



Braxton Ridge

501 Rustic Outland Drive
Simpsonville, SC 29681



Introducing a beautiful new 4 BR, 3 BA custom home by

Presented by

Alex Galloway, Realtor[®]
864.607.0751 M 864.844.8309 O
alex@GriffinFineRealEstate.com

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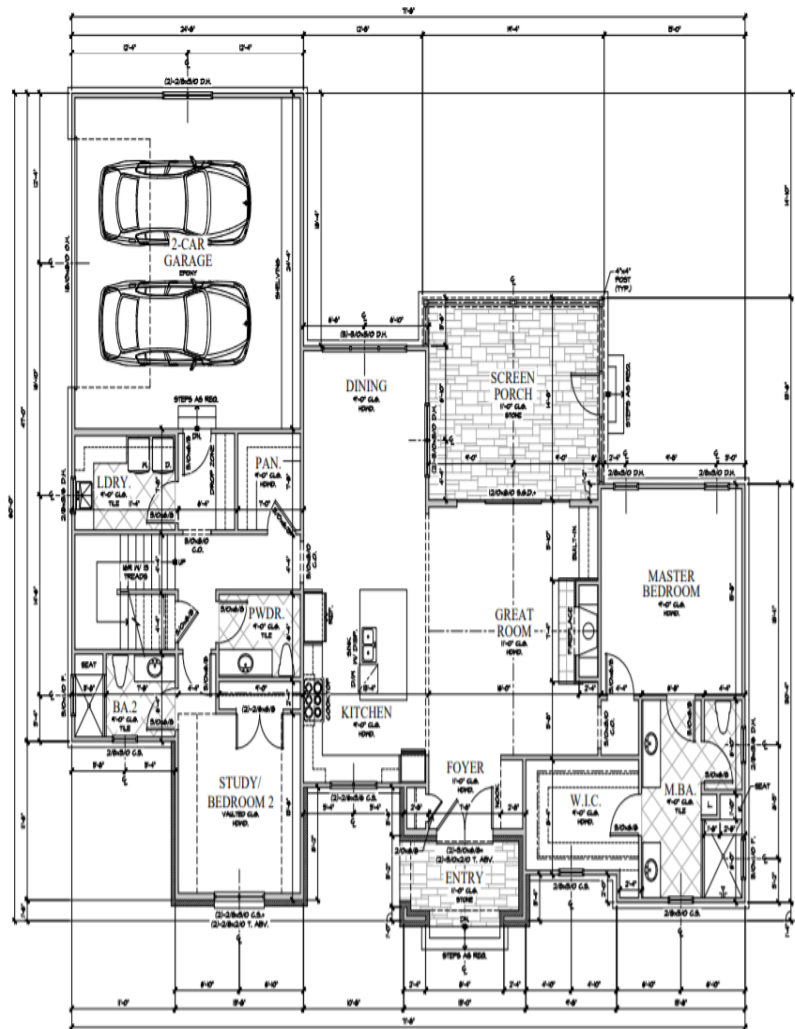
107 Sunbelt Court, Suite 4, Greer, SC 29650

