



Welcome to Carolina Camp Cedar

We are so excited to take this next step with you!

Cabin Options:



Gardenia



Coldwater



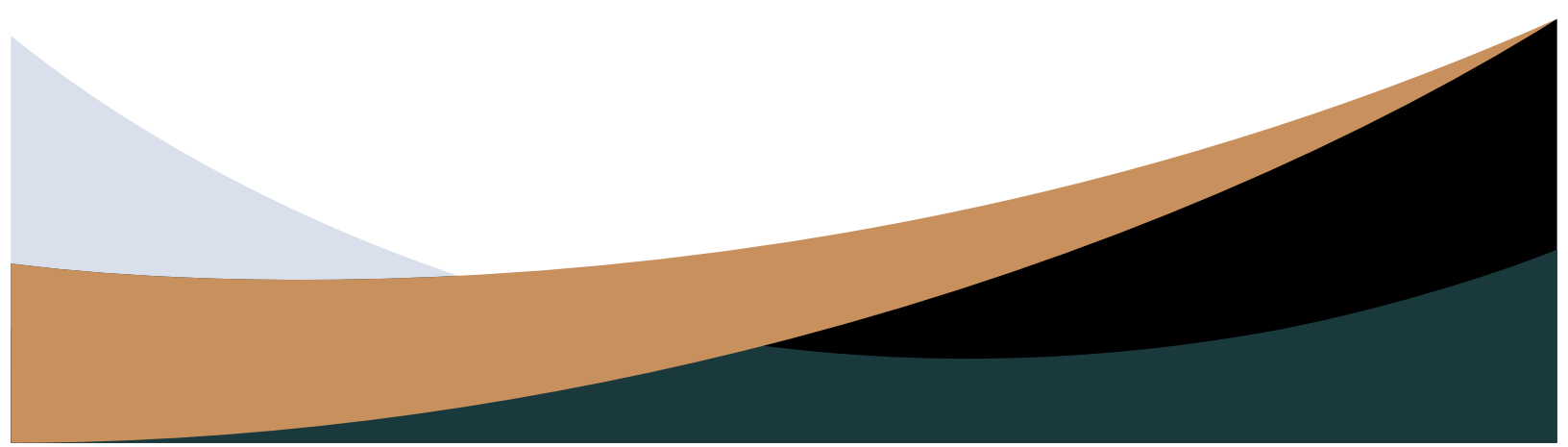
Tannehill



Cahaba

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Whats included in every purchase?

Each luxury cabin purchase includes a thoughtfully curated collection of features, amenities, and services designed to deliver comfort, convenience, and a resort-style ownership experience from day one.

Utilites

- Electric and water usage
- High-speed Wi-Fi usage
- Washer & dryer hook-ups
- Ongoing grounds maintenance

Delivery, Setup & Construction Features

- Professional delivery, setting, and full hook-up of the cabin
- Cementitious / Hardie Board skirting installed around the base
- Wooden steps to the porch (unpainted)

Outdoor Living & Landscaping

- Landscaping around cabin
- Concrete Patios
- Picnic table
- Private firepit
- Private outdoor grill

