



4 Bedroom, 3½ Bath

2 Primary Bedrooms with Private Bathroom

2 Living areas

Custom kitchen, backsplash and quartz

All cottages have garages & storage/owner lockout rooms

Low Monthly HOA Fees Internet/ Cable included

Landscaping & Maintenance Free



SeaBreeze^{II}

SEA COTTAGES

23RD. AVE. SOUTH, MYRTLE BEACH SC

This is limited availability, call the Davis Team at:

843-421-5483

www.SeaBreezeMyrtleBeach.com

Steps to the Beach!

Sales & Marketing By:



Developed By:



2nd Level



3rd Level



The Driftwood

4 Bedroom, 3 1/2 Bath

Both Living levels feature Primary Bedroom Suites

Square Footage:

1st Floor Heated	819
2nd Floor Heated	896
Total Heated Space.....	1715
Garage	262
Covered Front Porch.....	126
Total Under Roof	2103



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Ground Level

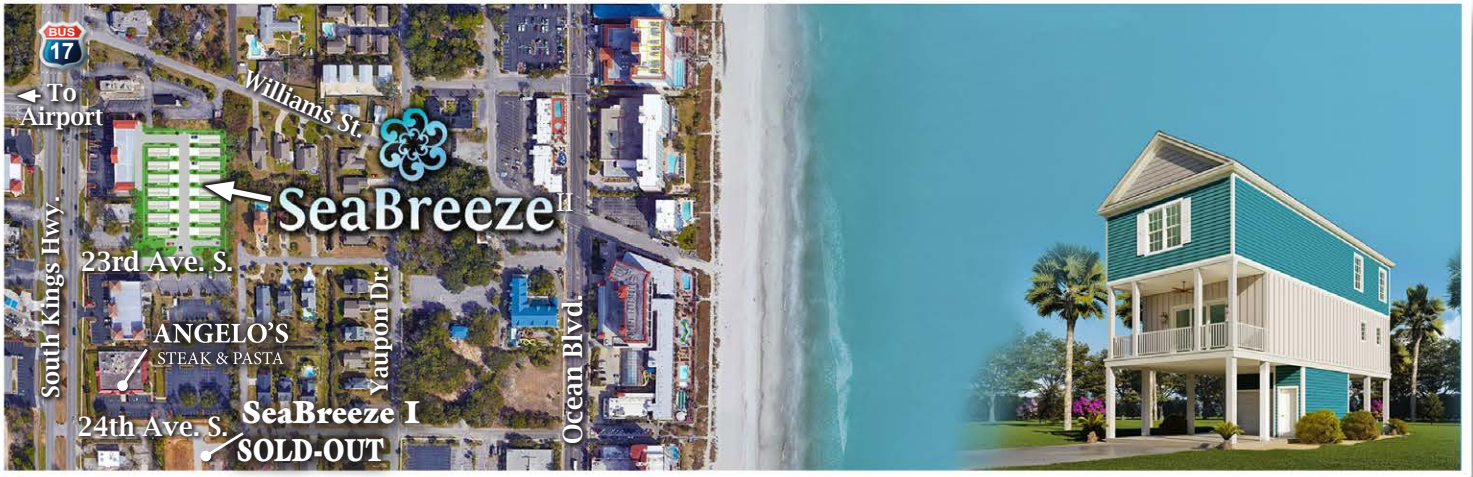


ONE CAR
GARAGE



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Seabreeze II is a small quaint community of 15 homes!

A Sister neighborhood to Seabreeze I that is already established. Developed by a trusted well know developer who has bringing communities in style since 2000.

Enjoy your evenings hearing the SEABREEZE II !

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If having a beach escape especially designed to comfortably suite your needs is your dream, remember like shore birds - friends & family always flock to the beach.



Like the thought of others helping with homeowner cost? Vacationers seek out the unique and more private beach house rentals before the numerous public hotels.



Day dreaming of living full time at the Beach?- Locals agree, Myrtle Beach, SC has tremendous appeal to those in all stages of their live.



If you want to be able to walk to the beach, tennis & pickleball courts, bike to Market Commons or take a short 3 minute drive to nearest golf course, SeaBreeze II is the ideal location for your new coastal home.



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SEA COTTAGES





Located
 in the Coastal
 Market Common section
 of Myrtle Beach, SC.
 Minutes to all of the
 area's great attractions!

1½ Miles to MB Intl. Airport
 2½ Miles to Market Commons
 ½ Mile to Beach

**Someday
 You'll Live
 here at the
 Beach**

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That Someday is Now!

INTERIOR FEATURES

- ◆ **Custom interior painting:**
Neutral tone wall colors
Smooth finish ceilings
Semi-gloss trim to accent wall colors
- ◆ **Craftsman style trim:**
6" heads, 4" casings, 6" base boards
Cased windows with wood jambs
Solid oak stair treads & hand rail
- ◆ **Chrome or Black hardware for:**
Door & cabinet hardware
Lighting & faucets
Bathroom accessories
Shower door trim
- ◆ **Durable & waterproof Luxury vinyl plank (LVP) flooring**
- ◆ **TV & phone outlets, smoke & CO2 detectors**

DELUXE KITCHEN FEATURES

- ◆ **Quartz counter tops**
- ◆ **Under-mount sinks**
- ◆ **Flush mounted LED lighting**
- ◆ **Bar tops seating area**
- ◆ **Stainless steel appliances:**
30" smooth top slide in range
Space saver micro-hood combo
Quiet dishwasher & disposal
- ◆ **Top of the line Cabinetry made of real wood featuring:**
Castel stepped wall cabinets 36" & 42"
Soft close drawers & doors
Recessed Panel Doors with flat wood veneer panels
Crown molding, pulls & knobs

GUEST BEDROOMS & BATHROOMS

- ◆ **Large closets**
- ◆ **Ceiling fans with lights compatible**
- ◆ **Large tub with simulated tile shower walls**
- ◆ **Granite vanity tops with under mount sinks**
- ◆ **Mirrors & bath accessories**
- ◆ **Water saving toilets**

LAVISH MASTER SUITE

- ◆ **Spacious walk-in closet**
- ◆ **Oversized tile shower**
- ◆ **Comfort height his & hers vanities**
- ◆ **Quartz tops w/ under mount sinks**
- ◆ **Portrait mirrors**

STYLISH EXTERIOR

- ◆ **Fiber Cement HARDIEPLANK® LAP siding**
- ◆ **Beautiful Coastal Cottage Sherwin Williams colors**
- ◆ **Gutters**
- ◆ **Life time metal roof**
- ◆ **Energy saving vinyl windows**
- ◆ **Low E glass technology**
- ◆ **Craftsman style front door**
- ◆ **Garage door with opener**
- ◆ **Hose bibs & exterior outlets 2 -each**
- ◆ **Concrete drive & walkways**
- ◆ **Landscape package:**
Palm trees & full sodded yards w/ irrigation

UNSEEN VALUES

- ◆ **Energy saving quick recover water heater**
- ◆ **200 amp electric service**
- ◆ **2 zone 14 sheer heat pump**
- ◆ **Quiet & non-corrosive PVC & Pex pipe**
- ◆ **Hurricane structural engineering**
- ◆ **R-30, R-13 & sound insulation including baths**
- ◆ **Under stair storage**
- ◆ **Generous lighting allowance**

QUALITY ASSURANCE

- ◆ **Pre-settlement walk through inspection**
- ◆ **Extensive Builder Warranty package**
- ◆ **Professional cleaning & supervision**
- ◆ **Manufacturer's warranty on appliances & fixtures**

In addition to our all-inclusive pricing we have options available for most frequent requests.



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