

HG GROUP | SIGNATURE HOMES

2 Blake Lane

The Hancock Plan | Bull Point Plantation | Beaufort, South Carolina



A MODERN LOWCOUNTRY SIGNATURE HOME

Approx. 3,476 SF conditioned | 4,650 SF under roof | 3 bedrooms + private guest suite | 3.5 baths

Luxury Buyer Brochure, Design Presentation and Construction Guide | Version 2026.07.23-R04

WELCOME TO 2 BLAKE LANE

A home created to live beautifully

Property introduction and buyer guide

Welcome to 2 Blake Lane.

This brochure brings together the home's architectural story and the practical details prospective buyers most often ask about: how the home lives, what is included, which selections may remain available, how construction-stage decisions are handled, and how the supporting plans and design documents fit together.

The Hancock was conceived as an HG Group Signature Home - a custom-quality Lowcountry residence that combines dramatic scale with a highly livable, primarily one-level plan. The home offers approximately 3,476 square feet of conditioned living space and 4,650 square feet under roof, with three main-level bedrooms, a private conditioned guest suite above the garage, three full baths, one powder room, a screened porch, an oversized two-car garage and a conditioned workshop.

Architectural design by Gerry Cowart, Architect, gives the home its intentional Lowcountry character. Twelve-foot wall heights extend throughout the main level, while the Grand Room rises to approximately 14 feet 6 inches at the walls before vaulting to roughly 26 feet at its highest point. The result is memorable scale balanced by a private primary-suite wing, generous guest accommodations, a professional kitchen and butler's pantry, indoor-outdoor living areas and layered landscape design.

The plan was also composed for owners with sophisticated taste who want children, grandchildren and extended family to feel genuinely at home. Main-level guest rooms keep family close, while the conditioned suite above the garage creates an independent retreat for longer stays, media, work or hobbies. Everyone can gather in the Grand Room, kitchen and screened porch, then retire to a private part of the home.

The home is entering the mechanical, plumbing and electrical rough-in phase, making this an important decision window. Selections affecting HVAC layouts and vents, plumbing and gas drops, electrical locations, smart-home wiring and outdoor-kitchen rough-ins must be finalized before the applicable trade completes its work. Structural changes, garage additions and a golf-cart bay can no longer be incorporated.

Signature systems and details

The home package includes bronze DP-50-rated windows, a full spray-foam thermal envelope, sound-control batt insulation at the primary suite and bathrooms, two 18-SEER Carrier HVAC systems, two LP-gas tankless water heaters, designated ZLINE touchless faucets with Delta fixtures elsewhere, and an HG Signature hot-water hose bib outside the garage. A 26 kW Generac whole-home generator package with automatic transfer-switch equipment is available as an upgrade at an estimated \$12,500, subject to final coordination and written approval.

Prospective buyers are invited to schedule a private virtual consultation, an in-person design meeting or a guided site visit in Beaufort.

Presented by

HG Group Signature Homes

HG Group | OSP Construction | Old South Properties

YOUR GUIDE TO THE HOME

Contents

A clear path from the home's big-picture story to its technical supporting material.

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Important document note

This presentation summarizes the current design intent and the builder's present construction-stage response. All renderings are provided for informational purposes only and do not establish the actual improvements, landscaping, materials or final field conditions. Refer to the current architectural, construction, site and landscape plans for the improvements presently intended. Preliminary finish, cabinet and landscape documents remain subject to field verification, product availability, approvals and written change orders. The executed purchase agreement, approved plans, final specifications and signed change orders control.

Included supporting material

- Architectural renderings, floor plans, elevations and lighting concept
- Preliminary design image collection and finish selections
- Complete 10-page preliminary cabinet design package
- Current landscape and irrigation plan, plus tree and topographic survey

THE HANCOCK PLAN

Residence overview

Dramatic architecture, main-level living and a private guest retreat - all within a carefully composed Lowcountry plan.

3,476 APPROX. CONDITIONED SF	4,650 APPROX. TOTAL UNDER ROOF	3 + 1 BEDROOMS + GUEST SUITE	3.5 TOTAL BATHS
12 FT MAIN-LEVEL WALL HEIGHT	14 FT 6 IN GRAND ROOM WALL HEIGHT	~26 FT GRAND ROOM PEAK	6-7 MO. ESTIMATED COMPLETION

The main level is composed around an open kitchen, dining and Grand Room core, with the primary suite in a private wing and two additional bedrooms positioned for family or guests. Twelve-foot walls create exceptional scale throughout the main level; the Grand Room rises to approximately 14 feet 6 inches at the walls before vaulting to roughly 26 feet. A screened porch extends the gathering space outdoors, while the conditioned upper suite provides an independent retreat for extended stays.

Primary retreat	A vaulted bedroom, private sitting room and terrace, dual walk-in closets and a substantial wet-room bath create a serene owner's wing.
Extended-family flexibility	Two main-level guest bedrooms and the conditioned upper suite give adult children, grandchildren and long-stay guests both connection and independence.
Entertaining core	The professional kitchen, oversized island, butler's pantry, Grand Room, dining area and screened porch support gracious everyday living and larger gatherings.
Service and storage	An oversized garage, conditioned workshop, mudroom, laundry and pantry storage keep practical functions discreetly organized.



Rendered main-level floor plan for informational purposes only. Furniture and landscaping are illustrative; current plans control the actual improvements.

LOWCOUNTRY WATERFRONT LIVING

Life at Bull Point

A private gated community shaped by deep-water access, preserved nature and an established collection of resident amenities.



Conceptual side-entry view for informational purposes only. See the current architectural and landscape plans for the actual improvements.

Bull Point Plantation is a private, gated community along Huspah Creek. Its setting combines maritime forest, freshwater lakes, tidal water and community gathering places - giving residents a sense of retreat while remaining within reach of Beaufort, Charleston and Savannah.

Deep-water access	Private boat landing, docks and access for boating, kayaking, fishing, crabbing and shrimping.
6,500-SF clubhouse	Meeting and gathering spaces, library, fitness center, sauna and a viewing deck.
Waterfront recreation	Resort-style waterfront pool, pool house and hot tub.
Nature and trails	Freshwater lakes, walking and biking trails, preserved canopy and a bird sanctuary.
Community destinations	River Cabin, Magnolia Island, Murdaugh Landing and William Bull Park.
Architectural stewardship	Community design and landscape standards administered through the Bull Point ARB.

Community information source: [Bull Point Plantation Property Owners Association](#)

MATERIALS WITH WARMTH AND LONGEVITY

Preliminary design image collection

Modern Lowcountry luxury expressed through natural texture, tailored millwork and a quiet, livable palette.



Preliminary design image collection - subject to final confirmation, availability and the controlling plans and specifications.

A cohesive palette

- Wide-plank white-oak flooring with soft-white perimeter cabinetry and a natural-oak island
- ZLINE touchless faucets at designated statement locations, with coordinated Delta fixtures elsewhere
- Calacatta quartz baseline counters, with Taj Mahal quartzite shown as an upgrade option
- Large-format porcelain, handmade-look ceramic, natural stone mosaics and warm terracotta accents
- Statement lighting, copper gas lanterns and a brick fireplace with a wood mantel and built-ins

Professional kitchen focus

The preliminary ZLINE Autograph package includes a 48-inch dual-fuel range, custom hood, 60-inch French-door refrigerator/freezer, dishwasher and microwave drawer. A beverage cooler is shown as an upgrade option. Buyers may select alternative appliances and receive an allowance based on the retail price of the corresponding included appliances. Any price difference and any cabinetry, ventilation, utility, installation or lead-time impacts will be addressed through the written change-order process. Washer and dryer are not included.

A CURATED STANDARD OF LUXURY

Appliance, plumbing and lighting collection

Professional performance, touchless convenience and coordinated finishes selected to support a refined, highly functional home.



CURATED APPLIANCE & PLUMBING COLLECTION

ZLINE AUTOGRAPH EDITION | STAINLESS STEEL

PROFESSIONAL PERFORMANCE. TIMELESS DESIGN. COASTAL LUXURY LIVING.

KITCHEN APPLIANCE PACKAGE

48" DUAL FUEL RANGE



INSERT OPTION
(CUSTOM HOOD)



60" COUNTER-DEPTH
REFRIGERATOR



24" DISHWASHER



24" MICROWAVE DRAWER



KITCHEN FIXTURES

KITCHEN FAUCET – BRUSHED GOLD



POT FILLER – BRUSHED GOLD



BAR FAUCET – MATTE BLACK

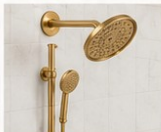


PRIMARY SUITE

TOUCHLESS – BRUSHED GOLD



TOUCHLESS
VANITY FAUCETS



DELTA®
SHOWER SYSTEM



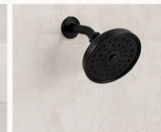
DELTA®
TUB FILLER

SECONDARY BATHS (2)

TOUCHLESS – MATTE BLACK



TOUCHLESS
VANITY FAUCETS



ZLINE
SHOWER SYSTEM



ZLINE
TUB/SHOWER TRIM

SPECIFICATIONS

KITCHEN APPLIANCES

- 48" Dual Fuel Range – RAWM-48
- Insert Option – Custom Hood
- 60" Counter-Depth Refrigerator – RFMZ-W60
- 24" Dishwasher – DWMTZ-24
- 24" Microwave Drawer – MWDZ-24

KITCHEN FIXTURES

- Kitchen Faucet – Brushed Gold
- Pot Filler – Brushed Gold
- Bar Faucet – Matte Black

PRIMARY BATH (1)

- Touchless Vanity Faucets – Brushed Gold
- Delta® Shower System – Brushed Gold
- Delta® Tub Filler – Brushed Gold

SECONDARY BATHS (2)

- Touchless Vanity Faucets – Matte Black
- ZLINE Shower System – Matte Black
- ZLINE Tub/Shower Trim – Matte Black

OSP REAL ESTATE



843.575.1201

OLD SOUTH PROPERTIES



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STACEY HALL, BROKER ASSOCIATE



www.osprealstate.com

Curated appliance and plumbing collection - preliminary and subject to final confirmation, availability and the controlling plans and specifications.

LAYERED LIGHT, CONSIDERED DETAIL

Curated lighting collection

Coordinated interior and exterior fixtures selected to reinforce the home's warm, tailored Lowcountry character.



2 BLAKE LN
BULL POINT
PLANTATION





CURATED LIGHTING COLLECTION

2 BLAKE LN • BULL POINT PLANTATION • SEABROOK, SC

Thoughtfully selected fixtures to complement the timeless coastal architecture of 2 Blake Ln.

