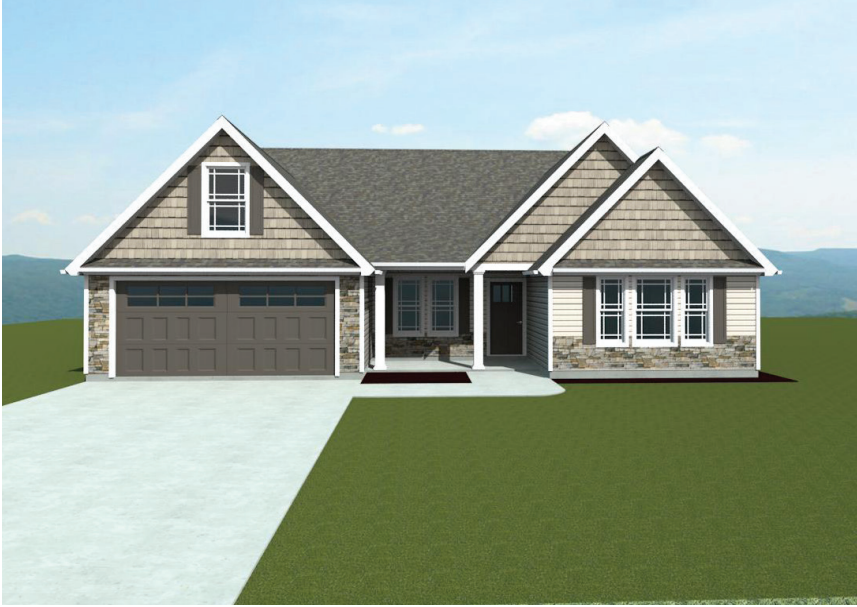
- Sunroom & Upgraded Patio
- Living Room Ceiling Upgrade
- Sunroom
- Upgraded Patio

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Arcadimont

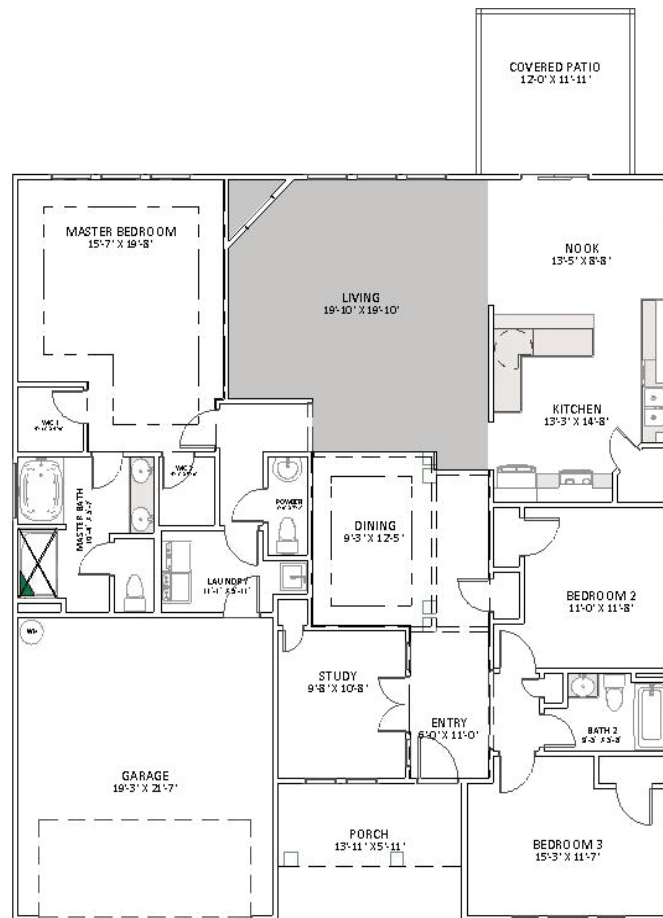
3 Bedrooms | 2 1/2 Bathrooms | 2,124 Base Sq. Ft.



