

LOT 1739
412 BRIGHTSIDE TRAIL

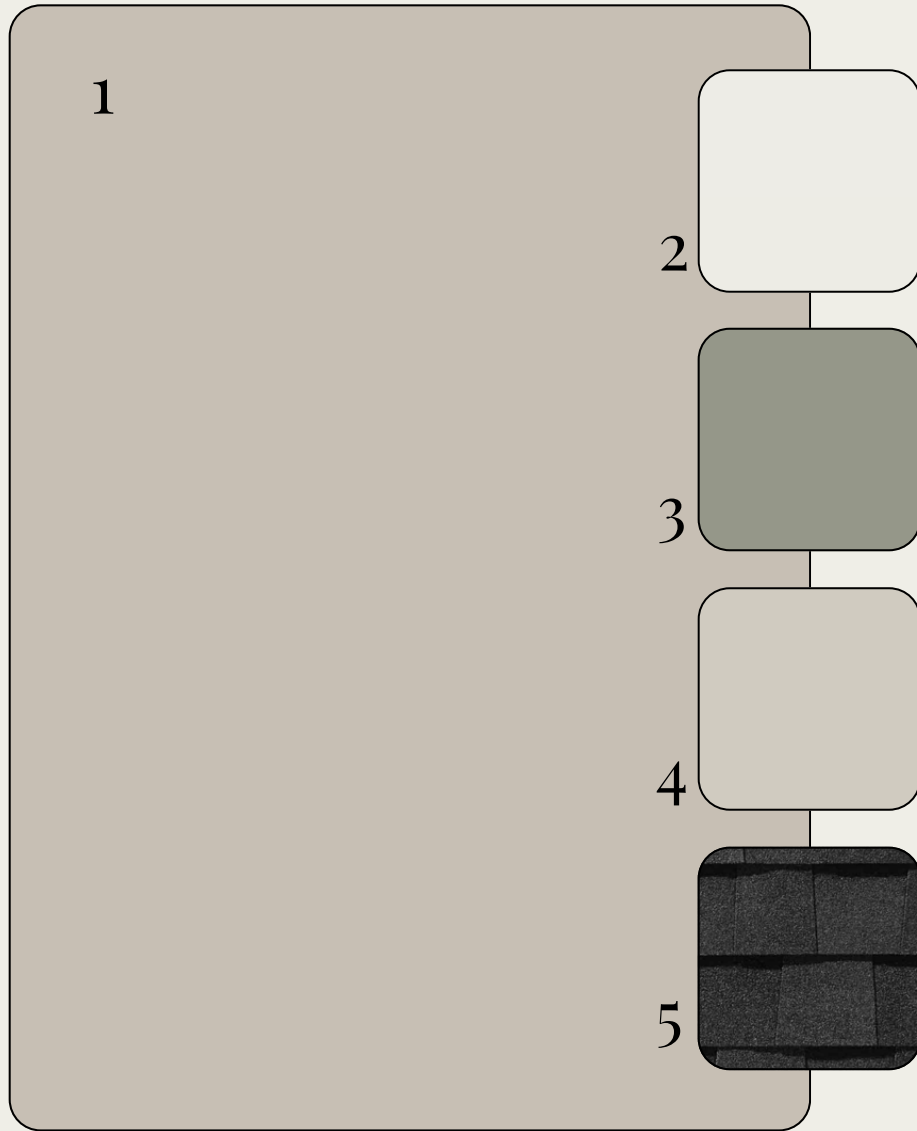
 SAUSSY BURBANK



*OPTIONAL UPGRADES MAY BE SHOWN ON ARTIST'S RENDERING. SEE AGENT FOR DETAILS

TOPSAIL - N

EXTERIOR SELECTIONS



1. SIDING - SKYLINE STEEL (SW1015)
2. TRIM- PURE WHITE (SW7005)
3. FRONT DOOR - EVERGREEN FOG (SW9130)
4. FOUNDATION - AGREEABLE GREY (SW7029)
5. ROOF- MOIRE BLACK



