

HOMESITE  
LPC 2

PRICE  
\$789,000

LISTING #  
20178394

## MAIN FEATURES

**Bedrooms:** 3  
**Bathrooms:** 3 / 1  
**SQ. FT:** 3500-3749  
**Style:** Cottage  
**Roofing:** Wood Shingle  
**Exterior Finish:** Stone, Other - See Remarks  
**Foundation:** Basement  
**Acres:** 0.53  
**Lakefront:** No  
**Lake Features:** N/A

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## 102 Laurel Pond Way, Sunset SC 29685

New construction! Mill Creek post & beam cottage has taken the very best of centuries-old woodworking and joinery and combined it with state-of-the-art modern technology to create timber frame homes and buildings that will stand for centuries. Inspired by the country homes and barns of yesterday, a Mill Creek home combines thoughtful design and craftsmanship while maintaining old world charm and style. The cottage has 3,688 square feet and overlooks the peaceful waters of Laurel Pond with just a short walk or golf cart ride to the Orchard House and the Village. Membership required.



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## MASTER SUITE FEATURES

Master on Main Level  
Shower Only

Double Sink  
Walk-In Closet

Full Bath

## INTERIOR FEATURES

Ceiling Fan  
Category 5 Wiring  
Cathdl/Raised Ceilings  
Connection-Dryer-Electric

Electric Garage Door  
Smoke Detector  
Some 9' Ceilings  
Connection-Dryer-Gas

Surround Sound Wiring  
Gas Logs  
Attic Stairs-Disappearing  
Connection - Washer

Wet Bar  
Countertops-Granite  
Fireplace - Multiple  
2-Story Foyer  
Connection - Dishwasher

Walk-In Closet  
Walk-In Shower  
Glass Door  
Central Vacuum  
Connection - Ice Maker

Ceilings-Smooth  
Fireplace  
French Doors  
Connection-Central Vacuum  
Fireplace-Gas Connection

## EXTERIOR FEATURES

Deck  
Porch-Front  
Glass Door  
Satellite Dish

Insulated Windows  
Porch-Screened  
Landscape Lighting  
Wood Windows

Driveway - Concrete  
Underground Irrigation  
Grill - Gas

## LOT FEATURES

Pond  
Shade Trees

Wooded

Underground Utilities

## ADDITIONAL FEATURES

Age Range: To Be Constructed  
Floors: 2  
Storage: Floored Attic,Garage

Specialty Rooms: Yes (see below)  
Heating: Heat Pump  
Garage Capacity: 2

Basement: Yes (see below)  
Cooling: Heat Pump

## SPECIALTY ROOMS

Breakfast Area  
Recreation Room

Living/Dining Combination  
Laundry Room

Office/Study

## BASEMENT

Yes  
Walkout  
Full  
Ceilings - Smooth

Inside Entrance  
Daylight  
Heated

Finished  
Garage  
Cooled

## HOA FEE INCLUDES

Security

Street Lights