EXTERIOR LIGHTING

COPPER GAS LANTERNS
Front Entry



GT-20
Copper Finish

MATTE BLACK COACH LANTERNS
Garage & Rear Entries



2804
Matte Black Finish

LARGE OUTDOOR FAN
Covered Porch



F888 (65")
Matte Black

OUTDOOR FAN
Screened Porch



MOB60
Matte Black

INTERIOR STATEMENT LIGHTING

FOYER



5392604
Warm Brass

DINING ROOM



F3193
Warm Brass

GREAT ROOM



F2935
Wood Sphere

KITCHEN ISLAND
(3) PENDANTS



347311
Clear Glass / Warm Brass

BREAKFAST AREA



9423
Black / Warm Brass

STUDY



8150
Warm Brass

BEDROOM COLLECTION

EVERY BEDROOM INCLUDES
Premium Designer Ceiling Fan
with Integrated LED Light

PRIMARY SUITE (UPGRADED)



3MAVR
Wood Blades

GUEST BEDROOMS



3R2R52
Matte Black

QUIET DC MOTOR • LED LIGHT KIT • MATTE BLACK FINISH

BATH VANITY LIGHTING

PRIMARY SUITE



2221
Brushed Gold

POWDER ROOM



3493
Black / Warm Brass

SECONDARY BATHS



2221
Matte Black



Copper gas lantern front entry



Matte black exterior lighting



Warm brass statement lighting



LED integrated ceiling fans in every bedroom



Matte black bath lighting to coordinate with plumbing



Layered architectural lighting throughout

DESIGNER UPGRADE OPTIONS

LUXURY FANDELIERS
Primary Suite, Great Room, Bonus Room & Porch



DRAMATIC FOYER CHANDELIERS
Make a grand first impression



STATEMENT DINING CHANDELIERS
Oversized designer options available



CUSTOM KITCHEN PENDANTS
Glass, linen, woven & artisan metal options



LANDSCAPE LIGHTING
Enhance beauty, security & ambiance



SMART HOME LIGHTING CONTROLS
Dinners, scenes & whole-home control options





Coastal Wood Blade Fans



Matte/ Natural F Finishes



Premium DC Motor Fans



Outdoor Damp-Rated Fans

Designer upgrades are available during the selections process. Your OSP Real Estate team can help you create a truly personalized lighting selection to match your vision and home's curated architectural aesthetic.

CURATED & DESIGNED BY | OSP REAL ESTATE | 843-252-4383 | stacey@osprealestate.com | www.osprealestate.com

Curated lighting collection - preliminary and subject to final confirmation, availability and the controlling plans and specifications.

HG Group | Thoughtfully Designed. Expertly Built. | 8

ARCHITECTURE YOU FEEL

Volume, light and everyday comfort

The house is designed to make its scale memorable without sacrificing warmth or practical daily living.



Conceptual Grand Room and kitchen view for informational purposes only. Current plans and final approved selections control the actual improvements.

Twelve-foot wall heights establish generous volume throughout the main level. In the Grand Room, the walls rise to approximately 14 feet 6 inches before continuing into a dramatic vaulted ceiling that reaches roughly 26 feet at its highest point. Tall windows, transoms and a round gable window draw daylight deep into the open living area, while wood ceilings, built-ins and a full-height fireplace introduce warmth and texture.

OPEN CORE	INDOOR-OUTDOOR	TAILORED DETAIL
Kitchen, dining and Grand Room flow together for daily living and entertaining.	The screened porch extends the central living area into the Lowcountry landscape.	Millwork, lighting, natural materials and layered finishes create a custom-home character.

PRIVACY WITHOUT ISOLATION

Primary suite and guest living

Separate zones give owners, family and guests room to gather - and room to retreat.

	
Conceptual primary-suite sitting room - informational only	Rendered guest-suite plan - current plans control

The primary wing

The primary suite occupies its own side of the home and includes a vaulted bedroom, private sitting room, outdoor terrace, separate walk-in closets and a substantial bath suite. Sound-control batt insulation is included at the primary suite and bathrooms to improve acoustic privacy. The wet-room concept pairs a freestanding tub with an oversized dual shower and bench. A steam-shower upgrade may still be evaluated if it is designed and approved before the wet-area rough-in is completed.

The conditioned guest suite

Above the garage, the fully conditioned suite provides a private full bath and a large flexible room for guests, grandchildren, media, work or hobbies. Built-in desks and cabinetry may still be developed. Any wet bar or kitchenette involving water, drainage, ventilation or additional circuits must be selected and approved before the applicable rough-in is completed.

Bedroom-count note

The home is presented as three main-level bedrooms plus a private conditioned guest/bonus suite. Final marketing and occupancy descriptions remain subject to the applicable septic approval and controlling plans.

BUILT FOR COASTAL SOUTH CAROLINA

Construction, systems and site

A material and systems package selected for comfort, resilience and long-term ownership.

Architecture and exterior	Architectural design by Gerry Cowart, Architect. Exterior materials include genuine full-size, traditionally laid Acme Oyster Cove brick with James Hardie siding and trim.
Windows and roof	Bronze DP-50-rated windows; GAF Timberline AS II architectural shingles in Charcoal.
Insulation and sound	Full spray-foam insulation at the conditioned thermal envelope, with supplemental sound-control batt insulation at the primary suite and bathrooms.
HVAC	Two separate four-ton, 18-SEER Carrier systems with Wi-Fi-programmable thermostats.
Hot water and gas	Two LP-gas tankless water heaters for increased capacity and improved distribution, plus an HG Signature hot-water hose bib outside the garage.
Plumbing fixtures	ZLINE touchless fixtures at the designated locations shown in the preliminary design collection; coordinated Delta fixtures at the remaining locations.
Generator upgrade	Optional 26 kW Generac whole-home generator package with automatic transfer-switch equipment; preliminary upgrade estimate approximately \$12,500, subject to final coordination and written change order.
Outdoor kitchen and laundry	Utility rough-in drops are included for an optional outdoor kitchen; outdoor-kitchen appliances and equipment are not included. Washer and dryer are also not included.
Garage and workshop	Approximately 24-by-26-foot two-car garage with two 10-foot-wide doors, plus a conditioned workshop and connecting area.
Coastal structure	FORTIFIED and engineered high-wind construction measures described by the builder as designed for wind loads exceeding 180 mph, including continuous sheathing, enhanced fastening, clips, straps, shear walls, anchors and hold-downs. The sealed engineering and permit documents control.
Flood designation	FEMA Flood Zone X.
Landscape and irrigation	Professional landscaping with four-zone irrigation, retained canopy, new trees, shrubs and added buffer plantings. Plantation Mix driveway material, also known as slag. Landscape lighting is not included.

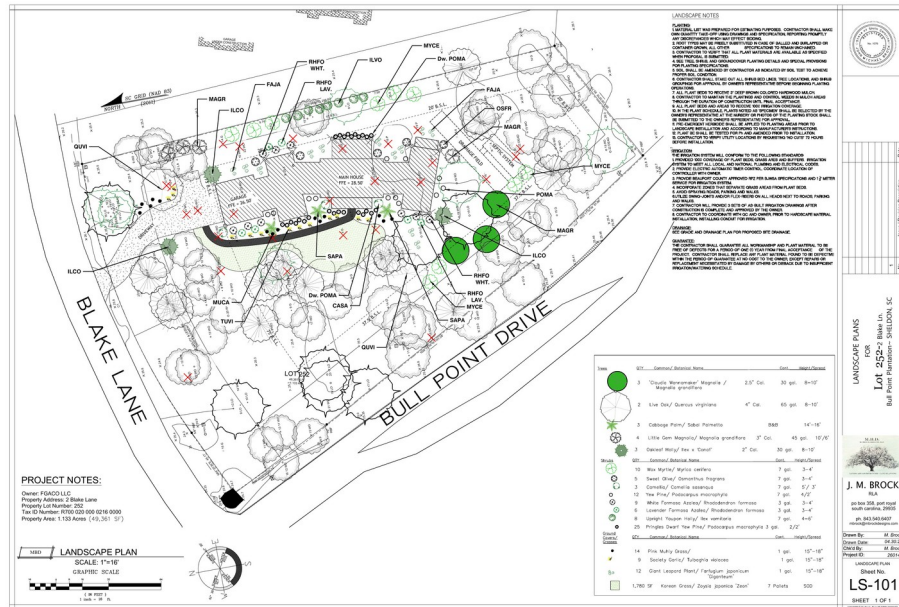


Architectural elevation sheet - current plans control exterior composition and improvements.

FROM THE HOUSE TO THE LANDSCAPE

Landscape, privacy and ownership protection

The site plan preserves the wooded Lowcountry setting while adding an intentional layer of new planting and irrigation.



Current landscape and four-zone irrigation plan - use this plan, not the renderings, for intended landscape improvements. Plant counts and locations remain subject to field coordination.

Landscape and privacy

The landscape plan coordinates four irrigation zones, new magnolias, live oaks, cabbage palms, hollies, shrubs, ornamental grasses and lawn with existing trees, drainage, septic components and the architecture. Additional buffer trees and plantings are being incorporated to strengthen privacy behind the home. The driveway will use Plantation Mix, also commonly called slag. Landscape lighting is not included in the present design or home price.

Optional pool

A pool is a separately designed and priced upgrade, not part of the current home package. It remains subject to site and septic feasibility, drainage and utility coordination, permitting, formal Bull Point ARB approval and a written change order.

PEACE OF MIND AFTER CLOSING

Warranty and ownership protection

A structured new-home warranty supports the home from initial workmanship coverage through qualifying long-term structural protection.

YEAR 1 SPECIFIED WORKMANSHIP AND MATERIALS	YEAR 2 SPECIFIED WIRING, PIPING AND DUCTWORK	YEARS 3-10 QUALIFYING MAJOR STRUCTURAL DEFECTS
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The home will be enrolled in the Quality Builders Warranty 10-year new-home limited-warranty program, backed by Liberty Mutual. The standard program provides specified workmanship and materials coverage in year one, specified wiring, piping and ductwork coverage in year two, and qualifying major structural defect coverage in years three through ten. The warranty is automatically transferable during the 10-year term. The Limited Warranty Agreement delivered at closing controls all definitions, exclusions, homeowner responsibilities and claim procedures.

Transferable protection

The QBW warranty transfers automatically to subsequent owners during the 10-year term, subject to the terms, definitions, exclusions and procedures in the Limited Warranty Agreement delivered at closing.

Program information: [Quality Builders Warranty - 10-Year Home Builder Warranty](#)

CONSTRUCTION-STAGE DECISIONS

Selections, deadlines and change orders

The home is entering mechanical, plumbing and electrical rough-in. Decisions affecting HVAC, plumbing, gas, electrical and other rough-in drops must be approved before the applicable trade completes its work.

WHEN	DECISION	WHY IT MATTERS
BEFORE ROUGH-IN	HVAC selections and drops	Coordinate flush vents, supply and return locations before mechanical rough-in is completed.
BEFORE ROUGH-IN	Plumbing, gas and outdoor-kitchen drops	Confirm wet areas, treatment connections, wet bars and optional outdoor-kitchen requirements before rough-in.
BEFORE ROUGH-IN	Electrical and smart-home additions	Identify controls, dedicated circuits, EV/golf-cart charging and networking before electrical rough-in.
STILL AVAILABLE	Interior door color	Doors are on site. Color can change, but style, size, swing and structural openings cannot.
NO LONGER AVAILABLE	Structural changes or garage additions	No structural redesign, third bay or golf-cart bay can be incorporated at this stage.