Interior Finishes & Appliances

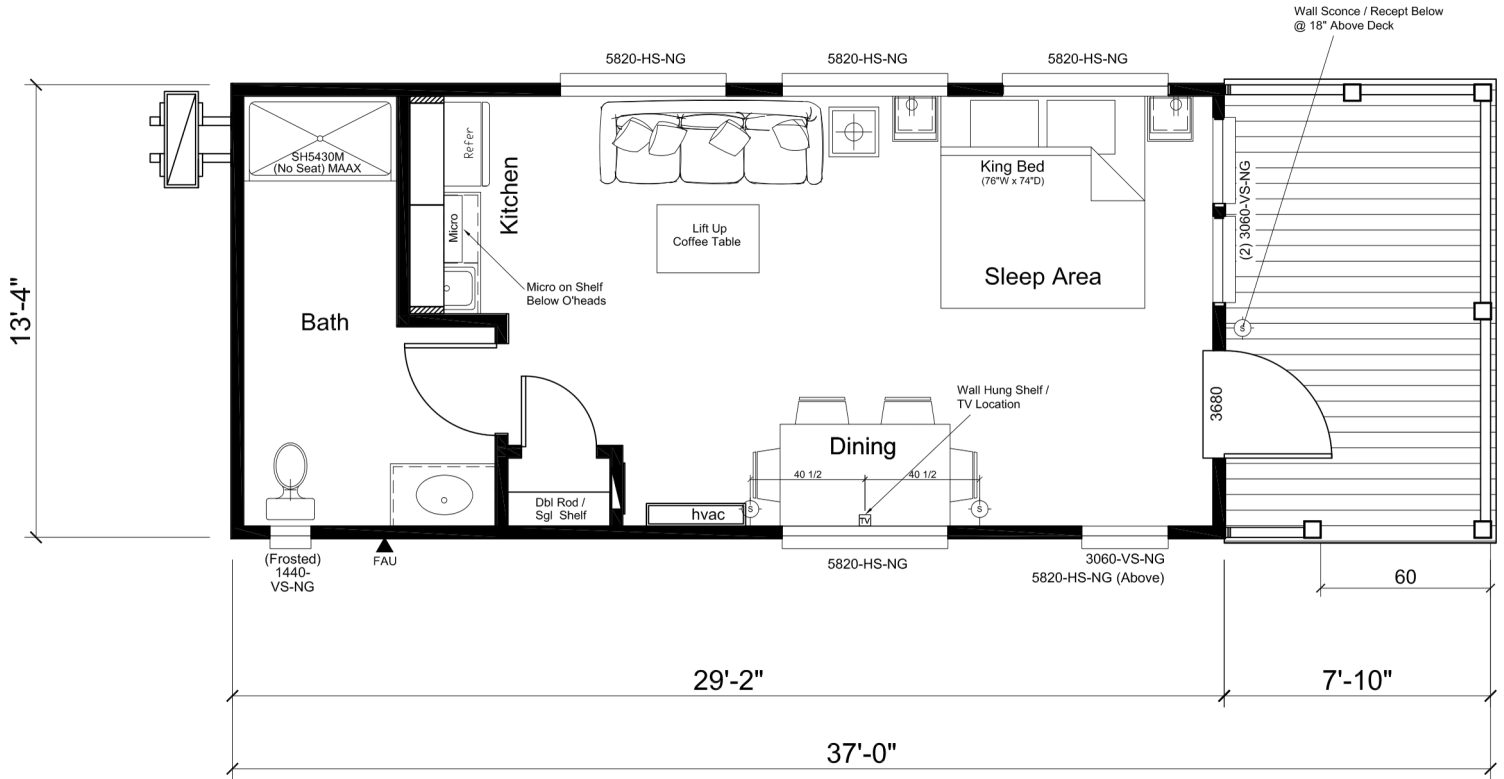
- Quartz countertops
- Refrigerator
- Range / stove
- Window blinds throughout

Lifestyle & Resort Amenities

- Membership to Pickens Golf Club
- Access to resort-style swimming pool
- Paid water and electric usage
- Paid landscaping and grounds maintenance
- All-inclusive lot lease agreement

This all-inclusive approach ensures every luxury cabin is move-in ready, beautifully finished, and supported by premium amenities—allowing owners to immediately enjoy the lifestyle their cabin was designed to offer.

Gardenia Floorplan - 399 Sq. Ft. Estate



The home series, floor plans, photos, renderings, specifications, features, pricing, materials and availability shown will vary by retailer and state, and are subject to change without notice. Some standard features are model-specific. Contact your sales representative for more information.

Starting Price: \$131,912

Gardenia Quicksheet

Exterior

- 12" Steel I-Beam Frame with Full Extension Outriggers
- Detachable Hitch
- 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.
- 23/32" Tongue & Groove Sub floor
- Composite Porch Decking with Covered Porch (Per Print)
- High Density Woven Simplex Underbelly
- 2"x4" Interior Wall Construction - 16" O.C.
- 2"x6" Rafters - 16" O.C. (Per Print)
- 8/12 Roof Pitch Available with Lofts (Per Print 12' Wide Only)
- (1) Exterior Frost Proof Faucet
- (3) Tie Down Brackets Each Side
- Galvalume Metal Roofing
- Hardie Fiber Cement Siding
- Energy Saving 7/16" OSB & House Wrap*
- 4/4" Residential Trim
- 36"x80" Residential Outswing Full View Door w/ Blinds
- Front and Rear Residential Eaves with Boxed Overhangs
- Black Powder Coated Steel Porch Railing

