Someday You'll Live at the Beach...

That Someday is Now!











23RD. AVE. SOUTH, MYRTLE BEACH SC This is limited availability, call the Davis Team at: **843-421-5483** <u>www.SeaBreezeMyrtleBeach.com</u>





TANGENT DEVELOPMENT LLC Continuous improvements of Floor Plans & Community Specifications may result in changes without notice. Any Dimensional data shown are approximate. Artwork for illustrative purposes only. Actual construction details may vary. ©2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbols are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity

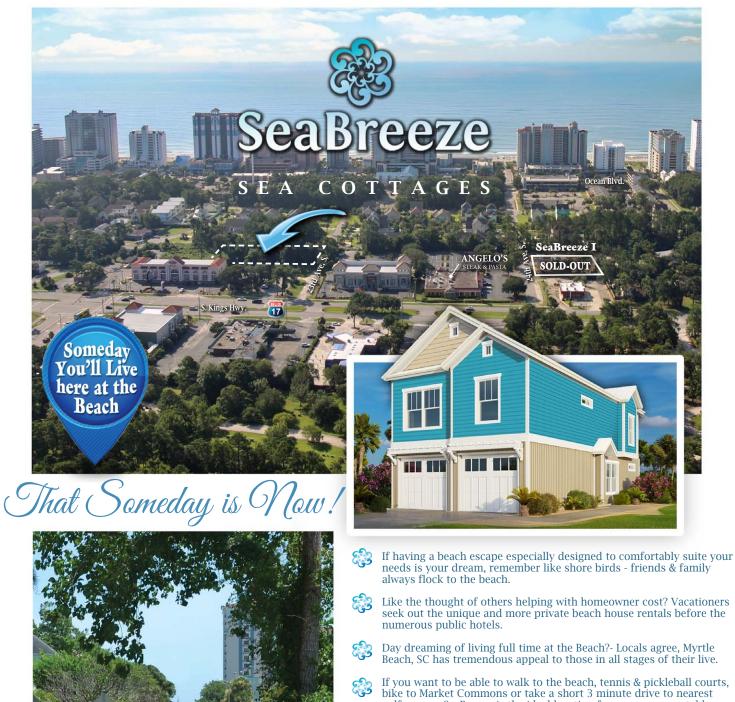




Photo: Rosemary St & 24th Ave. S.

Construction & Development by

Sales & Marketing By:



seek out the unique and more private beach house rentals before the

- bike to Market Commons or take a short 3 minute drive to nearest golf course, SeaBreeze is the ideal location for your new coastal home.



23RD. AVE. SOUTH, MYRTLE BEACH SC This is limited availability, call the Davis Team at: 843-421-5483 www.SeaBreezeMyrtleBeach.com

TANGENT DEVELOPMENT LLC Continuous improvements of Floor Plans & Community Specifications may result in changes without notice. Any Dimensional data shown are approximate. Artwork for illustrative purposes only. Actual construction details may vary. ©2018 BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbols are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity





∠imited in number but big on charm, this community of custom built, 3 bedroom,
 2¹/₂ bath cottages are designed with dual upper as well as lower level owners suites, ideal for multi-generational living!



23RD. AVE. SOUTH, MYRTLE BEACH SC This is limited availability, call the Davis Team at: **843-421-5483**

www.SeaBreezeMyrtleBeach.com

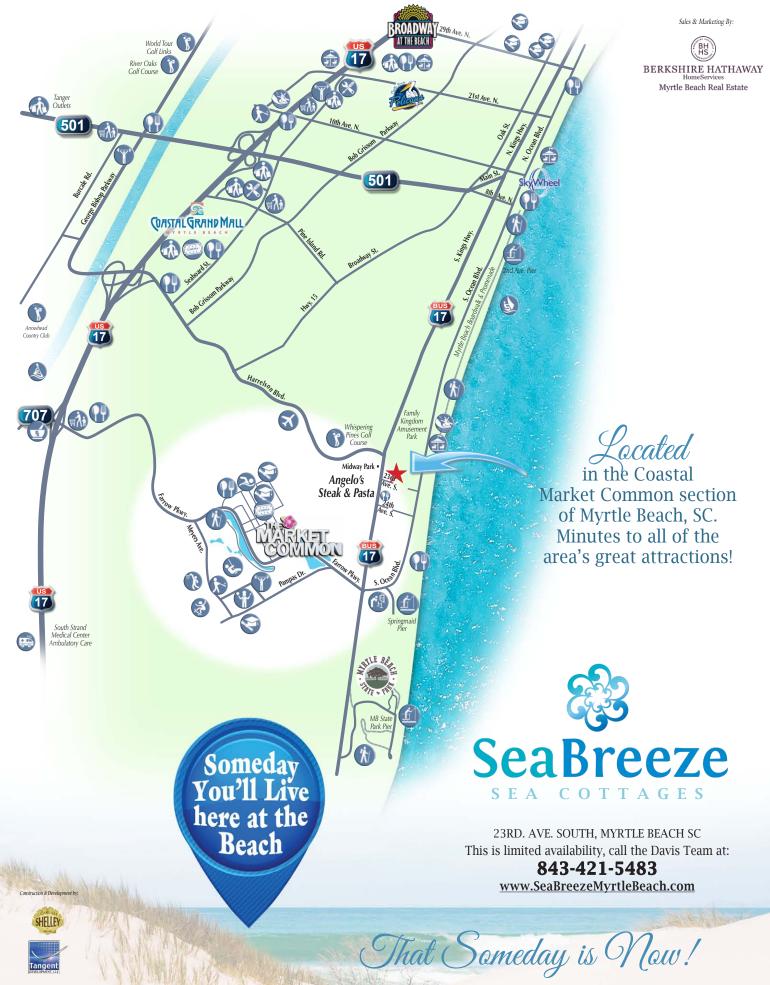
Sales & Marketing By:

BERKSHIRE HATHAWAY HomeServices Myrtle Beach Real Estate





Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbols are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity



TANGENT DEVELOPMENT LLC Continuous improvements of Floor Plans & Community Specifications may result in changes without notice. Any Dimensional data shown are approximate. Artwork for illustrative purposes only. Actual construction details may vary. ©2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbols are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity



HELLEY

Modern Appliances Low Monthly HOA Fees



First & Second Floor Master Suites



www.SeaBreezeMyrtleBeach.com

ANGENT DEVELOPMENT LLC Continuous improvements of Floor Plans & Community Specifications may result in changes without notice. Any Dimensional data shown are approximate. Artwork for illustrative purposes only. Actual construction details may vary. ©2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbols are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity













Construction & Development by:















23RD. AVE. SOUTH, MYRTLE BEACH SC This is limited availability, call the Davis Team at: **843-421-5483** <u>www.SeaBreezeMyrtleBeach.com</u>

INTERIOR FEATURES

- ♦ 9' to vaulted ceiling heights
- 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

Brush nickel finish for:

- Door & cabinet hardware Lighting & faucets Bathroom accessories Shower door trim
- Durable & waterproof Luxury vinyl plank (LVP) flooring
- ◆ TV & phone outlets, smoke & CO2 detectors
- Whole home data system & USB ports

DELUXE KITCHEN FEATURES

- Granite counter tops
- Under-mount sinks w/ pull down spray faucets
- ♦ Flush mounted LED lighting
- Bar tops seating area & adjoining breakfast room
- Stainless steel appliances: 30" smooth top slide in range (gas option) 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 with ventilated shelving
- Ceiling fans with lights compatible
- Oversized tile bathroom floors 18x18
- Large tub with simulated tile shower walls
- Granite vanity tops with under mount sinks
- Mirrors & bath accessories
- Water saving elongated toilets

LAVISH MASTER SUITE

- Spacious walk-in closet
- Oversized tile shower w/ niche & seat
- Shower door & glass surround
- Comfort height his & hers vanities
- ♦ Granite tops w/ under mount sinks
- ♦ Custom cut full width mirrors

STYLISH EXTERIOR

- ♦ Fiber Cement HARDIEPLANK[®] LAP siding
- Beautiful Coastal Cottage Sherwin Williams colors
- Gutters & down spouts
- Life time metal roof
- Energy saving vinyl windows
- Low E glass technology
- Craftsman style front door
- Protective infiltration moisture barrier
- Decorative garage door with opener
- ♦ Hose bibs & exterior outlets 2 -each
- Concrete drive, walkways & patio
- Landscape package: Palm trees & foundation shrubs Full sodded yard w/ irrigation

UNSEEN VALUES

- Energy saving quick recover water heater
- ♦ 200 amp electric service
- ◆ 2 zone 14 sheer heat pump
- Reinforced monolithic slab foundation
- Quiet & non-corrosive PVC & Pex pipe
- Hurricane structural engineering
- ♦ R-30, R-13 & sound insulation including baths
- ♦ Garage attic storage w/ lighting
- 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.



23RD. AVE. SOUTH, MYRTLE BEACH SC This is limited availability, call the Davis Team at:

843-421-5483 www.SeaBreezeMyrtleBeach.com

Sales & Marketing By



BERKSHIRE HATHAWAY HomeServices Myrtle Beach Real Estate