Fixed electrical pricing

\$225 ADDITIONAL 120V OUTLET/DROP	\$750 STANDARD 220V OUTLET/CIRCUIT	COST + 20% EV CHARGER EQUIPMENT/INSTALL	\$500 + CHANGE-ORDER ADMINISTRATION
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Unless a separate fixed price is provided, each buyer-requested change order includes a \$500 change-order fee, actual material, labor and subcontractor costs, plus a 20% builder fee for procurement, coordination, supervision, overhead and warranty administration. Final pricing remains to be determined until the scope and trade pricing are confirmed. No change proceeds without written approval.

Generator upgrade: A 26 kW Generac whole-home package with automatic transfer-switch equipment is available at a preliminary estimated upgrade price of approximately \$12,500. Final installed scope and price remain subject to equipment availability, LP-gas demand, pad and wiring requirements, site coordination and an approved written change order.

Estimated completion

As MPE rough-in begins, estimated completion is approximately six to seven months from the present stage, subject to weather, inspections, utilities, material availability, approved buyer changes and other construction conditions.

BUYER REFERENCE GUIDE

Common buyer questions and answers

The following answers address the questions prospective buyers most often ask about the current plans, selections and construction-stage decisions.

General home information

How many bedrooms and bathrooms are planned?

The home provides three main-level bedrooms plus a fully conditioned guest suite/bonus area above the garage. The upper suite includes flexible living or sleeping space and its own full bathroom. The home has three full bathrooms and one powder room. Final marketed bedroom count remains subject to the applicable septic approval.

What are the conditioned and under-roof areas?

The current area schedule supports approximately 3,476 square feet heated and cooled, approximately 624 square feet of enclosed unconditioned garage, approximately 550 square feet of covered porches, and approximately 4,650 square feet total under roof. The workshop, connecting area and complete upper guest suite are conditioned; the garage is the enclosed unconditioned portion.

What is the estimated completion period?

Estimated completion is approximately six to seven months from the present stage, subject to weather, inspections, material availability, utilities, approved buyer changes and other normal construction conditions.

HVAC, electrical and smart-home systems

What HVAC equipment is included?

The home includes two separate four-ton, 18-SEER Carrier systems with Wi-Fi-programmable thermostats.

Can flush-mounted HVAC vents be installed?

Yes, as an upgrade, but the selected product must be confirmed before mechanical rough-in is completed. Models, dimensions and locations must be coordinated with the Carrier systems, mechanical design, framing, drywall and flooring to maintain airflow and achieve the intended finished appearance.

What insulation package is included?

The home includes spray-foam insulation throughout the conditioned thermal envelope. Supplemental sound-control batt insulation is included at the primary suite and bathrooms to improve acoustic privacy. These measures complement the home's FORTIFIED and high-performance coastal construction details.

Can Brilliant or comparable smart-home capabilities be added?

Yes, provided the system is selected before electrical rough-in is completed and can be incorporated without structural changes or reconfiguration of completed work. Switches, lighting controls, thermostats, networking and compatible devices must be coordinated and priced through a written change order.

What do additional electrical outlets cost?

An additional standard 120-volt outlet or electrical drop is \$225 when selected before the applicable rough-in. A standard 220-volt outlet or circuit is \$750. Specialty equipment, dedicated circuits and nonstandard work are separately priced.

Doors

Are barn or pocket doors planned?

No barn door will be installed. The location previously identified for a barn door will receive a standard hinged interior door. Planned pocket doors will remain as shown in the construction documents.

Can the interior doors still be changed?

The doors are already on site. Door color may still be changed, but door styles, sizes, swings and structural opening locations cannot be revised at this construction stage.

Kitchen and butler's pantry

Can cabinet-matched concealed doors be installed at the pantry?

They may still be considered if they do not require structural changes or utility relocation. The design must be finalized promptly so the cabinet shop can coordinate panels, hinges, clearances, hardware and surrounding cabinetry. Final feasibility, pricing and schedule effects remain subject to review.

What appliances are planned?

The preliminary package identifies the ZLINE Autograph collection with a 48-inch dual-fuel range, custom hood, 60-inch French-door refrigerator/freezer, dishwasher and microwave drawer. A beverage cooler is shown as an upgrade. The home uses LP gas.

May alternative appliances be selected?

Yes. Alternative appliances may be selected with an allowance based on the retail price of the corresponding appliances in the included package. Any amount above the allowance, together with related cabinetry, ventilation, electrical, LP-gas, installation or schedule impacts, is the purchaser's responsibility. Alternatives must be compatible with the approved design and selected before rough-in if they affect utilities or cabinetry.

Are a washer and dryer included?

No. The laundry area and required utility connections are planned, but the washer and dryer are not included in the home package.

Bathrooms and wet areas

What plumbing-fixture brands are planned?

ZLINE touchless faucets are planned at the designated feature locations shown in the preliminary design image collection. Coordinated Delta fixtures will be installed at the remaining plumbing-fixture locations, subject to final finish and model confirmation.

Can outlets be installed behind toilets for smart toilets?

Yes. A standard 120-volt outlet may be added for \$225 per location before electrical rough-in. The selected toilet model should be identified so the outlet position, voltage, circuit and GFCI requirements can be coordinated. A standard 220-volt outlet or circuit is \$750.

Can heated bathroom floors be installed?

Yes, provided the selected rooms and system are approved before the applicable electrical, waterproofing and tile work is completed. Radiant heat affects electrical work, waterproofing, tile underlayment and finished-floor elevations. Change-order pricing will follow the stated fee and cost-plus structure unless a fixed price is provided.

Can the primary wet room function as a steam room?

A properly enclosed steam shower may still be considered, but it must be designed and approved before wet-area rough-in is completed. We recommend enclosing the shower portion rather than converting the full tub-and-shower wet room. The system requires steam-rated waterproofing, sealed glass, an insulated and sloped ceiling, compatible finishes, controls, ventilation, electrical service and an accessible generator location.

Guest suite and bonus area

Can built-in desks, cabinetry or media storage be added?

Yes, if the work does not affect structural framing or completed rough-in. These items can be developed through the cabinet and interior-selection process.

Can a wet bar or kitchenette be added?

A wet bar or kitchenette involving water, drainage, ventilation or additional circuits must be designed and approved before the applicable rough-in is completed. Final feasibility and pricing depend on the selected scope and available utility locations.

Exterior materials and architecture

What exterior materials are planned?

Architectural design is by Gerry Cowart, Architect. The exterior combines genuine full-size, traditionally laid Acme Oyster Cove masonry brick with James Hardie siding and trim, bronze DP-50-rated windows and coordinated Lowcountry architectural details.

What roofing material is planned?

The roof is GAF Timberline AS II architectural shingles in Charcoal. The roof material and architectural form can no longer be structurally changed.

Can exterior or door colors be changed?

Door color may still be changed. The established brick, siding, roofing, windows and other architectural materials will remain consistent with approved plans and selections, subject to any final written confirmation and Bull Point ARB requirements.

Are shutters included?

Yes. Shutters are shown on the architectural plans and are part of the planned exterior design.

Garage, parking and EV charging

What size are the garage doors?

The garage has two oversized doors, each 10 feet wide, offering substantially better clearance for larger vehicles than conventional residential doors.

Can EV or golf-cart charging be installed?

Electrical capacity and rough-in can still be evaluated during the electrical phase. A standard 120-volt outlet is \$225 and a standard 220-volt outlet or circuit is \$750. Charger equipment and installation are priced at actual cost plus 20%, with final cost dependent on amperage, wiring distance, panel capacity and installation requirements.

Can a golf-cart bay or third garage bay be added?

No. A golf-cart bay, third garage bay or other structural garage addition cannot be incorporated at this construction stage. The existing approximately 24-by-26-foot garage and two-door configuration will remain unchanged.

House systems and outdoor kitchen

Will tankless water heaters be installed?

Yes. The home includes two LP-gas tankless water heaters, providing added capacity and improved hot-water distribution.

Can a whole-house generator be added?

Yes. An optional 26 kW Generac whole-home generator package with automatic transfer-switch equipment is available at a preliminary estimated upgrade price of approximately \$12,500. Final installed scope and price remain subject to equipment availability, LP-gas demand, pad and wiring requirements, site coordination and an approved written change order.

Is an exterior hot-water connection included?

Yes. A hot-water hose bib will be installed outside the garage. This is an HG Signature feature intended to make vehicle washing, outdoor cleanup and other cold-weather or maintenance tasks more convenient.

Can a water-treatment or softener system be added?

Yes, provided necessary plumbing connections, bypasses and drains are identified and approved before plumbing rough-in is completed. Equipment selection should follow water testing. Final pricing will be determined through the change-order process.

What outdoor-kitchen preparation is included?

Utility rough-in drops are included for an optional outdoor kitchen. Outdoor-kitchen appliances, grill, cabinetry, counters, hood and other finished equipment are not included. Any selected equipment or layout that changes the included drops must be finalized before the applicable rough-in is completed and approved through the written change-order process.

Can exhaust ductwork be installed for the outdoor kitchen?

Dedicated outdoor-kitchen exhaust is not included in the baseline rough-in drops. It may still be considered if the appliance, hood, duct route, clearances, termination and make-up-air requirements are selected and approved before the applicable rough-in is completed and do not require structural redesign.

Site, landscape and resiliency

Can readable architectural and site plans be provided?

Yes. Full-size plan sheets are included in the visual and technical appendix. The current site information identifies septic and drain-field areas. LP-gas equipment location will be coordinated with the supplier, required setbacks, screening and landscaping.

How should the architectural renderings be interpreted?

All renderings are for informational purposes only. They illustrate design intent but do not establish actual improvements, landscaping, driveway finish, colors, materials or field conditions. Refer to the current architectural, construction, site and landscape plans; the executed agreement, approved specifications and signed change orders control.

What is the flood-zone designation?

2 Blake Lane is in FEMA Flood Zone X.

What hurricane and windstorm protection is included?

The home uses FORTIFIED and engineered coastal construction measures described by the builder as designed for wind loads exceeding 180 mph. The package includes bronze DP-50-rated windows, continuous structural sheathing, enhanced roof and wall fastening, hurricane clips and straps, shear walls, anchors, tie-downs and hold-downs. The sealed engineering and permit documents control.

Can a pool, detached garage, pool house or carport be added now?

A pool is an optional upgrade, not part of the home package. It must be separately designed and priced and remains subject to site and septic feasibility, setbacks, drainage, utilities, permitting and formal Bull Point ARB approval. Detached garages, pool houses, carports and other structural additions cannot be incorporated into the current home construction at this stage.

What landscaping and irrigation are planned?