colors may appear differently across screens or printed renderings

EXTERIOR HARDWARE & LIGHTING

1



2



3



4



5



1. FRONT DOOR HARDWARE - SUTTON - BLACK
2. INTERIOR DOOR HARDWARE - STRATUS KNOB - BLACK
3. FRONT DOOR - GALENA SMALL HANGING PENDANT - BLACK
4. GARAGE DOORS - SEBRING 8" WALL LANTERN - BLACK
5. REAR PORCH - GALENA WALL LANTERN - BLACK

INTERIOR SELECTIONS

1

2

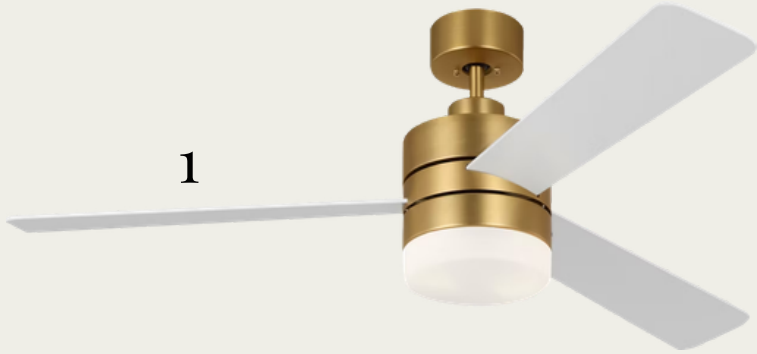
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4

1. WALL/CEILING PAINT -
SNOWBOUND (SW7004)
2. TRIM PAINT - PURE WHITE
(SW7005)
3. FLOORING - LVP -MOHAWK -
NOTTINGHAM SHADES - FINLEY
(1ST FLOOR LIVING AREAS, PRIMARY
BED/CLOSET, BEDS 2 & 3/CLOSETS)
4. LAUNDRY FLOOR TILE - JUTE
12X24 - LINEN

colors may appear differently across screens or printed renderings

INTERIOR LIGHTING



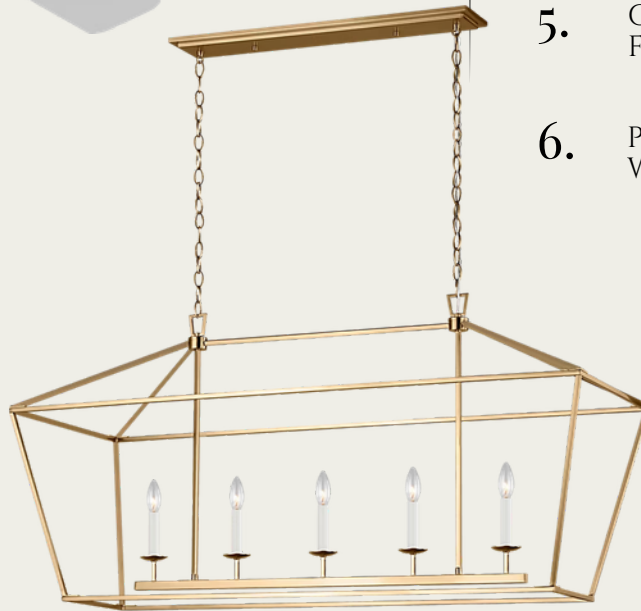
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1. FAMILY ROOM - ERA 52" LED FAN - SATIN BRASS/WHITE
2. FOYER HALL - DIANNA SMALL LANTERN - SATIN BRASS
3. DINING ROOM - DIANNA MEDIUM LINEAR CHANDELIER - SATIN BRASS
4. BED 2 & 3 - LARSON 2-LIGHT FLUSH MOUNT - MATTE WHITE
5. CLOSETS, PANTRY, LAUNDRY - WHITE FLUSH MOUNT
6. PRIMARY BED - JOVIE 52" LED FAN - WHITE