Kitchen

- Fire Extinguisher Included
- Wood Cabinetry and Stiles
- Soft Close Hardware on Cabinets and Drawers Throughout
- Designer Cabinet Pulls
- Stainless Steel Single Bowl Deep Kitchen Sink
- High Pressure Laminate Countertops w/ Rolled Edging
- Single Lever Spring Faucet
- Lighting under Kitchen Cabinets
- Ceramic Tile Backsplash Throughout Kitchen

Interior

- 1/2" Finished Sheetrock Walls Throughout
- White-Wash Stained Pine Ceiling
- 90" Sidewall Height with Extra High Vaulted Ceiling (Per Print)
- Wood Interior Doors
- LVP Luxury Vinyl Plank
- 2" Window Blinds
- Dual Pane Low-E Efficient Windows*
- Fiberglass Batten Insulation: R-13 Walls-R-13 Roof-R-22 Floor*
- 100 Amp Panel Box
- (2) Exterior GFI Recepts
- (2) BRK Smoke / Carbon Dioxide Detectors
- PEX Plumbing Water Lines
- Rinnai® Tankless On Demand Gas Water Heater w/ Cover
- 20,000 BTU Outside Condenser
- 9,000 BTU Air Handler in Living Room and Bedroom
- Water Shut Off Valves Throughout
- Ground Fault Breakers in all Wet Areas
- LED Can Lighting Throughout
- Ceiling Fan w/Downrod in Living Room and Bedroom Per Print

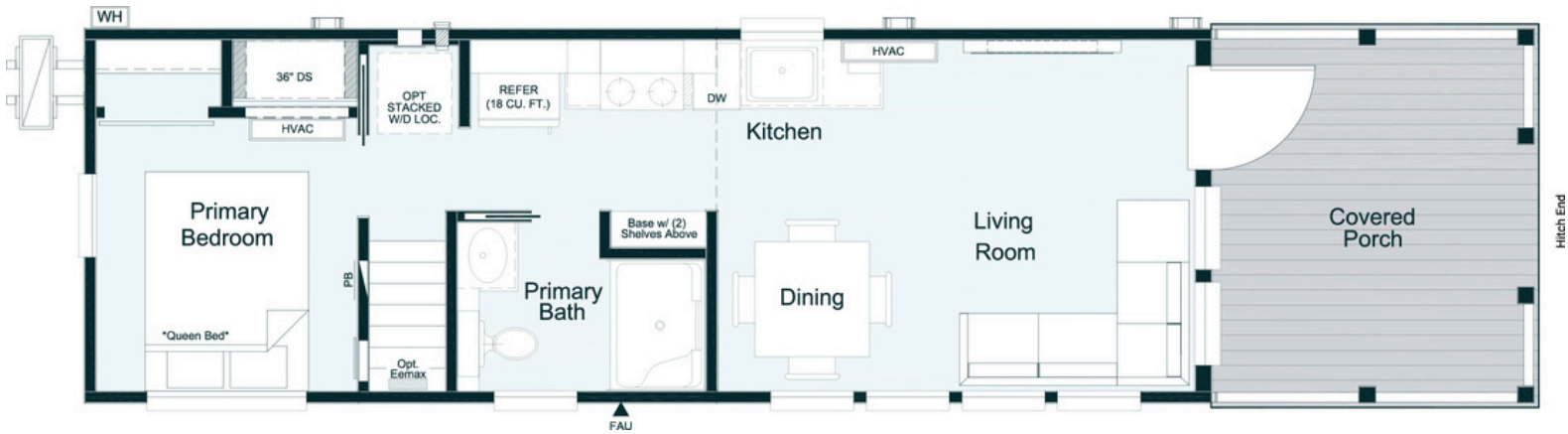
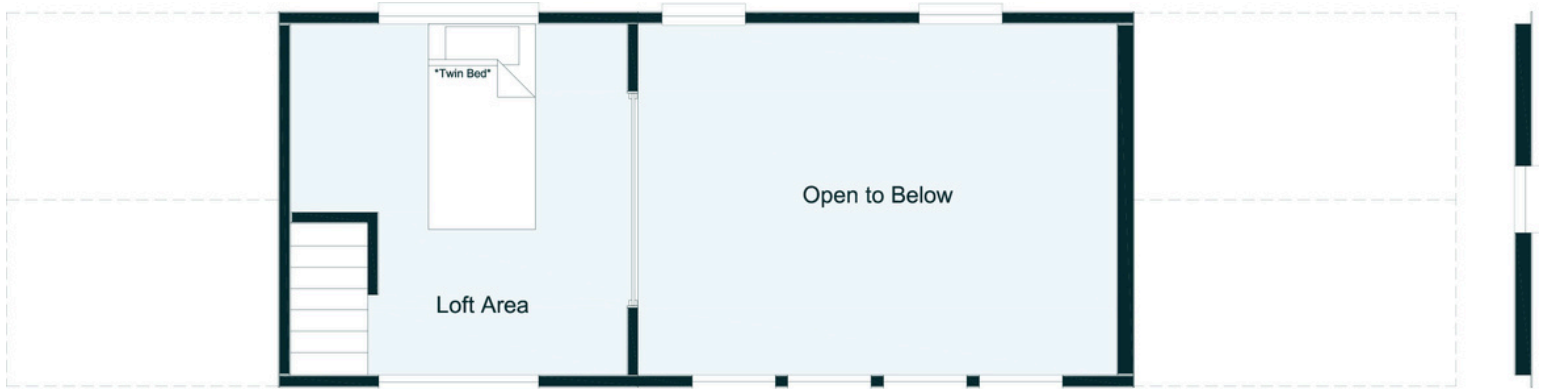
Bedrooms & Bathroom