Professional landscaping and a four-zone irrigation system are included in the planned site improvements. The current plan coordinates retained trees, new canopy and ornamental trees, shrubs, grasses and lawn with drainage and septic components. Additional buffer trees and plantings are being incorporated to strengthen privacy behind the home.

What driveway material is included?

The driveway will use Plantation Mix, also commonly called slag. Any driveway appearance shown in a rendering is informational only; the current site and landscape plans and final field coordination control the actual improvements.

Is landscape lighting included?

No. Landscape lighting is not included in the current design or home price. A separate system may be evaluated and priced based on fixtures, transformer, controls, wiring and placement.

Is fencing planned?

No fencing is currently shown. Any future fence requires separate Bull Point review and must be coordinated with septic, easements, drainage, landscaping and retained trees.

Can shell or stone be used in the landscape?

Coastal shell or appropriate stone may be considered in selected areas as an upgrade, subject to drainage, maintenance and Bull Point ARB requirements.

Change orders, completion and warranty

How are buyer-requested changes priced?

Additional standard 120-volt outlets are \$225 each and standard 220-volt outlets or circuits are \$750. EV-charger equipment and installation are actual cost plus 20%. Unless a separate fixed price is provided, each other buyer-requested change order includes a \$500 fee, actual material, labor and subcontractor costs, plus a 20% builder fee. Final pricing is determined after scope and trade pricing are confirmed.

Which decisions are time-sensitive at the current construction stage?

All HVAC, plumbing, gas, wet-area, electrical, smart-home, appliance and optional outdoor-kitchen decisions affecting rough-in must be approved before the applicable trade completes its work. Door color may still change, but doors are on site. Structural changes, garage additions and a golf-cart bay are no longer available. A pool remains only a separately designed, priced and approved site upgrade.

What warranty will be provided?

The home will be enrolled in the Quality Builders Warranty 10-year new-home limited-warranty program backed by Liberty Mutual. The standard structure covers specified workmanship and materials in year one, specified wiring, piping and ductwork in year two, and qualifying major structural defects in years three through ten. The warranty transfers automatically during the term, and the agreement delivered at closing controls.

EXPERIENCE BEHIND THE HOME

About HG Group

Integrated development, construction, brokerage and design leadership with a long view of how homes and communities should perform.

HG Group brings development, construction, brokerage, design coordination and project stewardship together under one integrated platform. Through their affiliated companies and teams, Stacey Hall and Billy Gavigan bring experience spanning over 400 homes and multiple neighborhoods and planned communities.

That experience is broader than simply constructing a house. It includes land planning, infrastructure, community design, custom-home construction, interior selections, real estate representation, hospitality environments and the long-term work of creating places where people want to live.

Stacey Hall DESIGN, DEVELOPMENT, REAL ESTATE, & HOSPITALITY Stacey leads with an eye for how architecture, material, light and function come together. Her work spans homes, neighborhoods and hospitality environments, including 1711 Taphouse, whose public story credits her design vision and attention to creating an elevated Beaufort atmosphere.	Billy Gavigan DEVELOPMENT, CONSTRUCTION & REAL ESTATE Billy's background spans master-planned development, successor-developer work, construction, brokerage, HOA and community leadership, and the repositioning and completion of Lowcountry neighborhoods. His focus is the connection between land, infrastructure, market value and the finished resident experience.
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The HG Signature Homes approach

- Start with a distinctive architectural idea and refine it for the site, climate and way the buyer will actually live.
- Use custom-home scale, materials and detailing rather than simply enlarging a generic production plan.
- Coordinate architecture, engineering, interiors, landscape, procurement and construction as one connected process.
- Create value by allowing a buyer to acquire a highly designed home already under construction, saving the substantial time required to begin a comparable custom home from scratch.
- Stand behind the completed home with documented builder and manufacturer warranties, including the QBW 10-year limited-warranty program.

1711 design reference: [1711 Taphouse - Our Story](#)

Why that matters at 2 Blake Lane The home reflects the full HG perspective: a strong site plan, memorable architecture, custom interior scale, professional kitchen and bath planning, a private guest suite, coastal structural performance, landscape integration and a clear buyer-selection process.

FROM REVIEW TO DECISION

Recommended next steps

A focused review now will protect the design intent, control cost and keep the project moving toward completion.

1. Review the residence summary, current architectural and site plans, preliminary design image collection, cabinet package and landscape plan; treat all renderings as informational only.
2. Finalize HVAC selections and drops, plumbing and gas drops, wet-area decisions, electrical locations and optional outdoor-kitchen requirements before the applicable rough-in is completed.
3. Identify smart-home controls, added electrical drops, 220-volt circuits and EV/golf-cart charging before electrical rough-in is completed.
4. Confirm any alternative appliance selections so the retail-price allowance and any required utility or cabinet changes can be documented.
5. Determine whether the optional pool should be evaluated for separate design, pricing, site feasibility, permitting and Bull Point ARB review.
6. Confirm any permitted color selections, including interior-door color.
7. Approve each change in writing before work proceeds.
8. Schedule a private virtual consultation, an in-person design meeting or a guided site visit in Beaufort.



Conceptual completed exterior for informational purposes only. See the current architectural, site and landscape plans for the actual improvements.

Contact

HG Group | OSP Construction | Old South Properties
2 Blake Lane, Bull Point Plantation, Beaufort County, South Carolina

Thank you for considering 2 Blake Lane. Our team is available to explain the home, clarify the remaining decisions and share the quality that distinguishes an HG Group Signature Home.

4,600 Square-foot Luxury Home Designed with you in Mind...

- 3 Bedrooms, 3 & 1/2 Bathrooms
- Bonus Room Suite with Bathroom
- Open Plan Design with Vaulted Ceilings

Privacy & Comfort...

- Isolated Primary Suite feature Vaulted Ceilings, Private Living Room & Terrace
- Primary Bath Suite feature His & Her Walk-in Closets & Wet Room with Stand-alone Tub & Large Duel Shower with Bench

A1 - Hancock plan overview

4,600 Square-foot Luxury Home Designed with you in Mind...

- 3 Bedrooms, 3 & 1/2 Bathrooms
- Bonus Room Suite with Bathroom
- Open Plan Design with Vaulted Ceilings

Privacy & Comfort...

- Isolated Primary Suite feature Vaulted Ceilings, Private Living Room & Terrace
- Primary Bath Suite feature His & Her Walk-in Closets & Wet Room with Stand-alone Tub & Large Duel Shower with Bench

A1

The Hancock Plan

B3

Illustrated plan overview for informational purposes; current plans control.

A3 - Main-level floor plan



Rendered main-level plan for informational purposes; current plans control actual improvements.

A4 - Conditioned guest suite



Rendered upper guest-suite/bonus plan for informational purposes; current plans control.

A5 - Exterior elevations



Front, rear and side architectural elevations.



ELECTRICAL LEGEND

	OVERHEAD FIXTURE
	CHANDELIER
	WALL MOUNTED FIXTURE
	CEILING FAN LIGHT COMBO
	FLOOD LIGHTS
	RECESSED CAN
	VAPOR PROOF RECESSED CAN
	RECESSED SURFACE MOUNTED FIXTURE
	GARAGE DOOR OPENER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET
	WEATHER PROOF DUPLEX OUTLET
	GFI DUPLEX OUTLET
	2000VA OUTLET
	DRY DUPLEX OUTLET
	FLOOR OUTLET
	UNSHIELDED AIR LIGHT COMBO
	A/V OUTLET
	UNSHIELDED AIR OUTLET
	DATA OUTLET

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HG Group		

The Hancock Plan

Lot 252 Blake Lane
Bull Point Plantation
Beaufort, SC

Electrical Plans

CG-25-001

Issued for Construction

Designed By
G. Cowart, FALA

R. Bachan, ALA | NCARB

Scale: As indicated

EN:hortic@pitt.edu (Enzo P. Pitt) / GP:GP@pitt.edu (Greg Pitt)
General:G@pitt.edu (General) / Design:G@pitt.edu (Greg Pitt)
Horticulture:G@pitt.edu (Horticulture) / Plant:G@pitt.edu (Greg Pitt)
Plant:G@pitt.edu (Plant) / Plant:G@pitt.edu (Plant) / Plant:G@pitt.edu (Plant)

A7 - Preliminary design image collection



252 / 2 BLAKE LANE

PRELIMINARY DESIGN & FINISH SELECTIONS



DESIGN VISION

MODERN LOWCOUNTRY LUXURY

A warm, organic palette combining natural materials, timeless finishes and sophisticated details. Thoughtfully designed for the way you live today and for years to come.



COPPER GAS LANTERN

1. FLOORING

WIDE PLANK WHITE OAK



2. KITCHEN VISION



3. APPLIANCE COLLECTION

ZLINE AUTOGRAPH SERIES
BRUSHED STAINLESS STEEL
WITH BRUSHED GOLD HANDLES



48" DUAL FUEL RANGE



CUSTOM HOOD



60" FRENCH DOOR REFRIGERATOR



DISHWASHER



MICROWAVE DRAWER



BEVERAGE COOLER (UPGRADE OPTION)

4. CABINETRY & HARDWARE

PERIMETER: SOFT WHITE
ISLAND: NATURAL OAK



BRUSHED GOLD HARDWARE



5. COUNTERTOP OPTIONS



STANDARD
CALACATTA QUARTZ



UPGRADE OPTION
TAJ MAHAL QUARTZITE

6. PLUMBING FIXTURES

MASTER BATH (GOLD)



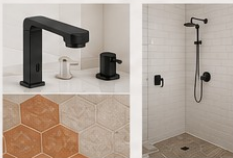
ZLINE TOUCHLESS FAUCET
BRUSHED GOLD

7. PRIMARY BATH VISION



- Brushed Gold Fixtures
- Freestanding Tub
- Large Format Tile
- Smart Toilet Rough-in (Upgrade Option)

8. SECONDARY BATHS



- Matte Black Fixtures
- Clean, Timeless Finishes
- Terracotta Accent Tile

9. LIGHTING COLLECTION



- Living Room: 2-Tier Wagon Wheel Chandelier
- Coordinated Lighting Throughout
- Statement Fixtures in Key Spaces

10. FIREPLACE



- Brick to Match Exterior
- Wood Mantle
- Custom Built-ins
- Natural, Timeless Look

11. PAINT PALETTE



SW ALABASTER
Pure White

SW SHOG WHITE
Soft, Warm White

BM PALE OAK
Warm Greige Neutral

Final selection has not yet been finalized.

12. TILE COLLECTION



LARGE FORMAT PORCELAIN

TERRACOTTA ACCENT

TEXTURED SHOWER WALL TILE

HANDMADE CERAMIC TILE

NATURAL STONE MOSAIC

13. SMART SELECTIONS



SMART TOILET (UPGRADE OPTION)

WHOLE HOME GENERATOR (UPGRADE OPTION)

14. EXTERIOR & SITE VISION

BREADBOARD HARDIE: COBBLE STONE (APPROVED)

- Copper Gas Lanterns
- Professional Landscaping & Irrigation
- Landscape Lighting (UPGRADE OPTION)



DISCLAIMER: All selections are preliminary and subject to change due to product availability, manufacturer lead times, and construction considerations.

