

15 Gambrell Drive

The Sumner. A Lew Oliver design,
built by CarsonSpeer Builders.

A village address, and a house that stands apart in it

Hartness was conceived not as a traditional subdivision but as a true village. Four hundred eighty two acres, one hundred eighty of them held in permanent preserve, a walkable center, a working farm, a national Best in American Living award, and Hotel Hartness at its heart, ranked the number five hotel in the South by Conde Nast Traveler readers in 2025.

Within that setting, this home on Gambrell Drive is distinctly its own. Where many houses here are chosen from a standard menu, this one was custom drawn by architectural designer Lew Oliver and built in 2021 by CarsonSpeer Builders, a repeat Pinnacle winner and Builder of the Year. It was carried well past the original plan by owners who intended to stay, and it reads as a custom home inside a master planned village.

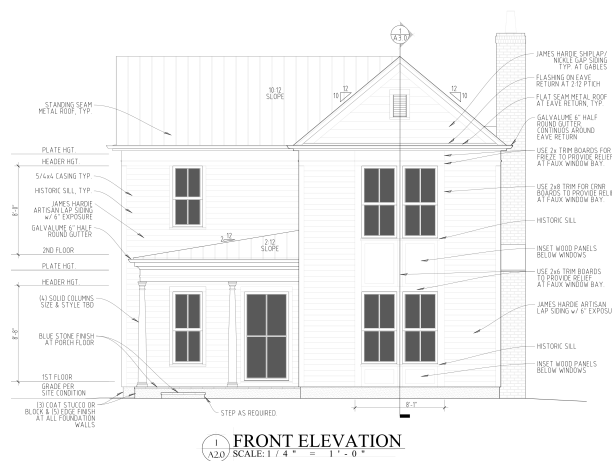
Homes crafted to this standard are rarely built for the market. They are built once, by people who meant to stay.

PRESENTED BY
THE GALLO
COMPANY

Plan of record

A disciplined thirty four by seventy one foot footprint, drawn by Lew Oliver Incorporated for Hartness.

The Sumner puts the primary suite on the main level alongside the kitchen, dining, and covered porch, so daily living happens on one floor. Upstairs, a family room sits between two bedrooms and a flex room that serves as a fourth bedroom or an office. A golf cart bay was added off the garage.



FRONT ELEVATION, SHEET A2.0

3

BEDROOMS, PLUS FLEX

3F / 1H

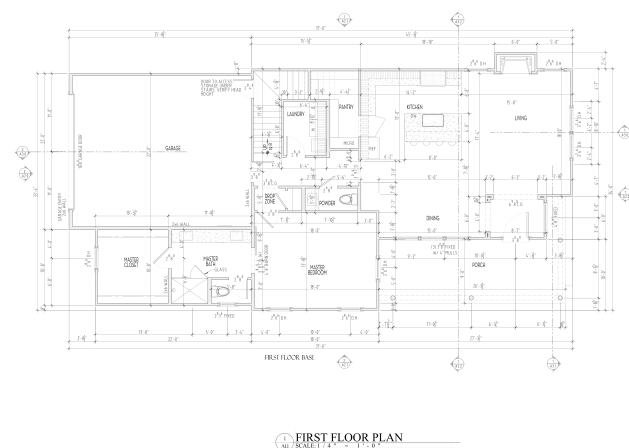
BATHS

2,523

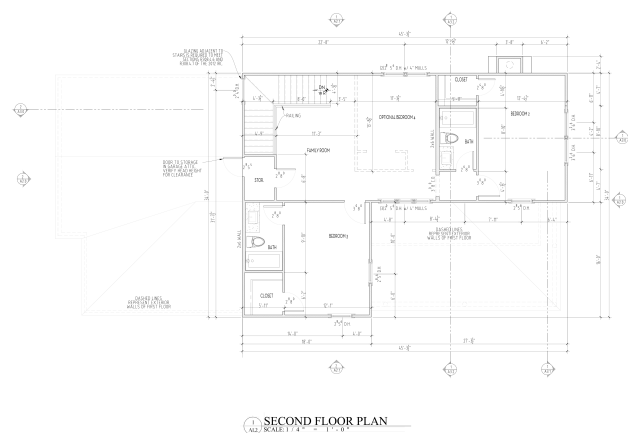
SQ FT PER PLAN

Main

LEVEL PRIMARY



FIRST FLOOR, SHEET A1.1



SECOND FLOOR, SHEET A1.2

Who built it matters

CarsonSpeer Builders is one of the most decorated custom builders in the Upstate, founded by Steve Carson and James Speer.

Recognition

- Greenville Builder of the Year, both partners
- Past presidents, HBA of Greenville, 2018 and 2022
- HBASC Pinnacle Award winner, 2018 through 2024
- 2024 Pinnacle winner, four million dollar class
- HBA of Greenville Bridge Award, 2014 through 2023
- Best in American Living national Platinum, 2018
- Best in American Living, Best in Region, 2018
- Master Custom Builder Council member
- Houzz Best of Service, 2014 through 2023

Why it shows here

- Fixed price contract, dedicated project management
- Selection by selection specification, documented
- Spray foam envelope and cast iron vent stacks
- Level four drywall, paint grade millwork
- Wiring and insulation specified above code
- Every exterior detail cleared the Hartness ARB

THE PAIRING

Hartness invites a limited Builder's Guild. CarsonSpeer is among them, which is why this house reads as a custom home inside a master planned village.

Classical proportion. Hartness approved.

Every material and color cleared the Architectural Review Board before construction.