2

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6



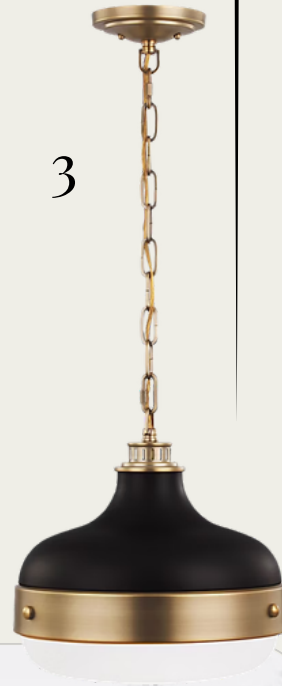
KITCHEN



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1. FAUCET/AIRSWITCH BUTTON - DELTA MONROVIA - CHAMPAGNE BRONZE
2. STAINLESS STEEL UNDERMOUNT SINK
3. PENDANT LIGHTS - CADENCE 2-LIGHT PENDANT - DARK ANTIQUE BRASS (X2)
4. COUNTERTOPS- QUARTZ - CALACATTA GOLD
5. BACKSPLASH - CRAFT II - 3X12 WHITE GLOSSY HERRINGNONE PATTERN - (EXTENDED TO CEILING AT HOOD)
6. CABINETS - TIMBERLAKE BARNETT DOOR - PERIMETER: LINEN / ISLAND: SAGE
7. CABINET HARDWARE



6



7

APPLIANCES

1



1. HOOD - GE - JYW5301SJSS
2. RANGE - GE 30" GAS - GGS500SVSS
3. MICROWAVE DRAWER - SHARP - SMD2470ASY
4. DISHWASHER- GE - GDT635HSRSS

2



3



4



PRIMARY BATHROOM



1

3



1. FAUCET- DELTA SAYLOR - CHAMPAGNE BRONZE - WIDESPREAD (X2)
2. SINK-RECTANGULAR BASIN (X2)
3. BATHROOM LIGHTING - SAYWARD 3-LIGHT (X2) - SATIN BRASS
4. CABINETS-TIMBERLAKE BARNETT - SAGE PAINTED
5. COUNTERTOPS- QUARTZ - CARRARA BREVE
6. CABINET HARDWARE
7. BATHROOM FLOOR - VISCONDE 12X24 - ORO MATTE
8. SHOWER WALLS - VISCONDE 12X24 - ORO POLISHED
9. SHOWER FLOOR TILE - SAVVY HEXAGON - WHITE
10. SHOWER & TUB FIXTURE - DELTA SAYLOR
11. SHOWER ENCLOSURE - FRAMELESS



2

4



6



5



8



7



9



10



11

layout & finish may differ by plan

BATHROOM TWO

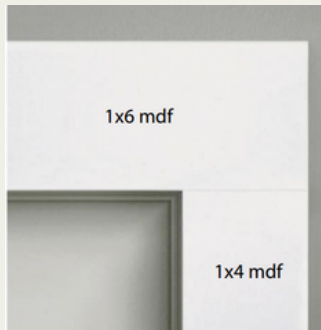


1. FAUCET- DELTA SAYLOR - WIDESPREAD (X2)
2. SINK - RECTANGULAR BASIN (X2)
3. BATHROOM LIGHTING - SAYWARD 3-LIGHT - SATIN BRASS (X1)
4. CABINETS - TIMBERLAKE BARNETT - LINEN PAINTED
5. COUNTERTOPS - QUARTZ - CARRARA BREVE
6. CABINET HARDWARE
7. BATHROOM FLOOR TILE - SOLARA 12X24 - FIRENZA
8. SHOWER FIXTURE - DELTA SAYLOR
9. FIBERGLASS TUB INSERT