THOUGHTFULLY DESIGNED. EXPERTLY BUILT.

OLD SOUTH PROPERTIES

Preliminary finish selections, appliance collection, fixtures, tile, paint and exterior vision.

HG Group | Thoughtfully Designed. Expertly Built. | 27

A10 - Grand Room and kitchen rendering



Conceptual interior view for informational purposes only; final plans and approved selections control.

Cabinet design package

Complete 10-page preliminary cabinet-layout package. Red coordination notes are intentionally retained for field and design review. Dimensions, appliance openings, window relationships, finishes and final release remain subject to verification.



2 BLAKE LN • BULL POINT PLANTATION • SEABROOK, SC

CURATED CABINETRY COLLECTION

Professionally selected finishes designed to create a timeless, cohesive home.

STANDARD CABINET COLLECTION



KITCHEN

- Champagne Shaker perimeter cabinetry
- Woodland Shaker Island
- Open shelving at range
- Brushed Gold hardware

PANTRIES



- Champagne Shaker cabinetry

LAUNDRY (OPTIONAL)



- Woodland Shaker cabinetry

Laundry cabinetry is optional. We will wire and plumb for your future washer, dryer and sink.

Additional Mantle cabinet colors, specialty glass door styles, and decorative enhancements are available during the selections process.

PERIMETER & UPPER CABINETS

CHAMPAGNE SHAKER (AZ)

Light, warm and timeless. Pairs beautifully with natural stone, brass accents and warm wood tones.



Champagne Shaker AZ

KITCHEN • HEART OF THE HOME



ISLAND CABINET

WOODLAND SHAKER (AR)

Rich wood tones add warmth and character, creating the perfect contrast and balance.



Woodland Shaker AR

KITCHEN LAYOUT



Vaulted ceiling at refrigerator wall creates an open, airy feel. 14' flat ceiling at stove wall with open shelving for balance and symmetry.

FLOOR PLAN OVERVIEW



Studio ARCHITECTS

BUTLER'S PANTRY / SCULLERY

CHAMPAGNE SHAKER (AZ)



Wine cooler or ice maker location is an optional upgrade. We will wire and plumb for your future installation.

WALK-IN PANTRY

CHAMPAGNE SHAKER (AZ)

Designed for natural light and everyday functionality. Lower cabinetry with quartz countertops and centered window above the sink. Optional floating wood shelving may be added on either side for additional display and storage.



LAUNDRY ROOM (OPTIONAL)

WOODLAND SHAKER (AR)

Durable, beautiful and built to handle everyday life. Laundry cabinetry is optional. We will wire and plumb for your future washer, dryer and sink installation.



STANDARD CABINET COLOR PALETTE



Brushed Upper Cabinet Includes Glass Doors

ADDITIONAL CABINET COLOR OPTIONS

Available by Selection



CABINET FEATURES

- Full overlay Shaker doors
- 3 glass drawer fronts (select application)
- Soft-close doors and drawers
- Premium construction
- Adjustable shelving
- Coordinated hardware

HAZARDWARE FINISH

Brushed Gold



DISCLAIMER

Images and renderings are provided for informational purposes only and are not intended to represent the final product. Colors, materials, finishes, and dimensions are subject to change without notice. All dimensions are approximate. Please refer to the Construction Specifications and Purchase Agreement for detailed details.

OSP REAL ESTATE

843-252-4282

stacey@osprealestate.com

www.osprealestate.com

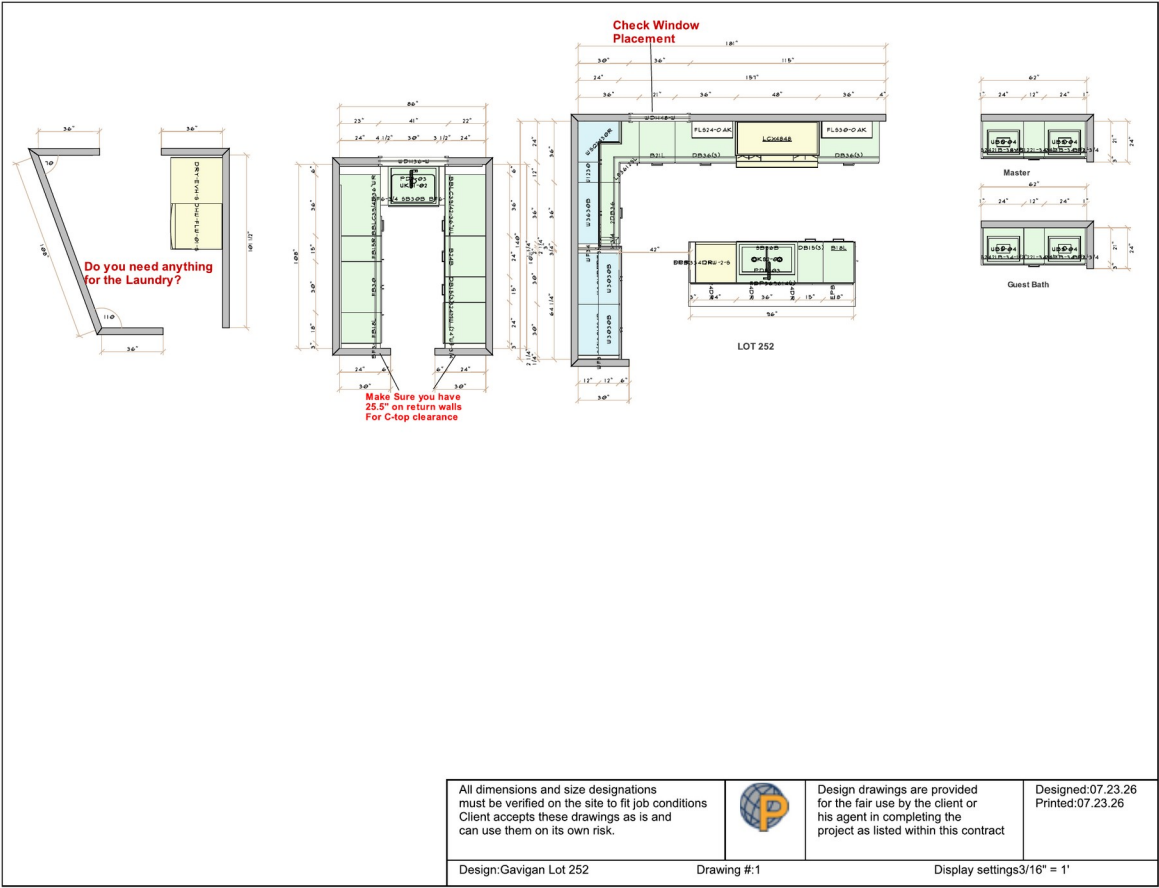
SCAN TO VIEW OUR FULL CABINET COLLECTION



Curated cabinetry collection - preliminary and subject to field verification, appliance confirmation and final cabinet release.

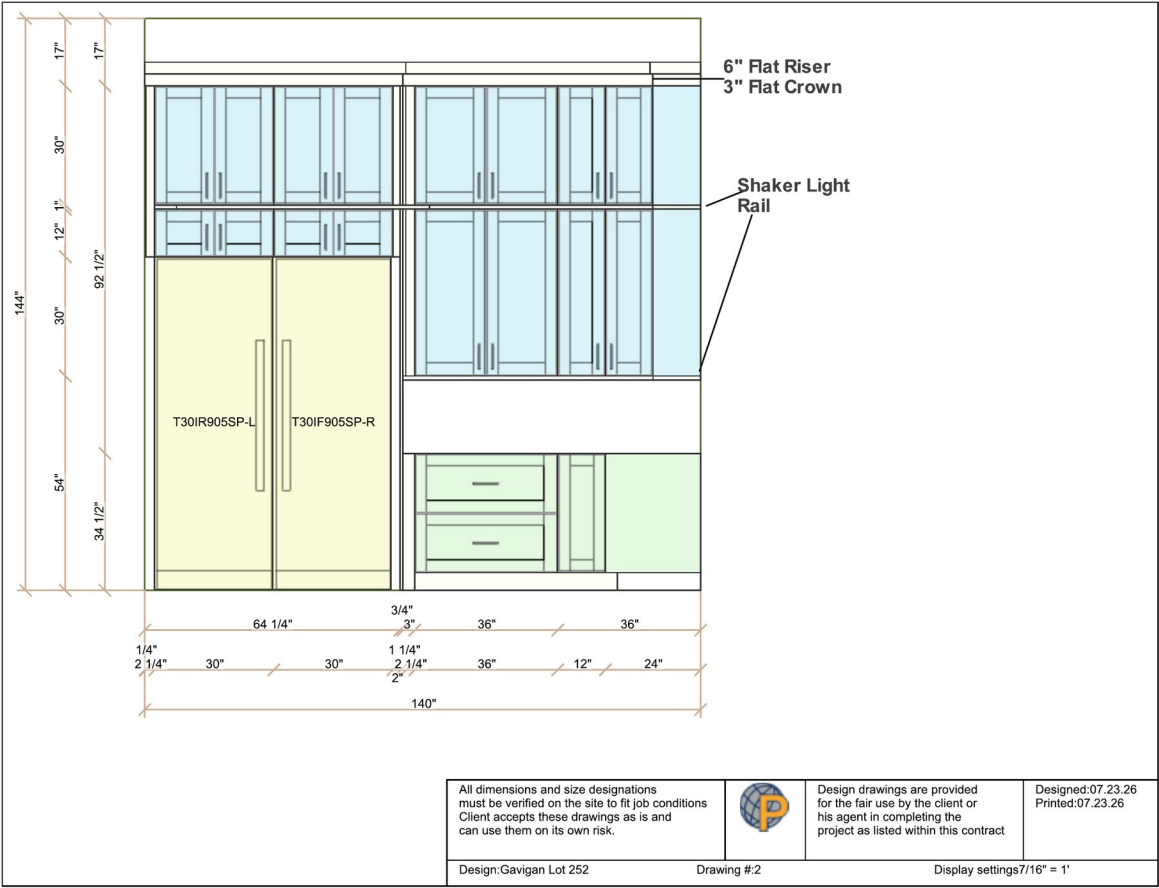
HG Group | Thoughtfully Designed. Expertly Built. | 29

