

HOMESITE
OC 7

PRICE
\$567,500

LISTING #
20184862

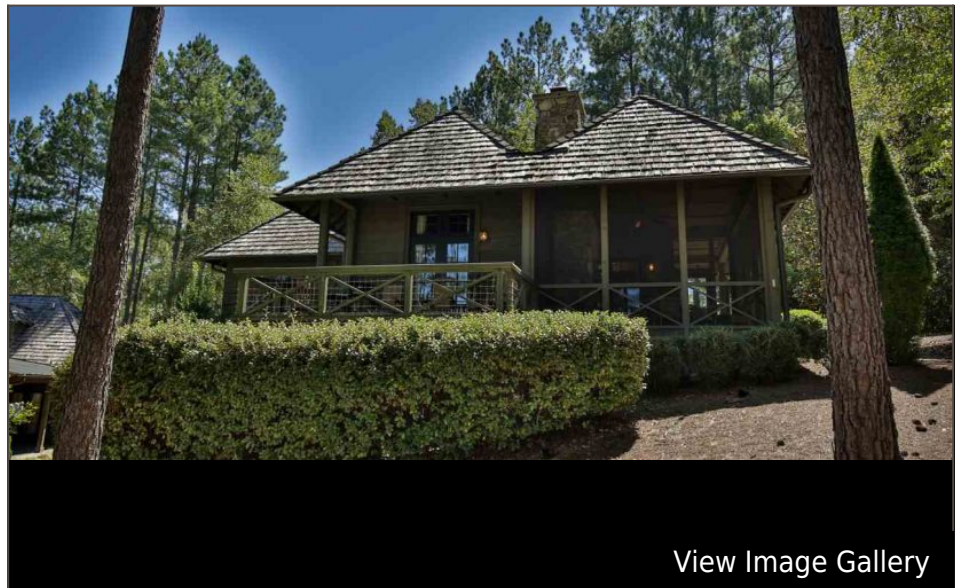
MAIN FEATURES

Bedrooms: 3
Bathrooms: 3 / 0
SQ. FT: 1500-1749
Style: Cottage
Roofing: Cedar Shake
Exterior Finish: Wood
Foundation: Crawl Space
Acres: N/A
Lakefront: Interior Lot
Lake Features: N/A

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1211 Reserve Blvd., Sunset SC 29685

Orchard Cottage # 7 overlooks the 18th green and fairway on the Jack Nicklaus Signature Course at The Reserve. Situated in a pine grove within walking distance to all Village amenities (Clubhouse, Market, Marina, Fitness Center, Pool and Post Office). This professionally decorated Keith Summerour designed cottage is built with an abundance of natural materials from the wavy board siding, cedar shake roof, copper gutters and hand cut stone fireplaces. Private parking pad and cart barn for your golf cart and additional storage needs. Moisture and humidity controlled climate system with easy remote monitoring installed under crawl space. List price includes all furnishings and contents with the exception of the owner's closet and cart barn. Club's rental leaseback program is available through the Club Concierge. (Only one step to access property for those that may have physical limitations) Full convertible membership. Membership required to be purchased by buyer.



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INTERIOR FEATURES

Ceiling Fan
 Sump Pump
 Tray Ceilings
 Garden Tub
 Fireplace
 French Doors
 Fireplace-Gas Connection

Gas Logs
 Cathdrl/Raised Ceilings
 Connection-Dryer-Electric
 Countertops-Granite
 Blinds
 Connection - Dishwasher

Cable TV Available
 Some 9' Ceilings
 Connection - Washer
 Walk-In Shower
 Some Window Trtmnts Stay
 Connection - Ice Maker

EXTERIOR FEATURES

Porch-Screened

Porch-Other

Outdoor Fireplace

LOT FEATURES

Golf - On Golf Course

ADDITIONAL FEATURES

Age Range: 11-20 Years

Floors: 2

Storage: N/A

Specialty Rooms: Yes (see below)

Heating: Heat Pump

Garage Capacity: 0

Basement: Yes (see below)

Cooling: Heat Pump

BASEMENT

No

HOA FEE INCLUDES

Exterior Maintenance
Security

Lawn Maintenance

Trash Service