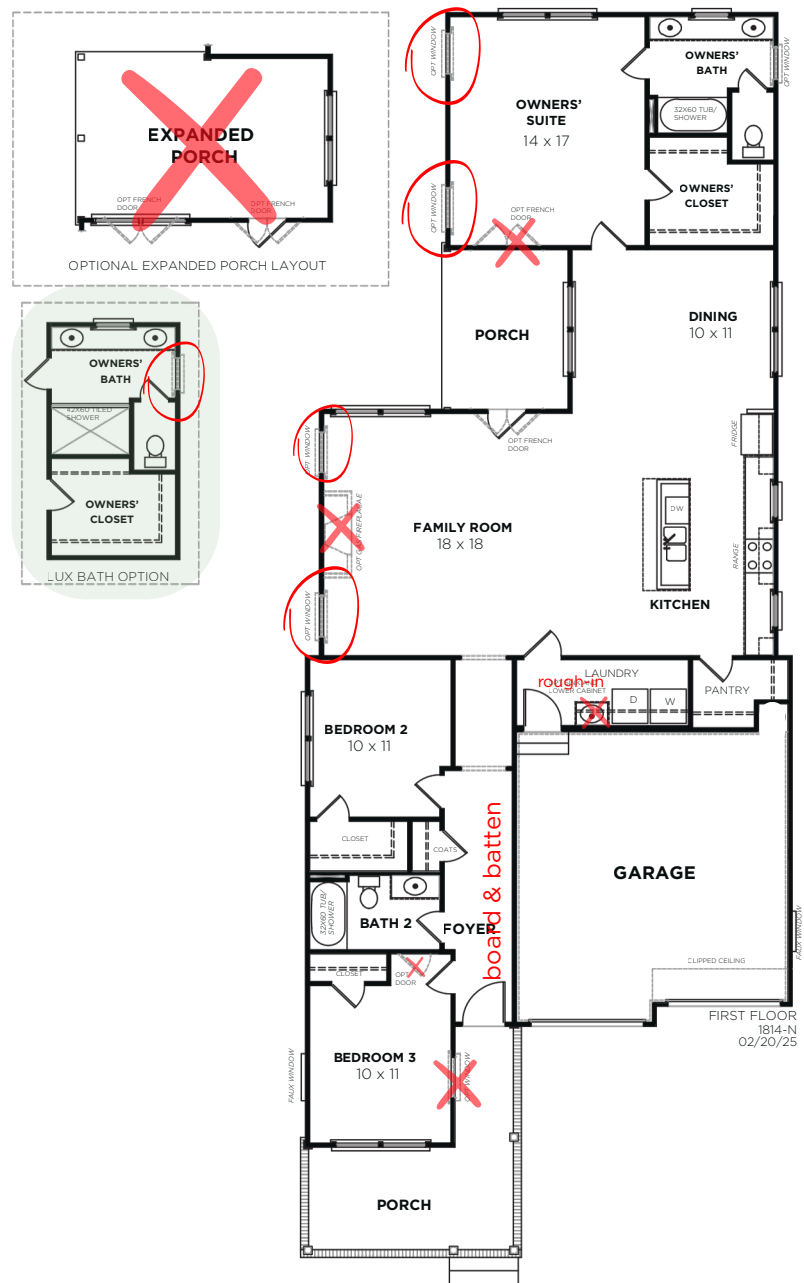
TRIMWORK & OTHER SELECTIONS

- BASEBOARDS - 1X6
- WINDOW CASINGS - 1X4 LEGS, 1X6 HEADS W/ SILL



- DOOR CASINGS - 1X4 LEGS, 1X6 HEADS

- OPTIONAL ACCENT WALL - BOARD & BATTEN 6FT HIGH - FOYER HALL
- OPTIONAL WINDOWS: FAMILY ROOM (2), PRIMARY BATH (1), PRIMARY BEDROOM (2)
- OPTIONAL PRIMARY BATH LAYOUT
- OPTIONAL BRICK STEPS ON FRONT PORCH
- OPTIONAL ROUGH-IN ONLY FOR LAUNDRY ROOM SINK



