



OFFERED BY FENWICK REALTY

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Homes starting at \$299,000 Models are the Walker, Pelican, Ibis and Mitchell

Beach City Place at Mitchelville is on Hilton Head's nature-rich shores of Port Royal Sound. Here, just a bit away from the hustle and tourists, you'll appreciate life in an intimate village environment. Spacious homesites are designed for splendid backyard living and entertaining, but will vie for your attention with the oak-shaded parks and the beckoning beach just a short walk away. Just outside the gates of your village retreat are Hilton Head's renowned restaurants, shopping, golf and other appealing diversions. And, Beach City Place residents will soon enjoy a new shopping and commercial center in this exciting, evolving Island location.

The homes at Beach City Place at Mitchelville reflect a classical American architecture with Lowcountry influences. The classical columns, varied roof lines, decorative trim around doorways and windows, metal roofs, brick accents, understated railings, and airy porches illustrate just some of the this classic architectural inspiration. This style perfectly represents the spirit and character of this new coastal community.

Standard Features:

- Deeded Beach Access
- Oceanside Secure Gated Community
- Professionally landscaped entrance and common areas
- Underground utilities
- Professionally coordinated exterior designs
- Protective covenants and appropriate restrictions
- Town Parks
- Coordinated privacy fences
- Close to Hilton Head Airport, Palmetto Hall Golf Course, Island schools, shopping, beach, and main area attractions
- Landscaping
- Custom-designed landscaping
- Irrigation system
- Premium trees and shrubs
- Termite soil treatments
- Sod included in the front yard
- Exterior
- Hardy Plank Exterior siding
- Owens Corning 30 year architectural shingles
- Site built construction and framing with engineered floor and roof systems
- Maintenance-free painted fiberglass entry door
- Silverline by Anderson limited lifetime warranty vinyl windows
- Concrete foundations with engineered footings
- Rear concrete patio with sliding glass door
- Two car detached garage with finished interior
- Insulated steel raised panel garage doors with remotes
- Sherwin Williams paint on garage and entry door
- Deluxe exterior Progress Lighting fixtures
- Interior
- All master bedrooms located on first floor
- Wood or tile floors in entry (per model)
- Rapid recovery 80 Gal water heater
- Sherwin Williams custom selected interior paint
- Moen chrome faucets
- Kwikset Maximum chrome lever lockset's standard
- 2-panel square top decorative interior doors
- 9' high smooth ceilings
- 2 piece crown molding in dining, kitchen and great room
- Best-in-class insulation package:
- R-30 in ceilings, R-19 in walls
- Ceramic tile in baths and laundry room
- Separate laundry rooms in all homes
- Baths
- Granite countertops with self-rimming sinks
- Tiled master shower
- garden tub in master
- gel coat shower units in guest baths
- Ceramic tile flooring
- Maintenance free glass shower door in master
- Deck-mounted Moen roman tub faucet
- Kohler High line water saving toilets
- Kitchen
- Granite countertops with cast iron sink
- Custom designed full-wood maple cabinetry
- 42" upper cabinetry with crown molding
- Numerous hand-applied glaze selections to fit every taste in cabinetry
- Hardwood or ceramic tile flooring (per model)
- Moen® Camerist style pullout faucet
- Fully extending drawers
- Appliances
- GE® Energy Star® 25.4 cu ft side-by-side refrigerator with ice and water in door
- GE® smooth top self-cleaning range
- GE® "Tall Tub" high efficiency dishwasher
- Bagder 1/2 horsepower continuous-feed food waste disposal
- GE® Spacemaker over-the-range microwave oven
- Quick release washer hookup
- Electrical
- Progress Lighting in chrome
- Ample recessed lighting throughout home
- Decorative chandelier in dining room
- Ceiling fans standard in all bedrooms and great room
- Pre-wired for telephone and cable in all bedrooms and living room
- Leviton® switches throughout
- Exhaust fans in all baths
- Safety and Comfort
- Bryant heating and cooling units (dual zone model)
- Exclusive final stage HVAC duct cleaning
- GFI outlets in required locations
- Smoke detectors in all bedrooms and living areas
- 25 year mold protection
- Security system
- Central Vacuum



Walker



Pelican



Ibis



Mitchell