- 54" 1 Piece White Fiberglass Tub/Shower
- (1) Exhaust Fan
- Porcelain Elongated Residential Toilet
- Decorative Oval Mirror
- Solid Closet Shelving and Double Hanging Rod
- Ceiling Fan w/ Downrod
- White Porcelain Sink w/ Metal Lav Faucet

Popular Options

- Quartz Countertops
- Acrylic Shower
- Electric Fireplace

Coldwater Floorplan - 395 Sq. Ft. Estate



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Starting Price: \$158,294

Coldwater Quicksheet

Exterior

- 12" Steel I-Beam Frame with Full Extension Outriggers
- Detachable Hitch
- 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.
- 23/32" Tongue & Groove Sub floor
- Composite Porch Decking with Covered Porch (Per Print)
- High Density Woven Simplex Underbelly
- 2"x4" Interior Wall Construction - 16" O.C.
- 2"x6" Rafters - 16" O.C. (Per Print)
- 8/12 Roof Pitch Available with Lofts (Per Print 12' Wide Only)
- (1) Exterior Frost Proof Faucet
- (3) Tie Down Brackets Each Side
- Galvalume Metal Roofing
- Hardie Fiber Cement Siding
- Energy Saving 7/16" OSB & House Wrap*
- 4/4" Residential Trim
- 36"x80" Residential Outswing Full View Door w/ Blinds
- Front and Rear Residential Eaves with Boxed Overhangs
- Black Powder Coated Steel Porch Railing

Kitchen

- Samsung® Stainless 30" Electric Smooth Top Range
- Samsung® Stainless 30" Microwave/Vent Hood
- Samsung® Stainless 18 cu. ft. French Door Refrigerator
- Fire Extinguisher Included
- Wood Cabinetry and Stiles
- Soft Close Hardware on Cabinets and Drawers Throughout
- Designer Cabinet Pulls
- Stainless Steel Single Bowl Deep Kitchen Sink
- High Pressure Laminate Countertops w/ Rolled Edging
- Single Lever Spring Faucet
- Lighting under Kitchen Cabinets
- Ceramic Tile Backsplash Throughout Kitchen