PLAN OPTIONS

- Extended Garage
- Upgraded Patio
- Sunroom
- Primary Bath Upgrade

* Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



Addington

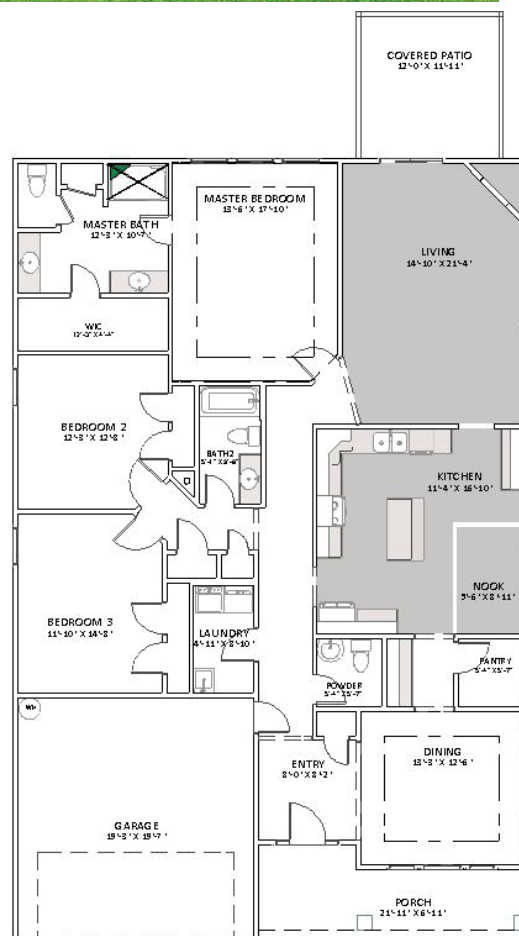
3 Bedrooms | 2 Bathrooms | 1,214² Base Sq. Ft.



PLAN OPTIONS

- Primary Bath Upgrade
- Extended Garage
- Upgraded Patio
- Sunroom & Upgraded Patio
- Bonus Room

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Enory

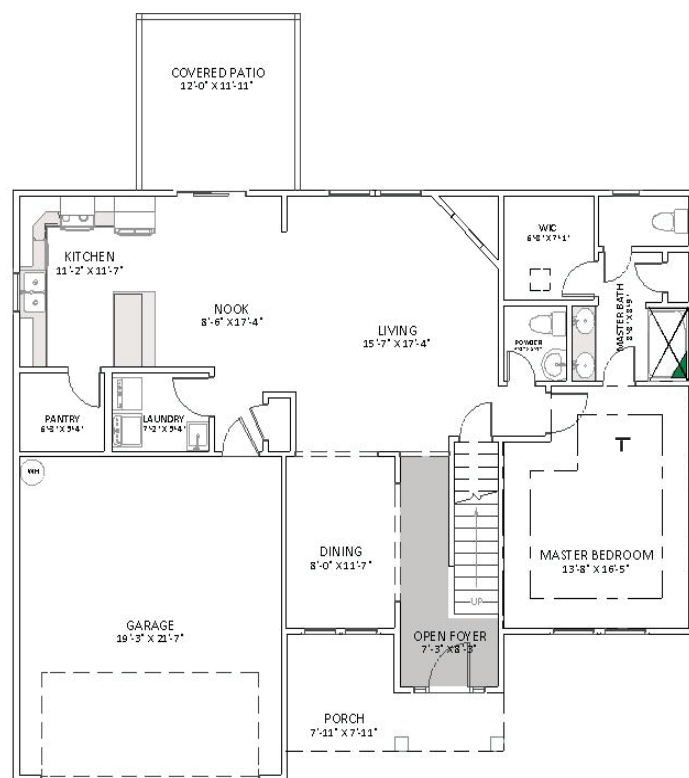
5 Bedrooms | 2 1/2 Bathrooms | 2,280 Base Sq. Ft.



