

CLIENT HANDOUT



55 Olde Canal Loop

This Property Brought to you by:

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MLS #: 1011153

Click Here to see
Map of the Property:



Virtual Tour Link:

General

Status: ACTIVE	State: SC	Kitchen: 13X10
Ask \$: \$489,000	Subdivision: Ricefields Plantation	Grid Map#: 48PP41
Class: RESIDENTIAL	Area: Pawleys Island Mainland	Master Bed: 13X17
Type: NEW CONSTRUCTION	Parking: 4	Other Bed 1: 12X11
Beds: 3	Parking Type: Attached 2-Car	Other Bed 2: 12X11
Full Bth: 2	Style: Traditional	Other Bed 3:
1/2 Bth: 0	Dining Room: 13X13	Est. Htd. SqFt: 2201-2300
City: Pawleys Island	Great-Fam Room: 18X17	Est. SqFt Und. Roof: 3001-3100
Zip: 29585	Living Room:	Number of Acres: 0.49
		Stipulation of Sale: None

Remarks/Neighborhood Info

This is it! The perfect combination – the ideal location and a custom built home! This half acre lot is situated in the popular Mill Creek area of the Ricefields Community and offers privacy and spectacular views of the Caledonia Golf Course! The home, which is a custom to-be-built 3 Bedroom/2 Bath plan, permits the future owners to make personal selections that include the choice of the design and colors, as well as preferences for flooring, tile, cabinetry and Granite. The split bedroom design allows for extra privacy and the open floor plan provides for a large kitchen with granite countertops and custom cabinetry, a breakfast area and formal dining room as well as a large Great Room with cathedral ceilings and a gas fireplace to chase the chill on those cooler nights. Amenities in the Ricefields Community include discounted golf fees at Caledonia and True Blue courses, a community pool, nature trails, day dock

Elem. School: Waccamaw Elementary School
Middle School: Waccamaw Middle School
High School: Waccamaw High School
Subdivision: Ricefields Plantation

Home Warranty: Yes
Est. Lot Size: 21,520
Zoning: RES
POA Amt: \$48/Month
Legal Descrip: Lot 212 Ph 7
Approx Age: NEW

Features

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

This information is deemed reliable, but not guaranteed.