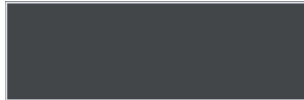
Exterior

- Standing seam metal roof, flat seam eave returns
- James Hardie Artisan lap, six inch exposure
- Hardie shiplap and nickel gap at gables
- Five-quarter casing, historic sills
- Inset wood panels below windows
- Galvalume half round gutters, continuous
- Three coat stucco foundation
- Full masonry chimney, black Glasgow pot
- Deep front porch, four solid columns
- Blue stone porch, Ivory travertine walkway
- Pine tongue and groove porch ceiling
- Sapele Mahogany entry, Emtek Wilshire hardware
- Black Quaker casements, two over two
- Clopay Coachman carriage doors
- Golf cart bay
- Paver driveway and parking court

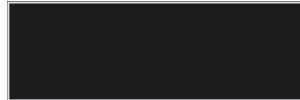
Approved palette



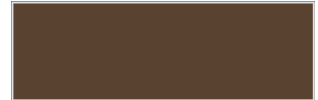
Siding and trim
BM Gray Mountain 1462



Doors and sashes
SW Iron Ore 6214



Roof and chimney pot
Black



Porch ceiling
Medium Walnut

NOTABLE

Casement windows, carriage doors, the golf cart bay, and added garage insulation were all upgrades to the base plan.

Selected line by line. No carpet anywhere.

Specified with ID Studios, Americraft, and Clayton Tile.

FLOORING	Eight inch live sawn white oak, character grade, seven foot lengths. Carried onto the stairs and through the upstairs bedrooms.
CABINETRY	Custom Americraft. Kitchen, island, primary bath, laundry, powder, secondary baths.
STONE	Quartz at the kitchen, island, laundry, primary bath, and an upstairs bath. Quartzite at the powder and guest baths. Stone selected room by room.
PRIMARY SUITE	Main level. Spa bath, frameless three eighths inch glass, custom wood paneling with integrated mirrors.
MILLWORK	Paint grade package. Picture framed windows, East Coast Moldings crown, full casing and baseboard.
STAIR	White oak treads. Rectangular white oak railing, custom balusters.
FIREPLACE	Forty two inch Heatilator Icon. Wood and gas, radiant vented Hargrove logs, remote, tiled surround, custom niche.
KITCHEN	Sub Zero refrigeration with a Miele appliance suite. Thirty six inch professional range, dishwasher, and microwave drawer under a custom hood insert.
BATHS	Kerdi waterproofing, mold and mildew resistant grout. Frameless niches, bi pass glass at secondary tubs.
STORAGE	Pantry, drop zone, main level laundry. Custom closet and pantry shelving.
WALLS	Level four smooth drywall, square corners. Sherwin Williams Duration.
PALETTE	Gossamer Vail SW 9165 and Alabaster SW 7008. Solid core flat panel doors, Schlage Siena in satin nickel.

Built to perform

CLIMATE	Two Lennox systems, 16XC1 cooling, ninety three percent gas furnaces. Zoned by floor.
WATER	Navien tankless with recirculating pump. Immediate hot water at distant fixtures.
ENVELOPE	Open cell spray foam at roof deck and walls. Sound batt at baths, laundry, mid floor.
PLUMBING	Cast iron vent stacks between floors for quiet water movement.
ELECTRICAL	Two hundred amp service, wiring above code. Structured wiring to three television locations.
LIGHTING	Recessed LED at 3000K. Undercabinet, tape, step, and puck lighting. Dimmer controls.
AUTOMATION	Motorized Lutron and Hunter window coverings, smart hub and remote.
GARAGE	Epoxy coated floor. Electric vehicle charger on a dedicated circuit.
PROTECTION	Passive radon venting. Boracare termite treatment. Three exterior hose connections.
GAS	Furnaces, water heater, fireplace, cooktop, grill stub, fire pit.

Finished to the property line

Designed and installed by Maple Leaf Landscape Design.

- Gas fire pit on a paver terrace
- Grill station, dedicated gas connection
- Irrigation, four zones plus drip
- Zoysia sod lawn
- Thirty five Wintergreen Boxwood
- Degroots Spire, Encore Azalea, Gardenia
- Knockout Rose and Hydrangea beds
- Bloodgood Japanese Maple specimen
- Achillea, Heuchera, Daylily, Switch Grass
- Six foot privacy fencing, stained gates
- Screened utility and trash area
- Grey stepping stone path
- Graded drainage, downspout tie ins
- Landscape and step lighting beyond spec

Callouts on the plan are color coded to the schedule below.



Japanese Maple	1, 15 gal	Wintergreen Boxwood	35, 3 gal	Degroot's Spire	6, 7 gal
Deutzia	6, 3 gal	Gardenia	3, 3 gal	Hydrangea, Bailmer	5, 3 gal
LittleLime Hydrangea	3, 3 gal	Mahonia, Soft Caress	6, 3 gal	Encore Azalea, Ivory	4, 3 gal
Encore Azalea, Bravo	3, 3 gal	Knockout Rose	8, 3 gal	Switch Grass	6, 3 gal
Nandina, Obsession	3, 3 gal	Achillea, Paprika	24, 1 gal	Asclepias	5, 1 gal
New England Aster	4, 1 gal	Daylily, Stella d Oro	8, 1 gal	Heuchera, Plum Pudding	8, 1 gal
Blue Eyed Grass	9, 1 gal	Zoysia Sod	3,535 sq ft		

Compiled from the Lew Oliver Incorporated drawings, the CarsonSpeer Builders specification dated February 24, 2021, Hartness Architectural Review Board approvals dated January 27 and March 24, 2021, and the Maple Leaf landscape plan dated July 1, 2021. Square footage is the heated area shown on the plans, not a field measurement. Room count, dimensions, and finishes should be verified by the buyer. Color chips are approximate. Presented by The Gallo Company.