B1 - Cabinet design drawing 1



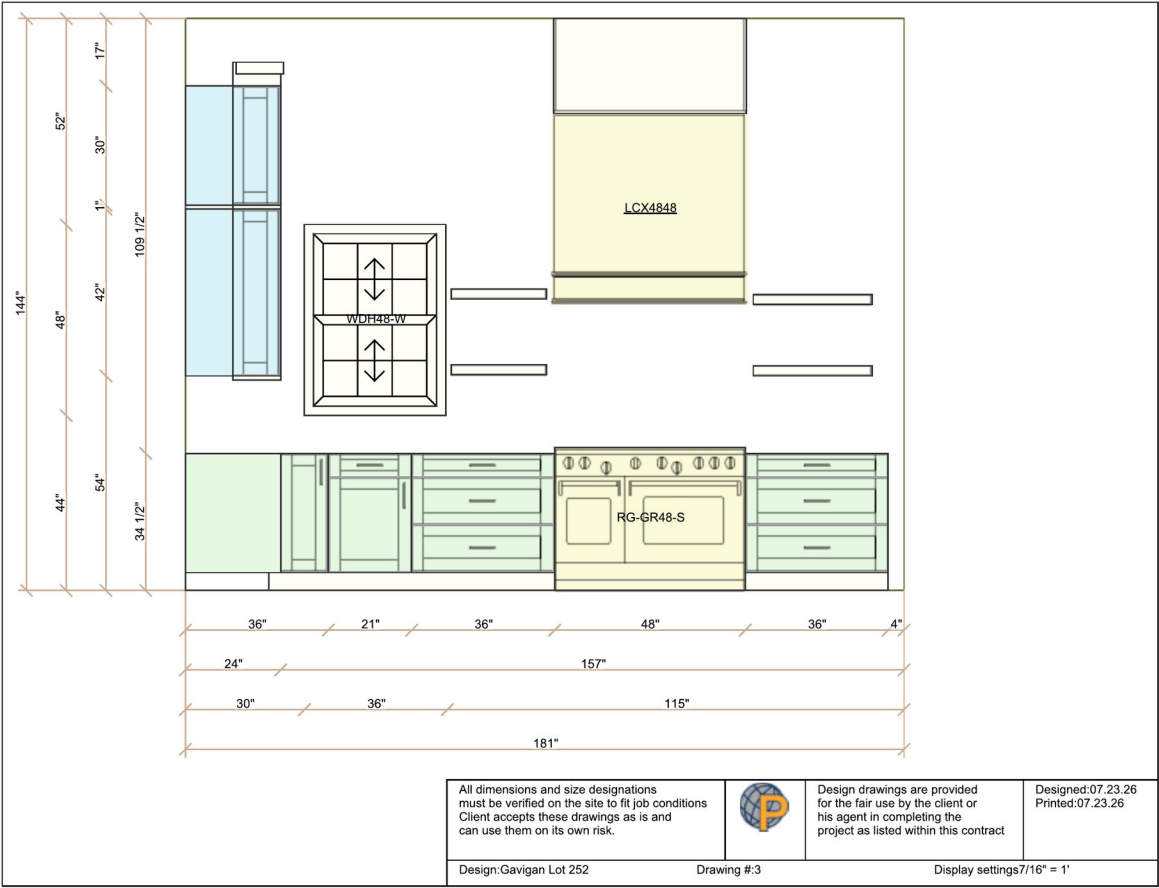
Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

B2 - Cabinet design drawing 2



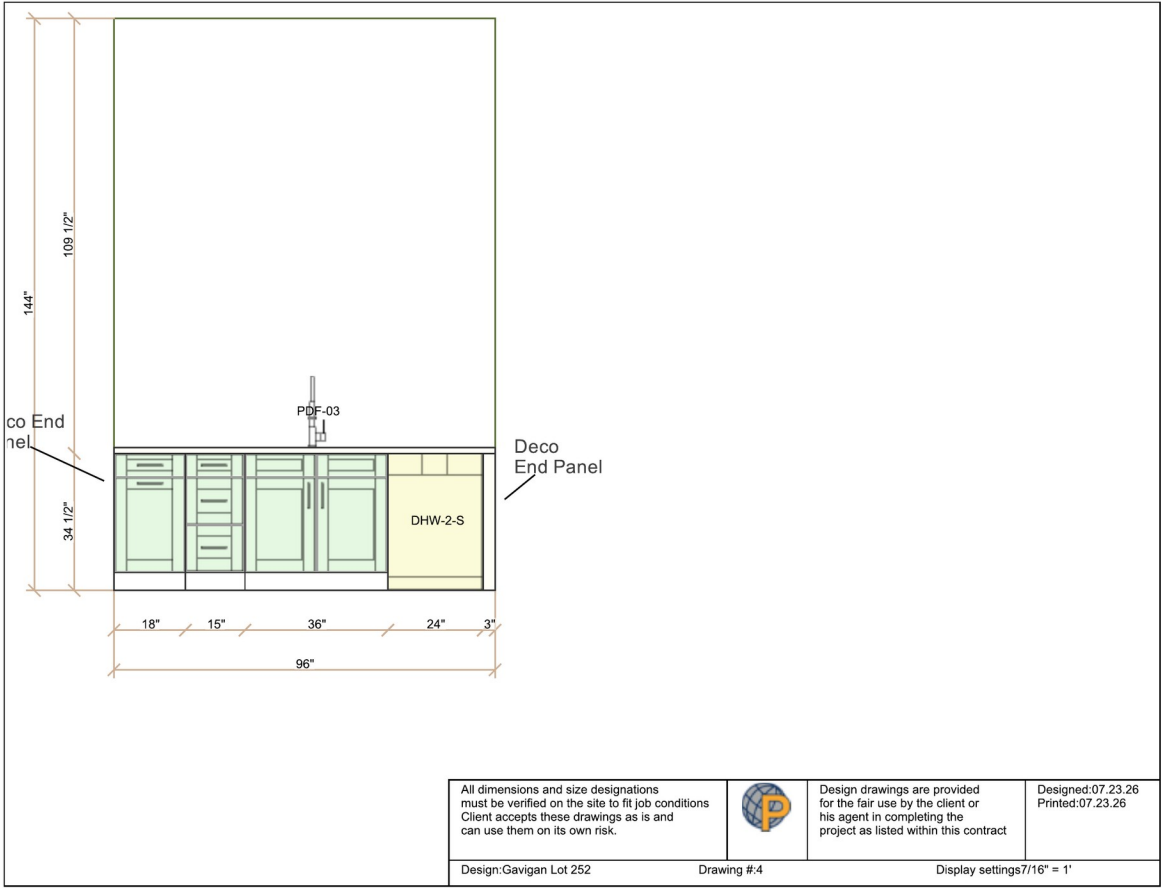
Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

B3 - Cabinet design drawing 3



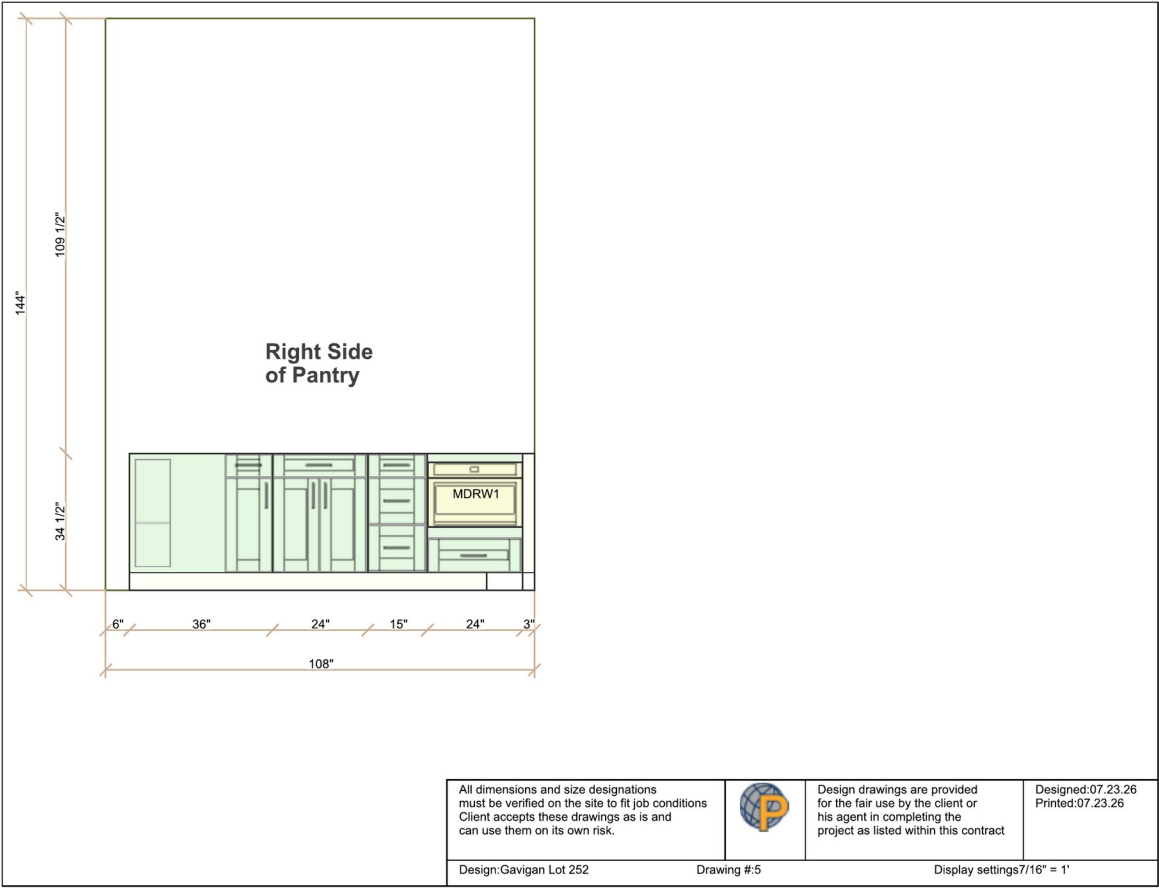
Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

