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>





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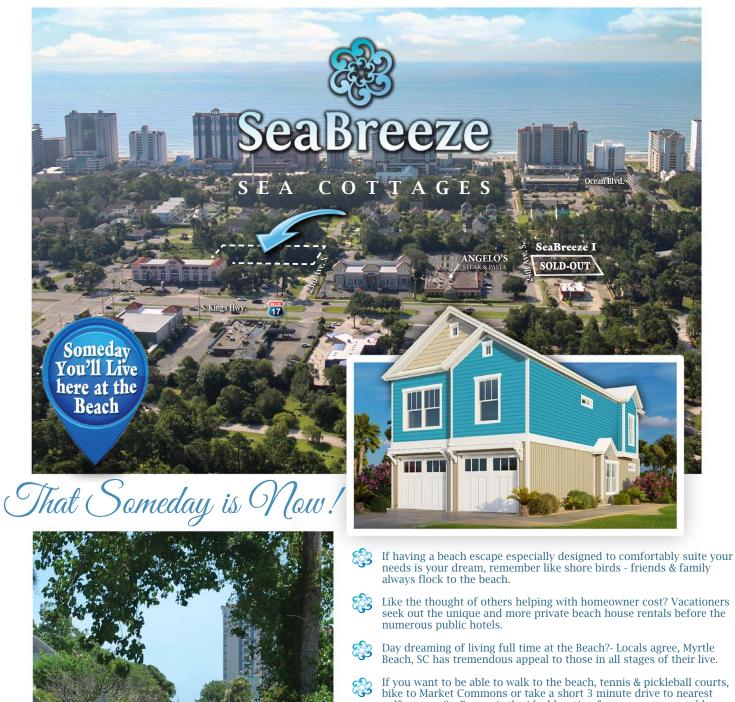




Photo: Rosemary St & 24th Ave. S.

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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.



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∠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!



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HELLEY

Modern Appliances Low Monthly HOA Fees



First & Second Floor Master Suites



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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.



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