Interior

- 1/2" Finished Sheetrock Walls Throughout
- White-Wash Stained Pine Ceiling
- 90" Sidewall Height with Extra High Vaulted Ceiling (Per Print)
- Wood Interior Doors
- LVP Luxury Vinyl Plank
- 2" Window Blinds
- Dual Pane Low-E Efficient Windows*
- Fiberglass Batten Insulation: R-13 Walls-R-13 Roof-R-22 Floor*
- 100 Amp Panel Box
- (2) Exterior GFI Recepts
- (2) BRK Smoke / Carbon Dioxide Detectors
- PEX Plumbing Water Lines
- Rinnai® Tankless On Demand Gas Water Heater w/ Cover
- 20,000 BTU Outside Condenser
- 9,000 BTU Air Handler in Living Room and Bedroom
- Water Shut Off Valves Throughout
- Ground Fault Breakers in all Wet Areas
- LED Can Lighting Throughout
- Ceiling Fan w/Downrod in Living Room and Bedroom Per Print

Bedrooms & Bathroom

- 54" 1 Piece White Fiberglass Tub/Shower
- (1) Exhaust Fan
- Porcelain Elongated Residential Toilet
- Decorative Oval Mirror
- Solid Closet Shelving and Double Hanging Rod
- Ceiling Fan w/ Downrod
- White Porcelain Sink w/ Metal Lav Faucet
- 36" Built-in Drawers in Bedroom
- Barn Door w/ Hardware in Bedroom

Popular Options

- Dishwasher
- Washer Dryer
- Quartz Countertops
- Acrylic Shower
- Electric Fireplace

Tannehill Floorplan - 399 Sq. Ft.

Executive



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Starting Price: \$164,890

Tannehill Quicksheet

Exterior

- 12" Steel I-Beam Frame with Full Extension Outriggers
- Detachable Hitch
- 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.
- 23/32" Tongue & Groove Sub floor
- Composite Porch Decking with Covered Porch (Per Print)
- High Density Woven Simplex Underbelly
- 2"x4" Interior Wall Construction - 16" O.C.
- 2"x6" Rafters - 16" O.C. (Per Print)
- 8/12 Roof Pitch Available with Lofts (Per Print 12' Wide Only)
- (1) Exterior Frost Proof Faucet
- (3) Tie Down Brackets Each Side
- Galvalume Metal Roofing
- Hardie Fiber Cement Siding
- Energy Saving 7/16" OSB & House Wrap*
- 4/4" Residential Trim
- 36"x80" Residential Outswing Full View Door w/ Blinds
- Front and Rear Residential Eaves with Boxed Overhangs
- Black Powder Coated Steel Porch Railing

Kitchen

- Samsung® Stainless 30" Electric Smooth Top Range
- Samsung® Stainless 30" Microwave/Vent Hood
- Samsung® Stainless 18 cu. ft. French Door Refrigerator
- Fire Extinguisher Included
- Wood Cabinetry and Stiles
- Soft Close Hardware on Cabinets and Drawers Throughout
- Designer Cabinet Pulls
- Stainless Steel Single Bowl Deep Kitchen Sink
- High Pressure Laminate Countertops w/ Rolled Edging
- Single Lever Spring Faucet
- Lighting under Kitchen Cabinets
- Ceramic Tile Backsplash Throughout Kitchen

Interior

- 1/2" Finished Sheetrock Walls Throughout
- White-Wash Stained Pine Ceiling
- 90" Sidewall Height with Extra High Vaulted Ceiling (Per Print)
- Wood Interior Doors
- LVP Luxury Vinyl Plank
- 2" Window Blinds
- Dual Pane Low-E Efficient Windows*
- Fiberglass Batten Insulation: R-13 Walls-R-13 Roof-R-22 Floor*
- 100 Amp Panel Box
- (2) Exterior GFI Recepts
- (2) BRK Smoke / Carbon Dioxide Detectors
- PEX Plumbing Water Lines
- Rinnai® Tankless On Demand Gas Water Heater w/ Cover
- 20,000 BTU Outside Condenser
- 9,000 BTU Air Handler in Living Room and Bedroom
- Water Shut Off Valves Throughout
- Ground Fault Breakers in all Wet Areas
- LED Can Lighting Throughout
- Ceiling Fan w/Downrod in Living Room and Bedroom Per Print

Bedrooms & Bathroom

- 54" 1 Piece White Fiberglass Tub/Shower
- (1) Exhaust Fan
- Porcelain Elongated Residential Toilet
- Decorative Oval Mirror
- Solid Closet Shelving and Double Hanging Rod
- Ceiling Fan w/ Downrod
- White Porcelain Sink w/ Metal Lav Faucet
- 36" Built-in Drawers in Bedroom
- Barn Door w/ Hardware in Bedroom

Popular Options

- Dishwasher
- Washer Dryer
- Quartz Countertops
- Acrylic Shower
- Electric Fireplace

Cahaba Floorplan - 396 Sq. Ft.

