

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

That Someday is Now!



SeaBreeze
SEA COTTAGES

23RD. AVE. SOUTH, MYRTLE BEACH SC

This is limited availability, call the Davis Team at:

843-421-5483

www.SeaBreezeMyrtleBeach.com



BERKSHIRE HATHAWAY
HomeServices
Myrtle Beach Real Estate

Construction & Development by





SeaBreeze

SEA COTTAGES







Someday
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here at the
Beach



That Someday is Now!



Photo: Rosemary St & 24th Ave. S.

-  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 is the ideal location for your new coastal home.

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Limited in number but big on charm, this community of custom built, 3 bedroom, 2½ bath cottages are designed with dual upper as well as lower level owners suites, ideal for multi-generational living!



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



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That Someday is Now!

3 Bedroom, 2½ Bath

First & Second Floor Master Suites

2nd Floor



1st Floor



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Myrtle Beach Real Estate

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Steps to the beach
Maintenance - Free Exteriors
Ground Level Master Bedroom
Second Floor Bedrooms for guest
or kids privacy

All cottages have garages
Flexible & Customized Floor Plans

Modern Appliances

Low Monthly HOA Fees



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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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