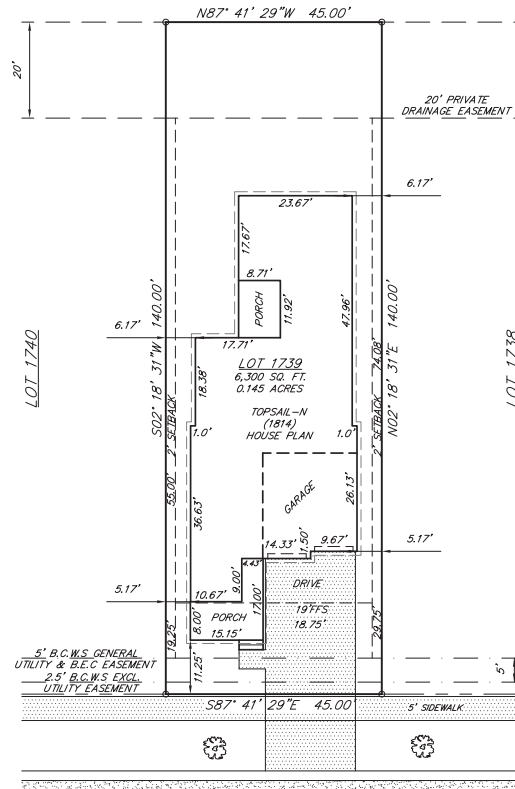


SETBACKS PER LOT SPECIFIC STANDARDS FOR
MIDTOWN AND SHOULD BE VERIFIED WITH ALL
GOVERNING MUNICIPALITIES AND ASSOCIATIONS
BEFORE DESIGN OR CONSTRUCTION
197FS = FRONT FACADE SETBACK

⊗ = APPROXIMATE LOCATION OF
PROPOSED STREET TREE TO
BE INSTALLED (2.5 CALIPERS)



HOA #84
TMS# 209-09-04-489



BRIGHTSIDE TRAIL (57' R/W)

412

IMPERVIOUS AREA
PRIMARY STRUCTURE.....2,511 sqft
ACCESSORY STRUCTURE/
ADDITIONAL SITE WORK.....566 sqft
PERVIOUS AREA
LANDSCAPING.....3,223 sqft
TOTAL.....6,300 sqft

PREPARED FOR SAUSSY BURBANK

PLOT PLAN SHOWING LOT 1739, TMS# 209-09-04-333

MIDTOWN SUBDIVISION, PHASE 3A NEXTON

LOCATED NEAR THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SC.

SCALE: 1" = 20' DATE: APRIL 13, 2026
REFERENCE: PLAT RECORDED AT INSTRUMENT #2026001749-01764

LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.

PROPERTY APPEARS TO BE IN FLOOD ZONE "X", 4501SC 0589 E REVISED DECEMBER 2, 2018
FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 04/13/26

NOTE: ALL ELEVATIONS ARE ASSUMED
NEV-1739-pp / STM

PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, HANAHAN, SC 29410
TEL: (843) 554-7777

THIS PLOT PLAN IS FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION USE.
IT DOES NOT REPRESENT A LAND SURVEY. WAS NOT PREPARED FOR RECORDATION, AND
IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

mnexton	
Master Design Consultant	
The information provided by the Master Design Consultant is for informational purposes only and does not constitute a warranty. The Master Design Consultant is not responsible for the accuracy or completeness of the information provided. The Master Design Consultant is not responsible for the accuracy or completeness of the information provided. The Master Design Consultant is not responsible for the accuracy or completeness of the information provided.	
X	Noted
Agreed with conditions. Owner hereby certifies that the information provided is true and correct.	
Antia King	5/1/2026

PROPERTY LINE WITH
PROPERTY CORNER.