Executive



The home series, floor plans, photos, renderings, specifications, features, pricing, materials and availability shown will vary by retailer and state, and are subject to change without notice. Some standard features are model-specific. Contact your sales representative for more information.

Starting Price: \$171,512

Cahaba Quicksheet

Exterior

- 12" Steel I-Beam Frame with Full Extension Outriggers
- Detachable Hitch
- 2"x6" Floor Joist and 2"x4" Sidewall Construction - 16" O.C.
- 23/32" Tongue & Groove Sub floor
- Composite Porch Decking with Covered Porch (Per Print)
- High Density Woven Simplex Underbelly
- 2"x4" Interior Wall Construction - 16" O.C.
- 2"x6" Rafters - 16" O.C. (Per Print)
- 8/12 Roof Pitch Available with Lofts (Per Print 12' Wide Only)
- (1) Exterior Frost Proof Faucet
- (3) Tie Down Brackets Each Side
- Galvalume Metal Roofing
- Hardie Fiber Cement Siding
- Energy Saving 7/16" OSB & House Wrap*
- 4/4" Residential Trim
- 36"x80" Residential Outswing Full View Door w/ Blinds
- Front and Rear Residential Eaves with Boxed Overhangs
- Black Powder Coated Steel Porch Railing

Kitchen

- Samsung® Stainless 30" Electric Smooth Top Range
- Samsung® Stainless 30" Microwave/Vent Hood
- Samsung® Stainless 18 cu. ft. French Door Refrigerator
- Fire Extinguisher Included
- Wood Cabinetry and Stiles
- Soft Close Hardware on Cabinets and Drawers Throughout
- Designer Cabinet Pulls
- Stainless Steel Single Bowl Deep Kitchen Sink
- High Pressure Laminate Countertops w/ Rolled Edging
- Single Lever Spring Faucet
- Lighting under Kitchen Cabinets
- Ceramic Tile Backsplash Throughout Kitchen

Interior

- 1/2" Finished Sheetrock Walls Throughout
- White-Wash Stained Pine Ceiling
- 90" Sidewall Height with Extra High Vaulted Ceiling (Per Print)
- Wood Interior Doors
- LVP Luxury Vinyl Plank
- 2" Window Blinds
- Dual Pane Low-E Efficient Windows*
- Fiberglass Batten Insulation: R-13 Walls-R-13 Roof-R-22 Floor*
- 100 Amp Panel Box
- (2) Exterior GFI Recepts
- (2) BRK Smoke / Carbon Dioxide Detectors
- PEX Plumbing Water Lines
- Rinnai® Tankless On Demand Gas Water Heater w/ Cover
- 20,000 BTU Outside Condenser
- 9,000 BTU Air Handler in Living Room and Bedroom
- Water Shut Off Valves Throughout
- Ground Fault Breakers in all Wet Areas
- LED Can Lighting Throughout
- Ceiling Fan w/Downrod in Living Room and Bedroom Per Print

Bedrooms & Bathroom


- 54" 1 Piece White Fiberglass Tub/Shower
- (1) Exhaust Fan
- Porcelain Elongated Residential Toilet
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- 36" Built-in Drawers in Bedroom
- Barn Door w/ Hardware in Bedroom