B4 - Cabinet design drawing 4



Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

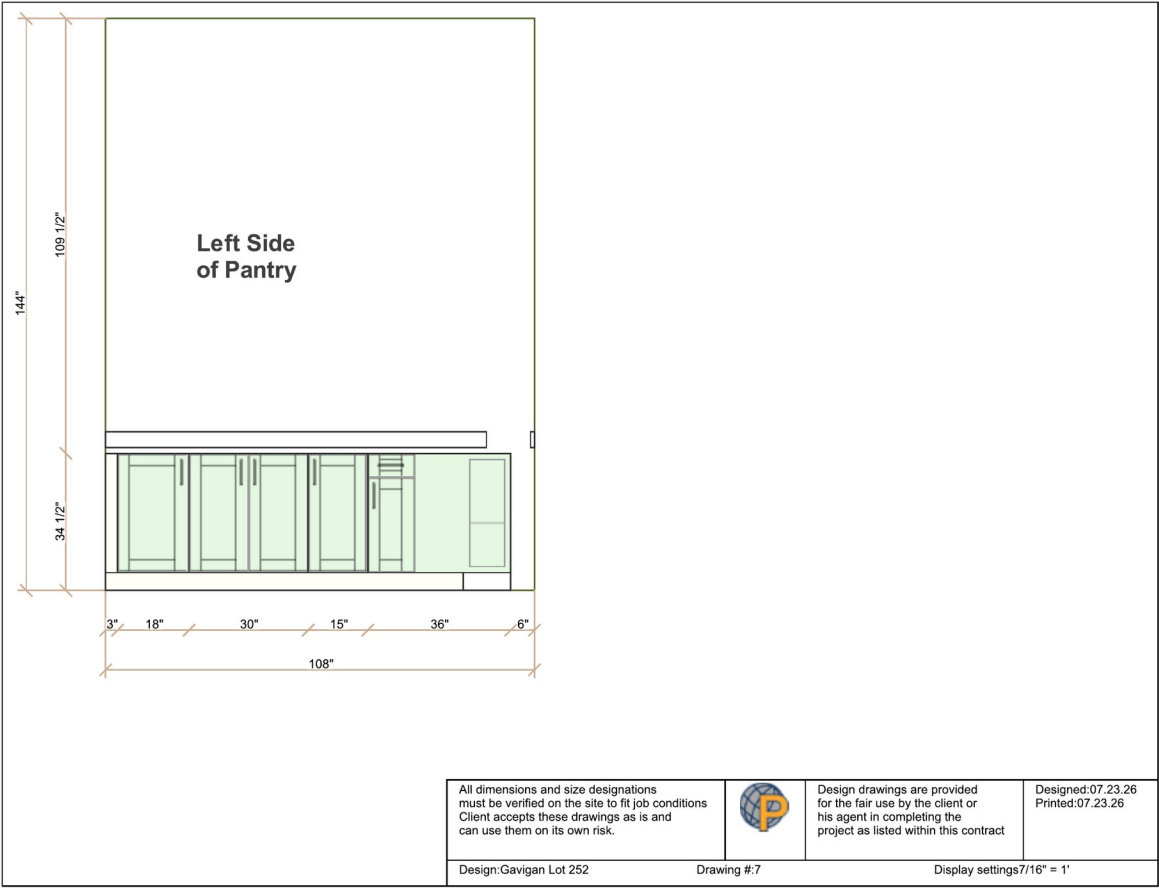
B5 - Cabinet design drawing 5



Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

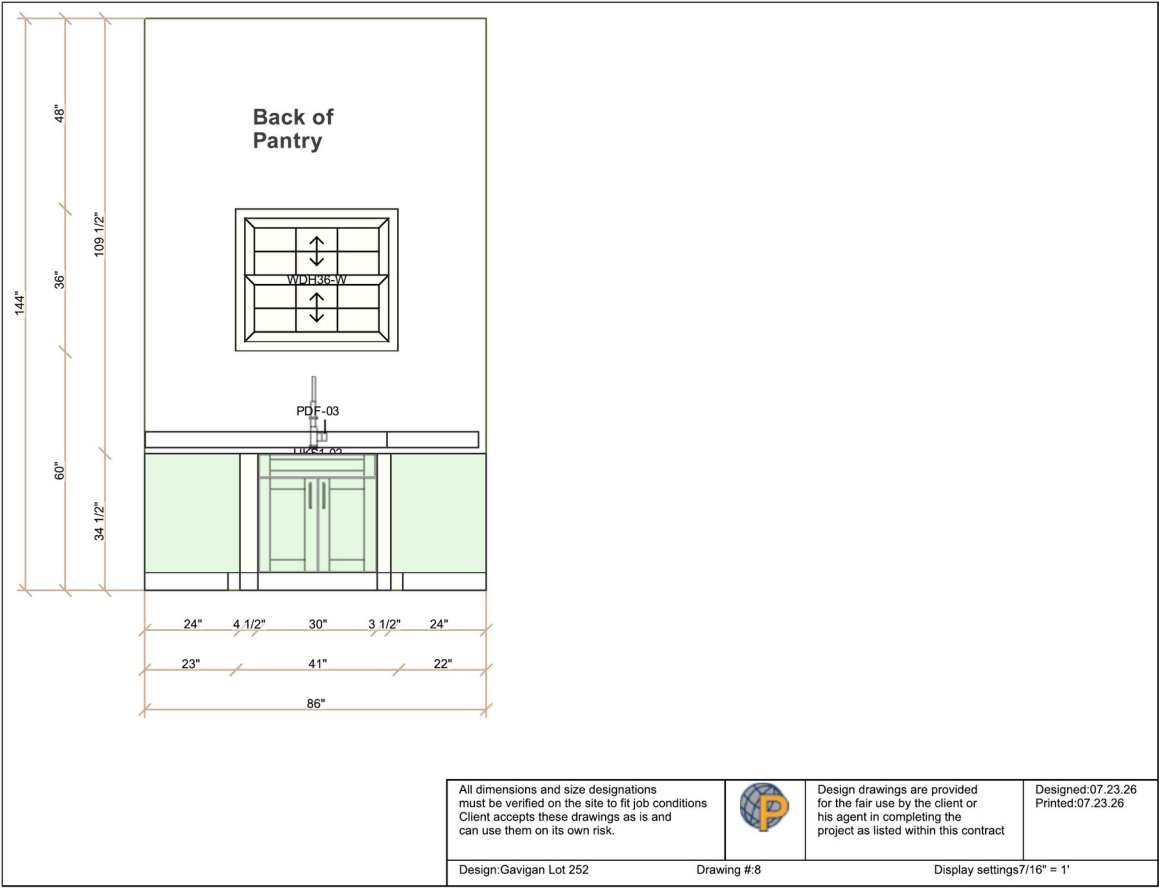


B7 - Cabinet design drawing 7



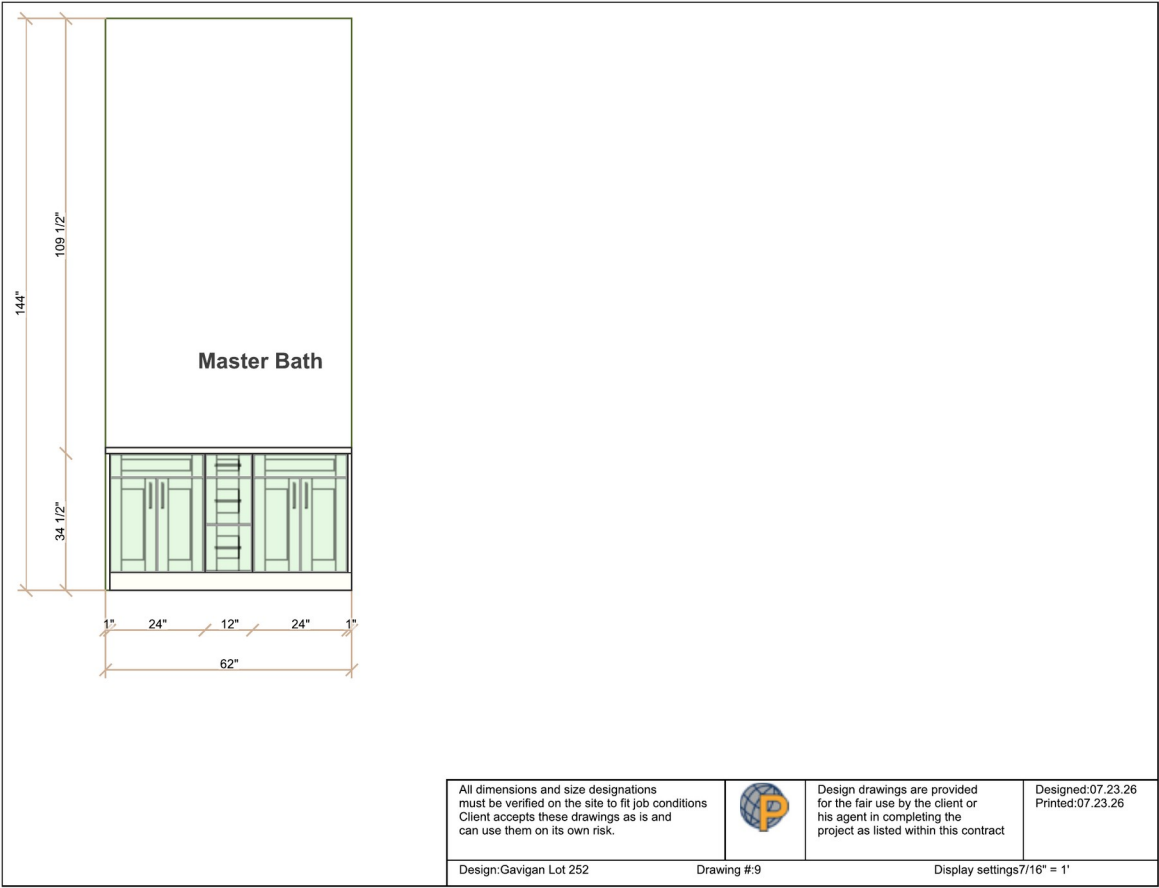
Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

B8 - Cabinet design drawing 8



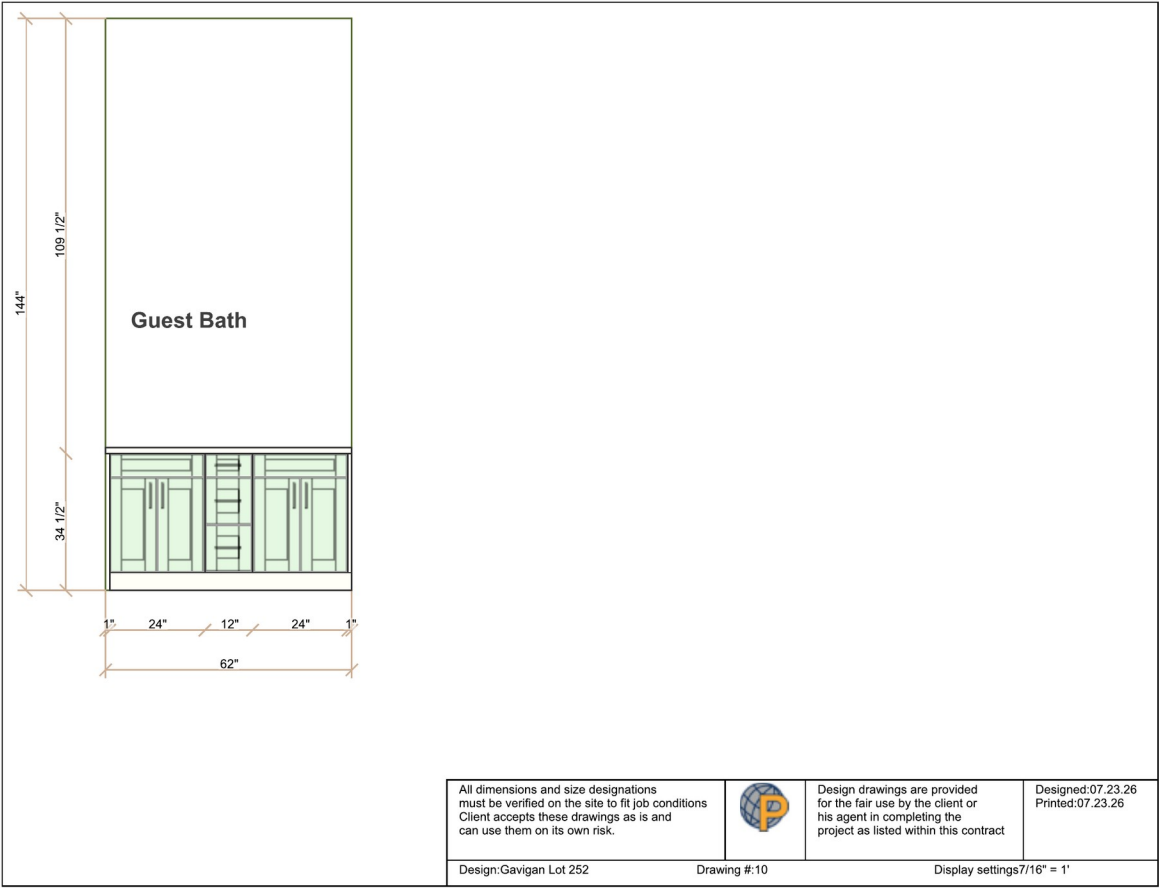
Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

