



**McGuinn
HOMES**

Rivers Crossing

Aiken, South Carolina

Community Map



From the mid \$200s



**3 - 5
Bedrooms**



**2 - 3
Bathrooms**



**1,292 - 2,334
Sq. Ft.**

www.McGuinnHomes.com

Learn more about
**McGuinn
HOMES**



All content contained in this brochure is deemed reliable but NOT guaranteed. Dimensions, details, and specifications are approximate and may change at any time without notice. The illustrations provided are artist's depictions only and are NOT meant to be exact. Please contact a McGuinn Homes representative for more information.

Architectural & Exterior Features

- Monolithic Slab Foundation
- Engineered Roof System
- Shutters, plan specific
- Stone Locations, plan specific
- 4 over 4 Decorative Window Grills, plan specific
- **Low E Vinyl Windows
- Fiberglass 3 Tab Shingles with 25 Year Warranty
- ** Thermal Envelope Air Barrier
- Bait System Termite Treatment
- Low Maintenance Vinyl Siding with Lifetime Warranty
- 8" Columns, plan specific
- 10' x 8' Concrete Entry Pad at Rear Door, lot specific
- Foundation Planting, 1 Tree & up to 5 Pallets of Sod
- 2 Hose Bibs
- GFI Protected Exterior Power Outlets
- 1 Flood Light on Front Elevation
- **Fiberglass Front Door – 4 Panel 4 Light
- Front Gutters, plan specific
- Gable Overhangs

Garage Features

- Carriage Style Aluminum Garage Door
- Drywall Finish & Ready for Your Personal Finishes
- Smart Garage Door Opener with Wireless Entry Keypad
- Garage Door Carriage Hardware

Interior Features

- Smooth Ceilings & Walls
- 2 Panel Smooth Doors
- 2" Window Blinds
- White Door Hinges
- Tech Drop in Hall Closet
- Pre-wire Dual Ceiling Fan Switches in Primary and GR
- Light Fixture Mounting Brackets in GR, Dining Area and Bedrooms
- 3 1/4" Base Board & 356 Door Casing
- Smoke Detectors on All Levels & Sleeping Areas
- Carbon Monoxide Detector on Each Level
- Brushed Nickel Lighting & Door Hardware
- Ventilated Wire Shelving in All Closets & Pantry
- Luxury Vinyl Plank in Main Living Areas, Foyer, Dining, Kitchen, Great Room, Laundry and Baths
- Carpet Over 6lb Pad- Bedrooms & Stairs

Efficiency Features (**Also See Exterior Features)

- High Energy Efficiency AC System
- Natural Gas Heat
- Radiant Barrier Roof Sheathing
- Programmable Thermostat
- Tankless Gas Water Heater
- Energy Star Appliances
- R38 Attic Insulation & R13 Wall Insulation
- Water Saving Plumbing Fixtures
- LED Bulbs

Kitchen Features

- Shaker Style Cabinets- 36" Base & 30" wall
- Soft Close Cabinet Doors
- 30" Straight Top Cabinet Design with Crown Molding
- 2CM Granite or Quartz Counter Tops in Kitchen
- 8" Single Bowl Deep Stainless Steel Under Mount Sink
- Stainless Steel Faucet with Pull Out Sprayer
- Garbage Disposal with Counter Mounted Disposal Button
- Water Line Connection for Icemaker
- Stainless Steel Frigidaire Appliance Package (Refrigerator not included)
- Gas Line to Range

Bath Features

- Shaker Style Vanity- Comfort Height All Baths
- Soft Close Cabinet Doors
- Designer Sconce Style Vanity Lighting
- Acrylic Shower Unit in Primary Bath
- Shower Door in Primary Bath
- Elongated Toilets
- Pedestal Sink in Powder Room
- Chrome Plumbing & Accessory Fixtures
- Double Sinks in Master Bath, plan specific
- 2CM Granite or Quartz Counter Tops in All Baths
- Framed Mirrors

Why Choose McGuinn Homes?

- Contract to Closing Consultation
- You Bought A Home...Now What? Process
- 1, 2 & 8-Year Warranty Program
- McGuinn Foundation - Giving Back to Our Community

REV 6/3/2025

