



St Anns ALLEY

West Columbia, South Carolina



CYPRESS

Commercial & Investment Real Estate

Experience, Qualifications and Competence

St Anns Alley is an in-town community of 34 single-family homes in the booming West Columbia River District developed by Spring Street Partners. St Anns Alley is bounded by Center, Spring, Herman and Augusta streets. The new community takes its name from the St Ann's Rescue Mission, a home for boys, that was located in this area during the late 1800s.

The homes are all two or three bedrooms and two and a half baths. They range in size from approximately 1,100 square feet to just over 1,600 square feet. Each house will have its own yard and two parking spaces. Allison Ramsey Architects of Beaufort has designed four basic models with varying interior layouts and color schemes to be built in St Anns Alley. Each home is uniquely designed by plan and color for each lot to ensure the character of the neighborhood. Each home is also designed for maximum living space and features 9-foot ceilings, fiber cement siding exterior, and extensive trim and quality finishes.

St Anns Alley's designs draw inspiration from the existing architecture of West Columbia, said Architect Cooter Ramsey.

"Since this is an urban infill project within an existing historic neighborhood we wanted to fit in, but also improve upon what's there. We incorporated some of the local details, colors, and materials used by some of the historic neighboring buildings."

Marketing and presale for St Anns Alley is being handled exclusively by the Wheeler & Wheeler team licensed with Coldwell Banker Residential Brokerage.





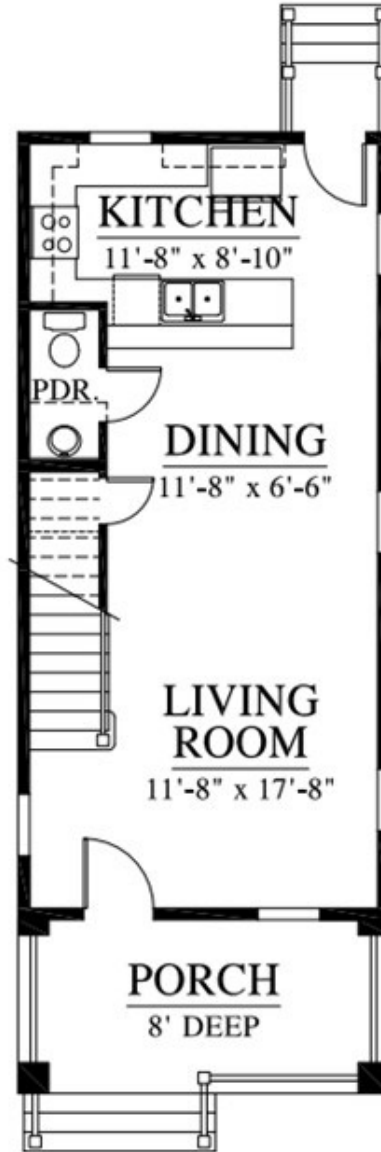


EIGHT ADDITIONAL UNITS:
Estimated to start Q2 2023

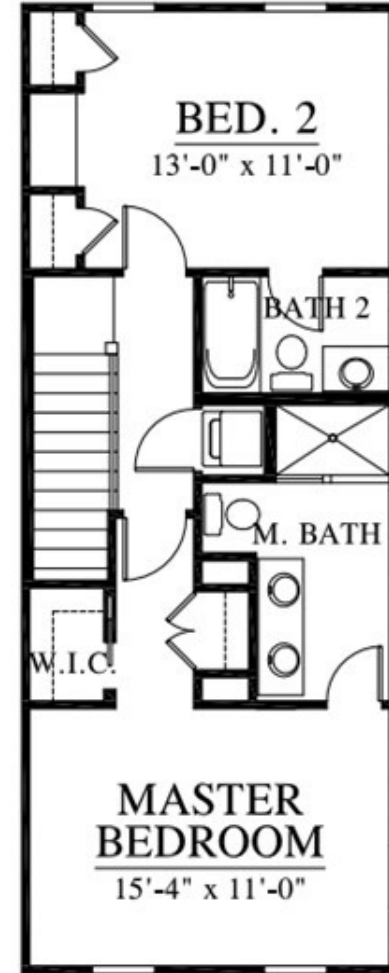
SPRING STREET COTTAGES
West Columbia, South Carolina