B9 - Cabinet design drawing 9



Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

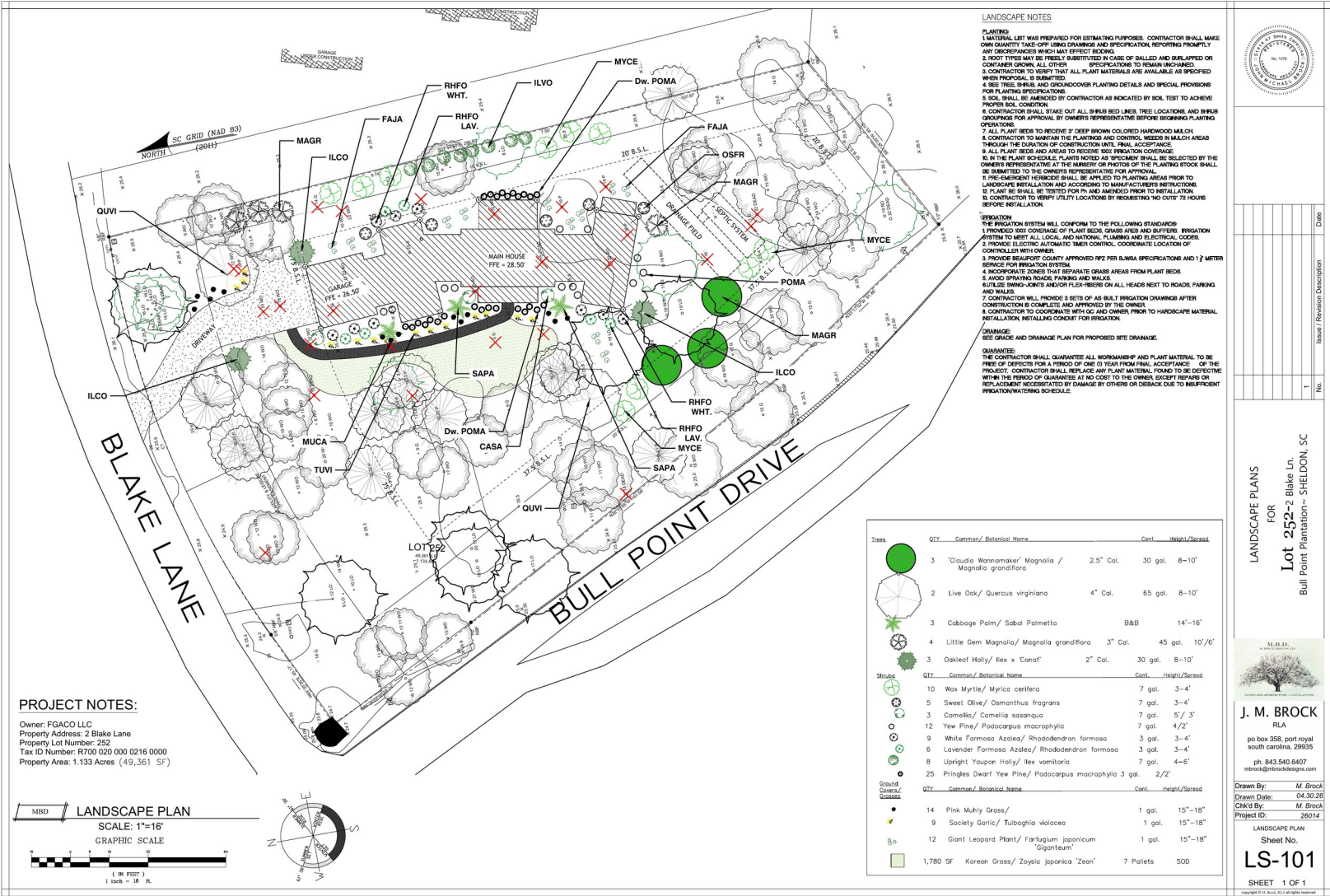
B10 - Cabinet design drawing 10



Preliminary cabinet drawing - subject to field verification, appliance confirmation and final cabinet release.

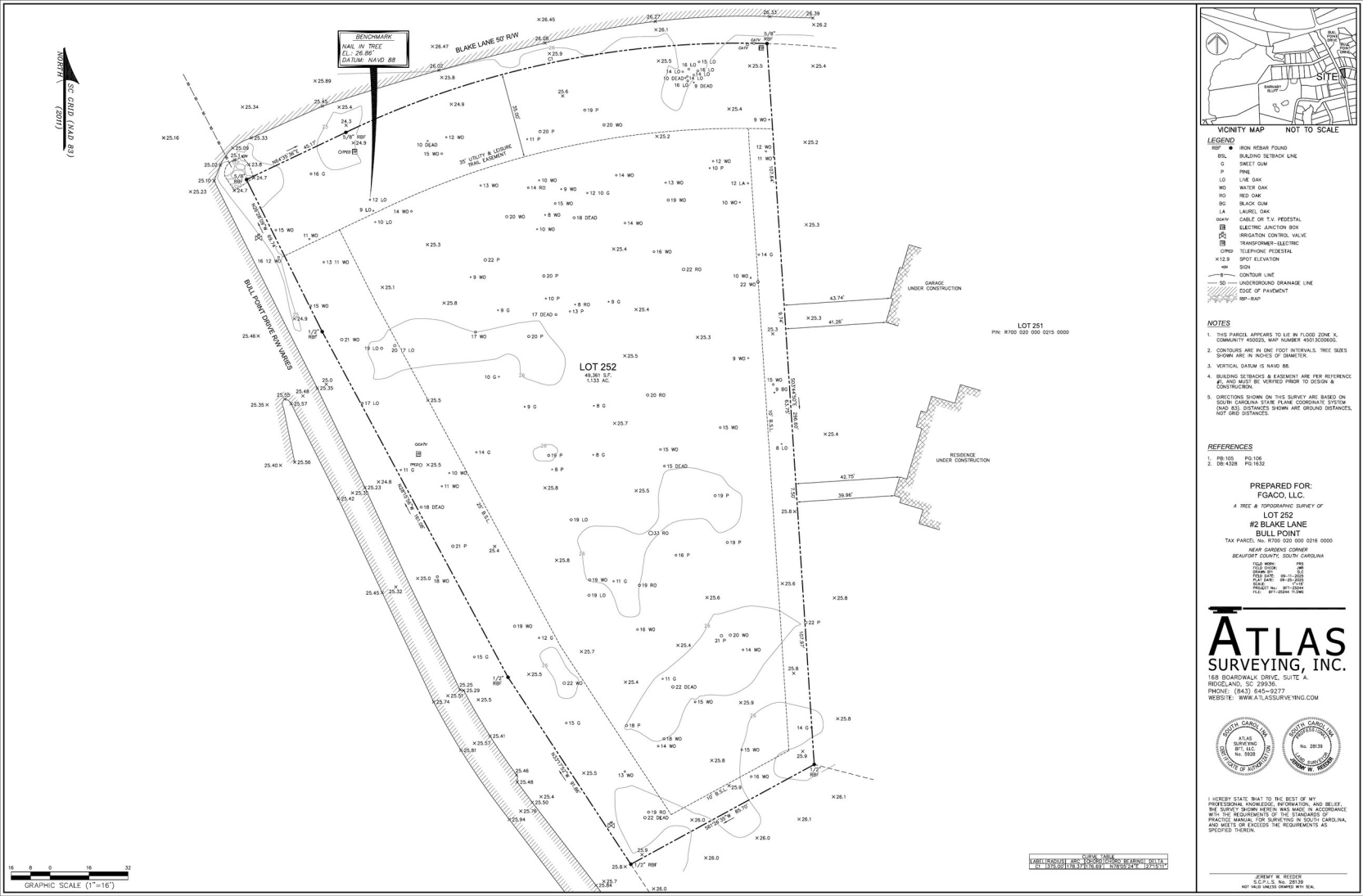
Landscape and irrigation plan

Current landscape plan showing retained trees, new plantings, four-zone irrigation intent, lawn areas and site coordination. The driveway finish is Plantation Mix, also known as slag.



C1 - Landscape and four-zone irrigation plan. Use this plan rather than renderings for intended landscape improvements. Landscape lighting is not included.

C2 - Tree and topographic survey



Site survey used for lot, tree, elevation and flood-zone reference.

DOCUMENT CONTROL

Sources, qualifications and prospective-buyer use

A concise record of the material used to prepare this general buyer brochure.

- Architectural design by Gerry Cowart, Architect; B3 Studio / 3Shul Group architectural and engineering package for Lot 252 / 2 Blake Lane.
- Lot 252 rendered plan, exterior elevations, lighting concept and architectural renderings supplied by the project team.
- Old South Properties preliminary design and finish selection board.
- Preliminary cabinet design package dated July 23, 2026.
- J. M. Brock landscape and irrigation plan dated April 30, 2026.
- Atlas Surveying tree and topographic survey dated September 25, 2025.
- Current construction-stage information and pricing supplied by HG Group / OSP Construction.
- Quality Builders Warranty public program information and Bull Point POA public community information accessed July 23, 2026.

Qualification

This packet is a buyer-information presentation, not a contract amendment, construction drawing, engineering certification or guarantee of a requested upgrade. All renderings are for informational purposes only and do not establish the actual improvements, landscaping, driveway finish, colors, materials or field conditions. Refer to the current architectural, construction, site and landscape plans for the improvements presently intended. Final feasibility, scope, price and schedule impact are established only through the applicable written agreement and approved change order. All dimensions and areas are approximate until confirmed by the controlling documents and final field conditions.

Prospective-buyer review

This presentation is intended to help prospective buyers review the home and identify any remaining decisions. No signature is required on this information packet. Any purchaser request must be separately documented and approved in writing before work proceeds.

[Quality Builders Warranty](#)

[Bull Point Plantation POA](#)

[1711 Taphouse - Our Story](#)