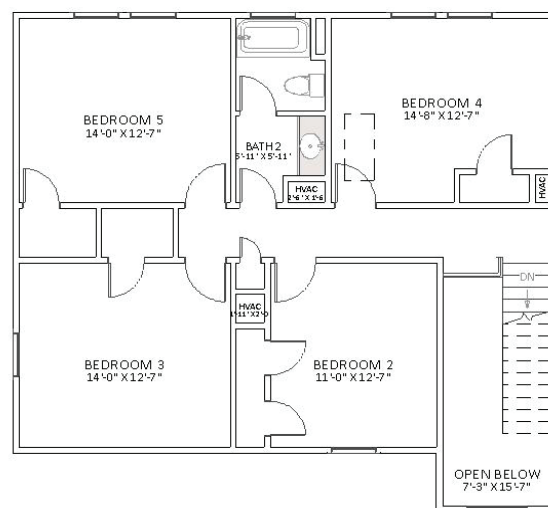
PLAN OPTIONS

- Primary Bedroom Upgrade
- Upgraded Patio
- Loft
- Sunroom

*Specifications and dimensions are approximate and subject to change. Photo may reflect plan options and/or upgrades. Base layout shown. The plan option layouts are available upon request.



FIRST FLOOR



SECOND FLOOR

Ridge

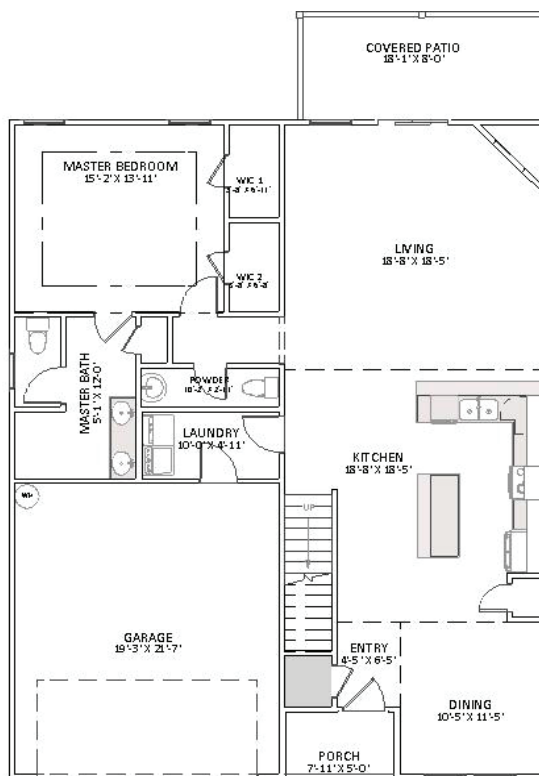
4 Bedrooms | 2.5 Bathrooms | 2,295 Base Sq. Ft.