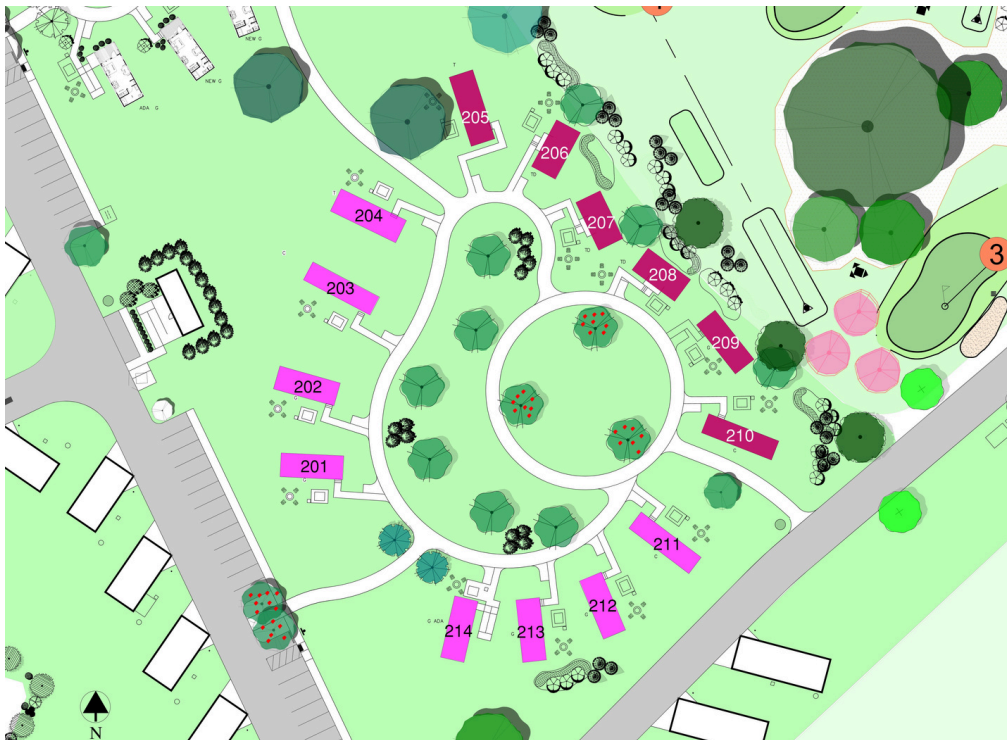
Popular Options

- Dishwasher
- Washer Dryer
- Quartz Countertops
- Acrylic Shower
- Electric Fireplace

Lot Map and Availability

Available lots are offered on a first-come, first-served basis and may change at any time.

- | | | |
|---|-----------|-----------------------|
|  | Executive | Gardenia - Estate |
|  | Estate | Coldwater - Estate |
| | | Tannehill - Executive |
| | | Cahaba - Executive |



Price Breakdown

Your foothills, cabin and golf retreat starts here. Carolina Camp offers move-in-ready cabins thoughtfully placed in a peaceful natural setting.

Site	Cabin Model	Purchase Price	Monthly Lot Rental
201	Gardenia	\$131,912	\$900
202	Coldwater	\$158,294	\$900
203	Coldwater	\$158,294	\$900
204	Gardenia	\$131,912	\$900
205	Cahaba	\$171,512	\$990
206	Tannehill	\$164,890	\$990
207	Tannehill	\$164,890	\$990
208	Tannehill	\$164,890	\$990
209	Cahaba	\$171,512	\$990
210	Cahaba	\$171,512	\$990
211	Coldwater	\$158,294	\$950
212	Gardenia	\$131,912	\$950
213	Gardenia	\$131,912	\$950
214	Coldwater	\$158,294	\$950

What are the next steps?

Congratulations on taking the next step toward owning your luxury cabin. The process ahead is designed to be clear, seamless, and well-supported. Below is an overview of what to expect after your purchase decision is made.

Contact Our Team

Reach out to us to ask questions, confirm availability, or request additional details about cabin models and sites.

Contact Information:

Email: Duanebishop@carolinacampcedar.com

Website: carolincampcedar.com

Our team is happy to discuss pricing, monthly lot rent, included features, and timeline expectations.

Choose Your Cabin & Site

Once you find the cabin and site that fits your needs, we will:

Confirm availability

Review all pricing details

Answer any remaining questions

There's no pressure — we're here to help you make the right choice.

Complete the Purchase Process

Our team will guide you through:

Clear and simple paperwork

Up-front pricing with no surprises

Next steps for scheduling delivery and setup

Prepare for Delivery & Setup

Your cabin purchase includes delivery, professional setup, and utility hook-ups. We'll keep you informed throughout the process so you know exactly what to expect.

Ready to Take the Next Step?

Contact us today!

Availability is limited, and sites are offered on a first-come basis.

We look forward to welcoming you to Carolina Camp.

Gardenia



Coldwater



Tannehill



Cahaba



Carolina
Camp Cedar
GOLF, CABIN & RV RESORT

Resort



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Resort