The James

FLOOR PLAN



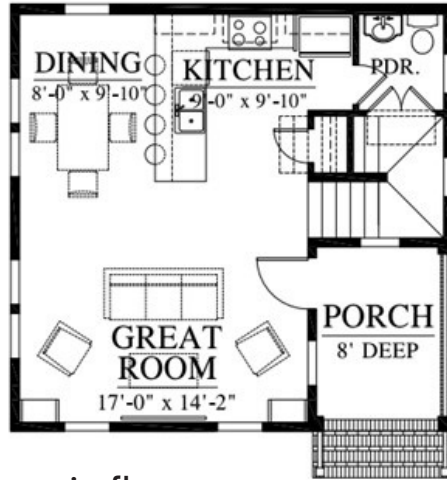
main floor



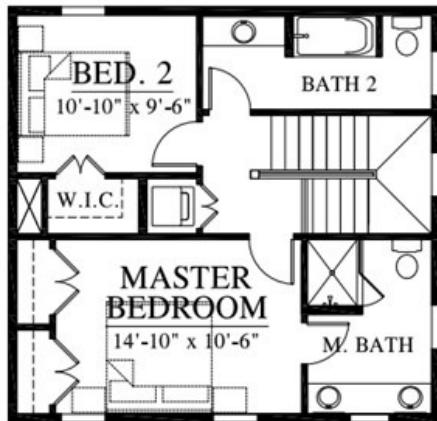
second floor

The Baldwin

FLOOR PLAN



main floor

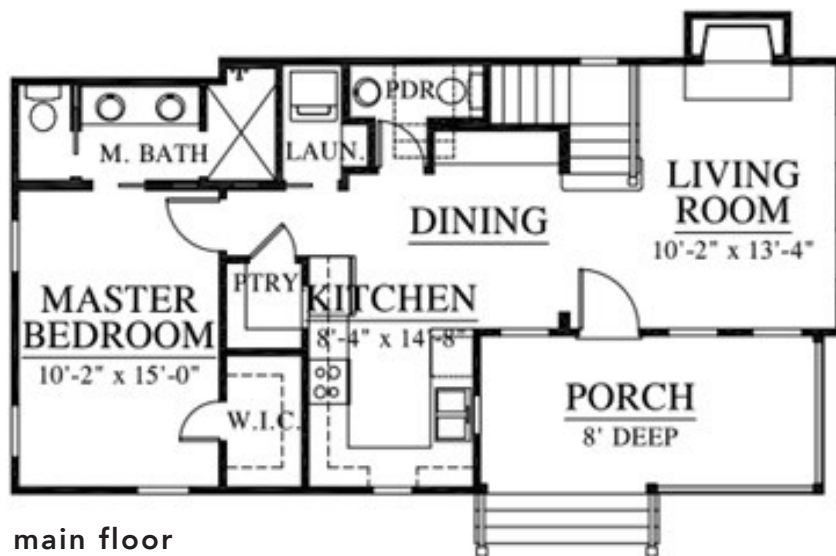


second floor

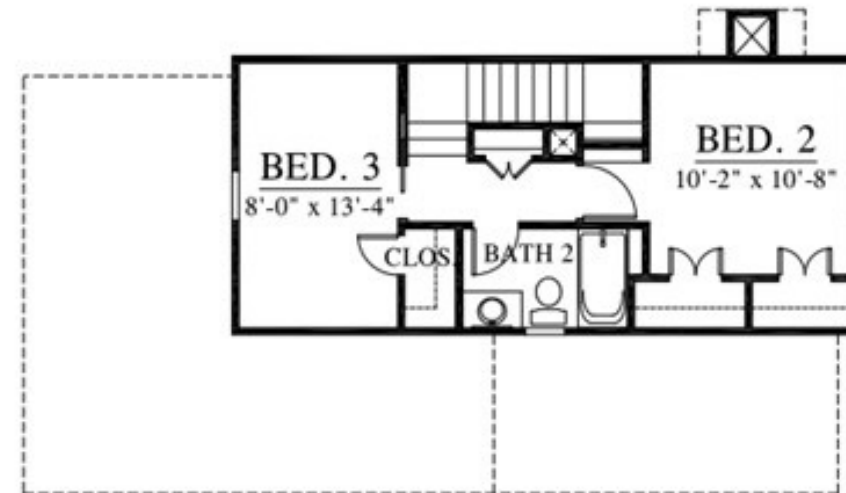


The Jefferson

FLOOR PLAN



main floor



second floor

Specifications

INTERIOR

STAIRS	Boxed Carpet or Oak Stairs
INSULATION	R-13 Fiberglass Wall Insulation R-38 Blown Attic Insulation (fiberglass)
DRYWALL	Smooth Walls Smooth Ceilings Drywall wrapped window openings
TRIM	Base 1x6 flat stock MDF Caseing 1x4 flat stock MDF Windows will have stool and apron Interior Railings Drywall half walls with wood cap–optional rails 2x2 wood pickets
INTERIOR DOORS	Masonite Two Panel solid core doors–height per plan
PAINT	Sherwin Williams Masterhide Plus Interior flat latex wall paint Sherwin Williams Masterhide Plus Interior gloss latex trim paint
CABINETS	Engineered wood cabinets with wood doors
KITCHEN COUNTERTOPS	Level 1 Granite 3 cm