Ronnetta Griffin, Broker in Charge

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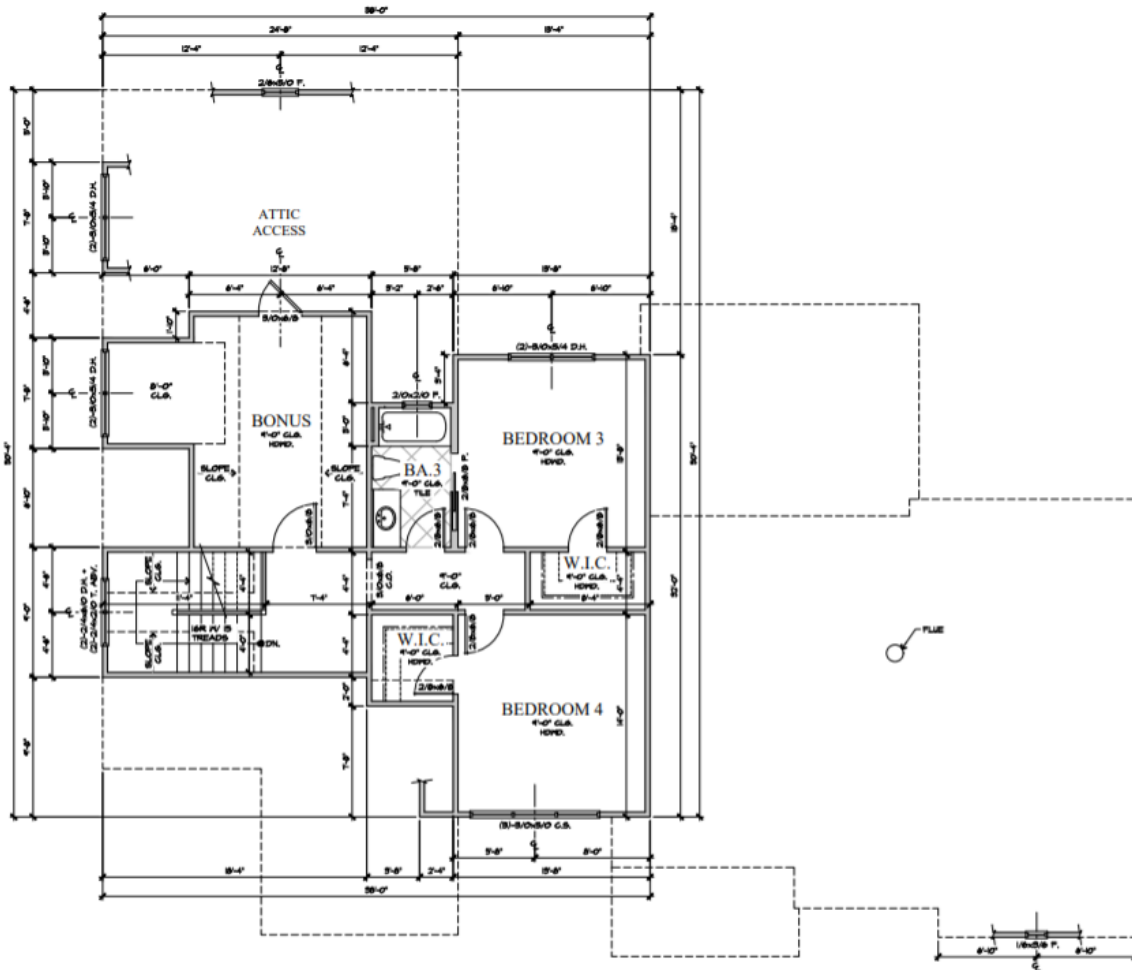
Floor Plan

First Level



Floor Plan

Second Level





Features

EXTERIORS

- ❖ Brick, Concrete Plank, Hardboard Siding
- ❖ Black Architectural Shingles
- ❖ Black Windows
- ❖ Cedar Accents
- ❖ Screened Back Porch
- ❖ Patio

INTERIORS

- ❖ 9' Ceiling Height
- ❖ River Ridge 5" Birch Prefinished Engineered Hardwoods main level
- ❖ Carpet on Second Level
- ❖ Custom Cabinetry Throughout
- ❖ Granite Counters
- ❖ Neutral Paint Colors TBD
- ❖ Matte Black, Polished Nickel, Champagne Bronze Hardware
- ❖ Accessible Design - 3' Wide Doors

LIVING ROOM

- ❖ Gas Fireplace, Cedar Mantel
- ❖ Contemporary Ceiling Fan
- ❖ Shiplap Walls with Floating Shelves
- ❖ Two Cedar Beams

KITCHEN

- ❖ Custom Cabinets
- ❖ Granite Countertops
- ❖ LG Stainless Appliances
- ❖ Electric Cooktop, Oven/Microwave
- ❖ Stainless Chimney Wall Mount Hood
- ❖ Dishwasher
- ❖ Black Metal Pendant Lights

MASTER BEDROOM (Main Level)

- ❖ Feature Wall
- ❖ Large Master Closet
- ❖ Ceiling Fan

MASTER BATH

- ❖ Double Vanity
- ❖ Zero Entry Shower
- ❖ Granite Countertop
- ❖ Black Fixtures & Lighting
- ❖ Shiplap Walls

1 GUEST BEDROOM (First Level)

- ❖ 12' Ceiling Height
- ❖ Ceiling Fan
- ❖ En-Suite Guest Bath

POWDER ROOM (Main Level)

2 GUEST BEDROOMS (Second Level)

- ❖ Ceiling Fans

GUEST BATHROOM (Second Level)

ADDITIONAL FEATURES

- ❖ Tankless Water Heater, Whole House Hot Water Recirculating System
- ❖ Central Vacuum System
- ❖ Epoxy - Garage Floor
- ❖ Landscaping/Irrigation
- ❖ 3.5-ton Trane HVAC (first level)
- ❖ 1.5 ton unit (second level)

OPTIONAL UPGRADES

Pricing Quoted Upon Request / Pending Permit Approval from Greenville County

- ❖ In-Ground Pool
- ❖ Fence

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