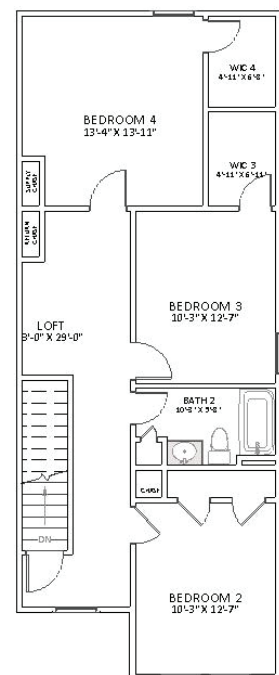
PLAN OPTIONS

- Upgraded Patio
- Bonus Room

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FIRST FLOOR



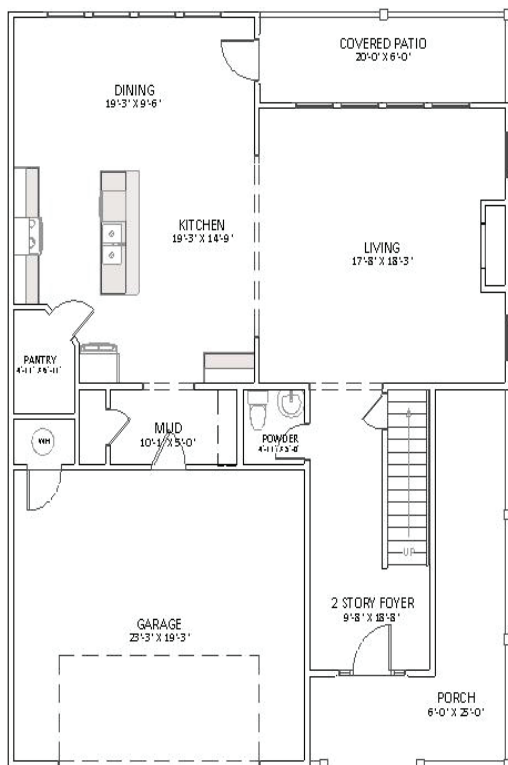
SECOND FLOOR

Emilia

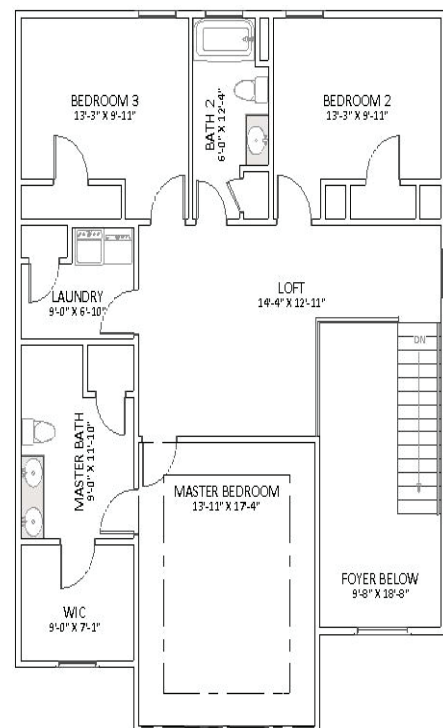
3 Bedrooms | 2 1/2 Bathrooms | 2,411 Base Sq. Ft.



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FIRST FLOOR



SECOND FLOOR



Enchanted Homes Subdivisions*

ASHTON RIDGE
495 Zimmerman Road
Inman, SC 29349

BEASON POINTE
998 Anderson Road
Chesnee, SC 29323

DOGWOOD MEADOWS
2699 Mount Lebanon Road
Campobello, SC 29322

DOUBLE CREEK
898 Grassy Pond Road
Gaffney, SC 29341

ELLIOTT PARK
220 Hampton Road
Lyman, SC 29365

GENTRY PLACE
220 Gentry Road
Spartanburg, SC 29301

HAMPSHIRE HEIGHTS
1501 East Blackstock Road
Moore, SC 29369

HUCKLEBERRY COVE
1095 Sandy Ford Road
Chesnee, SC 29323

KENMARE
395 Jordan Road
Lyman, SC 29365

LAKE SIDE AT BLUE RIDGE
PLANTATION
198 Double Crest Drive
Taylors, SC 29687

MESSER FARMS
Clement Loop
Campobello, SC 29322

PACOLET MILLS
100 Anderson Avenue
Pacolet, SC 29372

PHEASANT RIDGE
213 Eagle Circle
Anderson, SC 29626

PEACHBERRY
199 Berry Boulevard
Boiling Springs, SC 29316

PEYTON POINTE
Sloan Road & Holly Springs
Church Road
Inman, SC 29349

PIEDMONT HILLS
1099 Piedmont Road
Chesnee, SC 29323

PINE VALLEY
376 Double Bridge Road
Boiling Springs, SC 29316

POINTE SUMMIT
Eagles Crest Drive
Marietta, SC 29661

SHANDS PARK
1020 Gibbs Road
Wellford, SC 29385

STEUER PLACE
Lemmons Lane
Gaffney, SC 29341

THOMPSON CREEK
901 Fosters Grove Road
Chesnee, SC 29323

TIMBERWOOD
353 Timberwood Drive
Woodruff, SC 29388

TUBBS MOUNTAIN ESTATES
1127 Tubbs Mountain Road
Travelers Rest, SC 29690

WESTON
1073 Caldwell Road
Campobello, SC 29322

*Catalog Updated:
May 9, 2023

Ask about the Preferred Lender & Attorney Closing Costs Incentive!

Preferred Lenders:

Kevin Love (Pathway Mortgage): 864-921-3471

Davis Love (Pathway Mortgage): 864-542-3521

John Bostic (Ameris Bank): 864-304-9658

Craig Benton (Ameris Bank): 864-349-3444

Preferred Attorneys:

Josh Henderson (HBV Law): 864-582-2962 (ext. 108)

Chris Edwards (Edwards Law): 864-520-1890

Visit us online at
www.EnchantedHomes.com



VIEW LISTINGS

CORNERSTONE



REAL ESTATE GROUP



Agent Contact:
Steven Long
864-978-3104



Agent Contact:
Rick Long
864-978-9173

EnchantedHomes.com