



Introducing...

Lauren Pines

- ❖ 54 estate-sized (1+ acre) lots in a beautiful new subdivision
- ❖ Building restrictions:
 - 2,000 square foot minimum heated (2,400 square foot minimum for two-story home)
 - Minimum of 40% brick/stone veneer front accents
 - All plans approved by Architectural Control Committee
 - Landscaping requirement
 - Side-load garages
- ❖ Lot prices starting at \$44,000
- ❖ Tranquil scenic trails for walking plus over 25 acres of tree preservation area with beautiful 100+ year-old hardwoods
- ❖ Our Preferred Builders will build your custom dream home or have your own builder qualify as a Preferred Builder to build for you!
- ❖ Located on Highway 161 between Hwy 321 and Hwy 55
- ❖ For more information, please visit www.LaurenPines.com or contact Ed Johnson at:
 - (803) 831-2651 (office)
 - (704) 293-6147 (cell)
 - ejohnson@bethelpartners.com



Lot Pricing and Availability - Phase 1

Lot #	Acreage	Price	Status
1	1.23	\$45,800	AVAILABLE
2	1.21	\$48,500	AVAILABLE
3	1.21	\$48,500	SOLD
4	1.21	\$48,500	AVAILABLE
5	1.21	\$48,500	AVAILABLE
6	1.21	\$48,500	AVAILABLE
7	1.21	\$48,500	RESERVED
8	1.21	\$48,500	AVAILABLE
9	1.43	\$50,200	AVAILABLE
10	1.67	\$54,000	AVAILABLE
11	2.22	\$56,600	AVAILABLE
12	1.04	\$44,500	AVAILABLE
13	1.00	\$44,000	AVAILABLE
14	1.22	\$46,600	RESERVED
15	1.46	\$49,500	RESERVED
16	1.08	\$47,000	RESERVED
17	1.00	\$46,000	RESERVED
18	1.00	\$46,000	AVAILABLE
19	1.00	\$47,500	AVAILABLE
20	1.00	\$47,500	AVAILABLE
21	1.41	\$57,900	AVAILABLE
22	1.06	\$49,900	AVAILABLE
23	1.01	\$51,100	AVAILABLE
24	1.01	\$48,100	AVAILABLE
25	1.01	\$48,100	AVAILABLE
26	1.03	\$47,400	AVAILABLE
27	1.03	\$47,400	AVAILABLE

Lot #	Acreage	Price	Status
28	1.03	\$46,400	AVAILABLE
29	1.03	\$46,400	AVAILABLE
30	1.03	\$46,400	RESERVED
31	1.03	\$46,400	AVAILABLE
32	1.17	\$50,100	AVAILABLE
33	1.00	\$46,000	AVAILABLE
34	1.00	\$46,000	AVAILABLE
35	1.00	\$47,500	AVAILABLE
36	1.00	\$49,500	AVAILABLE
37	1.00	\$49,500	AVAILABLE
38	1.00	\$52,000	AVAILABLE
39	1.00	\$56,000	AVAILABLE
40	1.02	\$55,800	RESERVED
41	1.00	\$51,000	RESERVED
42	1.00	\$48,500	AVAILABLE
43	1.00	\$48,500	RESERVED
44	1.00	\$46,500	AVAILABLE
45	1.01	\$47,100	AVAILABLE
46	1.03	\$46,400	AVAILABLE
47	1.00	\$46,000	RESERVED
48	1.10	\$47,200	SOLD
49	1.10	\$47,200	SOLD
50	1.10	\$47,200	AVAILABLE
51	1.10	\$47,200	AVAILABLE
52	1.10	\$47,200	AVAILABLE
53	1.10	\$47,200	AVAILABLE
54	1.11	\$45,800	AVAILABLE

For more information, please visit www.LaurenPines.com.

Availability as of 4/17/2008
 Prices subject to change without notice.
 For more information, please call (704) 293-6147 or (803) 831-2651.

Financing Options

We are pleased to introduce Lending Edge Mortgage as the Preferred Lender for Lauren Pines. Lending Edge is committed to working with every new homeowner to find the best possible funding options for your new loan. They offer the following benefits to all homeowners purchasing a new home in Lauren Pines:

- Quick and easy preapproval (not just “pre-qualify” but “pre-approve” you for a loan) so you'll know exactly what you are qualified to borrow before you close on your loan.
- 1% origination fee reduced to 0.5%.
- Appraisal fee of \$350 reduced to \$250.
- Reduced underwriting fees from \$575 to \$375.

And best of all, with our Preferred Builder incentives program, you may **pay no closing costs** when you're ready to purchase your new home!¹

Lot Loans

Lending Edge, in affiliation with Tier One Bank, makes it easy to purchase your lot today and when you're ready to build, convert your loan to a construction loan and then a permanent loan. All with no hassle!

Lot loans are available for only 15% down.

Purchase your lot today and build your dream house tomorrow!

Home Loans

Lending Edge has a wide array of loan options to meet every homebuyer's unique needs. Whether you want a traditional 30-year fixed, or a more customized loan option, Lending Edge can help you achieve your loan goals.

Purchase with as little as 3% down!

Contact Info

For more information, please contact Carole Willey at Lending Edge at: (803) 222-7552 office, (803) 389-8268 cell, or cwilley@edgeloans.com.

The logo for Lending Edge Mortgage features a stylized house roofline above the text "LendingEdgeMortgage". The text is in a blue, sans-serif font, with "Lending" and "Mortgage" in a larger size than "Edge".

¹ Preferred Builders will pay all buyer closing costs (up to \$3,000) upon acceptance of a full-priced offer when buyer obtains mortgage through Lending Edge.