Specifications

INTERIOR CONTINUED

BATH COUNTERTOPS	Level 1 Granite 3cm
MIRRORS	Framed Mirrors
SHELVING	Ventilated Wire Shelving
BATHROOM ACCESSORIES	Delta Kinley Series (brushed nickel)
SHOWER DOORS	Semi-Frameless
HARDWARE	Entry brushed nickel handle set–Schlage Deadbolt on all exterior doors brushed nickel–Schlage Passage and Privacy locks, lever, knobs brushed nickel–Schlage
SHOWER	Tile shower walls and floors Tile tub wall surrounds Dal Tile tub surrounds
TILE FLOOR	Tile Bathroom, Laundry room, Foyer, and Kitchen
CARPET	Carpet Bedrooms, Closets, Hall, Stairs, Living room, Greatroom 8# pad
WOOD FLOORING	Optional



Specifications

INTERIOR CONTINUED

APPLIANCES

Dishwasher–GE GDF530PS Stainless Steel PKG F
Refrigerator–GE 25CF GSE25GS Stainless Steel
Range–JB645R Stainless Steel Electric Range PKG F
Microwave–JNM7196S Stainless Steel PKG F
Disposer–1/3 HP

HVAC

Lennox gas 14 SEER 2 zones with programable Thermostats

VANITY FAUCETS

Master Bath–Delta Lahara 8” spread 3538 brushed nickel
Secondary Bath–Delta Lahara 4” spread 2538 brushed nickel

KITCHEN FAUCET

Delta Lahara Leland 9178 brushed nickel

TUB FAUCETS

Delta Lahara brushed nickel

WATER CLOSETS

Gerber Dual flush

VANITY SINK

White undermount

KITCHEN SINK

SS undermount 50/50

HOSE BIBS

2 hose bibs on side of house

BATH TUBS

Aquatic Acrylic

WATER HEATER

Rinnai Tankless Gas–located exterior







Press Release

CONSTRUCTION UNDER WAY ON NEW WEST COLUMBIA HOMES

WEST COLUMBIA, South Carolina, February 3, 2020 – Developer Spring Street Partners announces the start of construction on St Anns Alley, an in-town community of 34 single-family homes in the booming West Columbia River District.

St Anns Alley is bounded by Center, Spring, Herman and Augusta streets. The new community takes its name from the St. Ann's Rescue Mission, a home for boys, that was located in the area during the late 1800s.

The homes are all two or three bedrooms and two and a half baths and range in size from around 1,100 square feet to just over 1,600 square feet. Each house will have its own yard and two parking spaces. Allison Ramsey Architects of Beaufort (www.allisonramseyarchitect.com) has designed four basic models with varying interior layouts and color schemes.

Each house is uniquely designed by plan and color for each lot to ensure the character of the neighborhood. Each home is also designed for maximum living space and features 9-foot ceilings, fiber cement siding exteriors, and extensive trim and quality finishes.

St Anns Alley's designs draw inspiration from the existing architecture of West Columbia, said Architect Cooter Ramsey. "Since this is an urban infill project within an existing historic neighborhood we wanted to fit in, but also improve upon what's there. We incorporated some of the local details, colors, and materials used by some of the historic neighboring buildings."

The community is being built in stages and the first seven houses are expected to be ready for homeowners to move in by early summer. Prices for the initial homes range from \$232,950.00



to \$249,000. Marketing and presale for St Anns Alley is being handled exclusively by the Wheeler & Wheeler Real Estate team licensed with Coldwell Banker.

“We think it is a unique environment,” said developer Joe Taylor, who formed Spring Street Partners along with fellow developers Mark James and Tyler Baldwin. “To the best of our knowledge, it is the only new, single-family detached housing that is within walking distance of the restaurants and other attractions of the vibrant West Columbia River District and the Statehouse,” Taylor said. The neighborhood features a park, landscaping, ample parking and walkways.

Mungo Construction, Irmo, is the builder for St Anns Alley, and Civil Engineering of Columbia is handling the site work.

“I am so excited about this project. It will help to push the redevelopment activity centered around the Riverwalk and State Street further up Meeting Street into our more established neighborhoods and will keep our positive momentum going,” said West Columbia Mayor Tem Miles. “These will be great homes in our wonderful city. I am also excited for the commercial use that it will bring to Center Street.”

Post Project Notes: All 34 original homes are sold. The developer has acquired additional land and will be building eight new homes in St Anns Alley. These new homes will be a combination of the James and the Taylor (3 bedroom) floor plans.

