

MARK SAUNDERS LUXURY HOMES® CUSTOM RENOVATIONS



Kitchen Renovation for Majak Moments Before



Kitchen Renovation for Majak Moments After

As autumn arrives to Coastal North Carolina and the summer season ends, we naturally start to think about our homes, both the interior and exterior spaces. How can we enhance the livability and enjoyment for our families? If our home is a rental, how can we enhance the appeal of our property and grow our rental income?

Mark Saunders Luxury Homes® is thoroughly equipped to assist you with your goals and to help you substantially increase the value and enjoyment of your home. Our staff of renovation specialists is dedicated to client satisfaction. We provide you with a turn-key job, from design concept to completed construction. Our Design Center has the personnel and resources to assist you in selecting everything from plumbing and lighting fixtures, to floor covering, cabinets, and paint colors. Take advantage of our 25 years of building experience and our long standing relationships with established partners in all trades (plumbing, electrical, and air conditioning contractors; carpenters, etc.) to ensure the quality that you expect from Mark Saunders Luxury Homes®.

Owners of beach rental property may want to take advantage of the perfect window of opportunity to renovate their property ahead of the 2011 rental season. Whether it's a swimming pool, a new roof or replacement windows, a room addition, a porch screening, a kitchen or bath remodel, conversion of storage areas to living spaces, or fresh floor covering and paint, all of these improvements provide the opportunity to not only enhance your investment but increase your rental income.

*"We want to express our sincere appreciation and thanks for the exquisite renovation of our beach home. This project has been a labor of love for our family as we have expanded and revitalized the home you built for us in 1995 to make it work for the newest and oldest generations of Dardens, Hollands, Millers and McGees."
- Majak Moments Partnership
Ann Darden, Nan & Duane Holland, Carol & Larry Miller, and Mary & Bob McGee*

Please call us today to schedule a complimentary consultation at 800.262.7820 or 910.842.8200, or send us an email to info@marksaundershomes.com.

**MARK
SAUNDERS**
LUXURY HOMES®

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FEATURE: THE SOWDER HOME

This fascinating one-of-a-kind custom home epitomizes the Ocean Isle Palms® Cayman style. Numerous eye-catching architectural features are incorporated beneath its illuminated cupola and standing seam metal roof, including exposed rafter tails, unique roof brackets, custom pergola, distinctive trim details, and flat railing balusters. The entry invites you into an open great room which features a dramatic two-story stone fireplace, a kitchen beautifully appointed with custom cabinetry, and spacious dining area. The great room flows through double doors to a rear screened porch then to a wrap-around deck and a ground level pool, bringing the outside in to the home. The spacious master suite has a spa-like master bath and well appointed closet area that opens to the convenient laundry room. The understated rear stairs lead to the second floor that features not only Mr. Sowder's media room (or Man Cave) but two bedrooms and baths with their own breakfast bar that overlooks the two-story great room below. Heated square footages: First floor - 2,077; Second floor - 913, Multi-purpose room - 390. Total: 3,380 square feet.

"I have collaborated with many builders over the years in my line of work and I must say the experience with Mark Saunders Luxury Homes was top-drawer.... Everything MSLH promised to us was delivered, much of it exceeding our expectations.....At the end of the day, there were no surprises other than good ones - the finishes are even better than we imagined....Thank you again for a delightful and rewarding building experience. We are proud to be the owners of a Mark Saunders Luxury Home."
- Steve and Diane Sowder



FEATURE: THE SANDERS HOME

A dramatic entrance and gracious front porch welcome you to this distinctive Seawatch® Craftsman style home. The Craftsman theme is reflected by the distinctive cupola and the custom architectural detailing of the dormers, columns, railings, brackets and trim. Its classic 1½ story design features an Open Floor Plan that includes a casual eat-in kitchen, semi-formal dining area, study with cherry built-ins, great room that opens to the cupola above, spacious vaulted master suite, two guest rooms, and 2½ bathrooms. The multi-purpose room over the garage has an additional half-bath, a dry bar and window seats. This secluded area will house a full-size pool table and media system. The rear of the home opens to a screened porch, with wooded views accented by an outdoor kitchen and ground level patio with brick fireplace - a perfect spot for entertaining family and friends throughout the seasons. Heated square footages: First floor - 2,177, Multi-purpose room -371, Total: 2,548 square feet. **This home is a featured model for Mark Saunders Luxury Homes®. Please contact us to schedule your personal tour at (910) 842-8200.**



PRODUCT SPOTLIGHT

Mark Saunders Luxury Homes® is proud to feature authentic James Hardie fiber cement siding for low maintenance home exteriors that are both attractive and highly durable. Constantly improving on the quality product they invented more than 30 years ago, James Hardies' newest innovations are the HardieZone® System with ColorPlus® Technology. HardieZone products are "engineered for climate", with HZ10 products designed to withstand the punishments of the high humidity, high ultra violet light and hurricane force winds associated with coastal living. For even more protection, a ColorPlus® factory-applied, baked-on finish provides beautiful color with a 15-year limited finish warranty. www.JamesHardie.com



BUILDING NOW, NEVER REFINANCE

Mortgage rates have never been lower. With 15-year and 30-year fixed rate mortgages, at 3.9% and 4.5% respectively, there has never been a better market for qualified borrowers. A rate increase of just 1% on a \$350,000 mortgage will cost approximately \$250 per month and as much as \$90,000 over the life of the loan. Securing a mortgage at today's rates also means you will never have to refinance. Historically low-interest rates, coupled with low material and labor prices, make this an unprecedented time to build your custom home. Mark Saunders Luxury Homes® has the experience and expertise to expedite your custom home design, help you secure financing, and build your home to the highest standards. Don't miss out on this historic opportunity.



HOMES UNDER CONSTRUCTION

- Dennis and Cheryl Hetzel – Holden Beach, NC
- Dennis and Denise Hartung – Seawatch at Sunset Harbor®
- George and Mary Lou Willbrandt – Ocean RidgeSM
- Nick and Paula Micale – Rivers EdgeSM
- Rostislav and Jutta Schulz – Dunescape at Holden Beach

If you would like more information about building your dream home, custom renovations, or any additional information regarding these homes contact a Home Design and Building Consultant today at 910.842.8200 or visit our new and improved website.

www.marksaundershomes.com

Become a Mark Saunders Luxury Homes® fan on Facebook!

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