

## CLIENT HANDOUT



Lot 42 Reserve Drive

### This Property Brought to you by:

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Click Here to see  
Map of the Property:



Virtual Tour Link:

### General

<b>Status:</b> ACTIVE	<b>State:</b> SC	<b>Kitchen:</b> 22X29
<b>Ask \$:</b> \$675,000	<b>Subdivision:</b> The Reserve - Pawleys Isl...	<b>Grid Map#:</b> 48PP38
<b>Class:</b> RESIDENTIAL	<b>Area:</b> Pawleys Island Area-Litchfield Ma...	<b>Master Bed:</b> 17X15
<b>Type:</b> NEW CONSTRUCTION	<b>Parking:</b> 4	<b>Other Bed 1:</b> 15X12
<b>Beds:</b> 3	<b>Parking Type:</b> Attached 2-Car	<b>Other Bed 2:</b> 12X13
<b>Full Bth:</b> 2	<b>Style:</b> Traditional	<b>Other Bed 3:</b> 13X12
<b>1/2 Bth:</b> 1	<b>Dining Room:</b> 14X15	<b>Est. Htd. SqFt:</b> 2401-2500
<b>City:</b> Pawleys Island	<b>Great-Fam Room:</b> 17X24	<b>Est. SqFt Und. Roof:</b> 3701-3800
<b>Zip:</b> 29585	<b>Living Room:</b>	Number of Acres: 0.47
		Stipulation of Sale: None

### Remarks/Neighborhood Info

Custom built all brick home located in the elegant, gated community of The Reserve. Over 2500 heated sq.footage with 3 bedrooms and 2.5 baths, great room with fireplace, large kitchen with granite countertops and custom cabinetry, as well as a breakfast area and formal dining room. Pre-construction value allows future owner to make personal selections including custom designs, details, styles and colors; as well as preferences for flooring, tile, cabinetry and granite options. Options for additional square footage are available. This custom "to-be-built" home offers spectacular views of the lake and the fountain that lights up at night! Additionally, the large screened porch that overlooks the lake provides quiet serenity to all those fortunate enough to enjoy the beautiful surroundings.

**Elem. School:** Waccamaw (Grades K-5)  
**Middle School:** Waccamaw Neck Middle School  
**High School:** Waccamaw Neck  
**Subdivision:** The Reserve - Pawleys Island

**Home Warranty:** Yes  
**Est. Lot Size:** 20521  
**Zoning:** RES  
**POA Amt:** 142 mo  
**Legal Descrip:** Lot42Vintgage@Reserve  
**Approx Age:** NEW

### Features

**Kitchen:** Range, Work Island, Dishwasher, Garbage Disposal, Refrigerator, Microwave, Breakfast Bar, Pantry, Breakfast Nook, Range H...  
**Living Room:**  
**Dining Room:** Formal, Tray Ceiling  
**Family/Great Rm:** Fireplace, Tray Ceiling  
**Master Bedroom:** Ceiling Fan, 1st Flr Level, Walk-in Closet, Linen Closet, Double Sink, Vanity, Shower, Tray Ceiling, Garden Tub  
**Int. Features:** Garage Door Opener, Smoke Detector, Wshr/Dryer Connection, Split Bedroom Plan, Fireplace  
**Heating & Cooling:** Central Heat, Central Air, Electric  
**Ext. Features:** Deck, Front Porch

This information is deemed reliable, but not guaranteed.