



Captain's Quarters at Mariners Cay

One of Charleston's only waterfront pocket neighborhoods

Location, Location, Location Captain's Quarters at Mariners Cay is small water front pocket neighborhood at the gateway to Folly Beach. You have the best of both worlds being able to walk to the beach in minutes but just 10 mi to downtown Charleston. You're not

in the middle of all the weekly beach goers but close enough to get to the beach in minutes. Come and check out this great BRAND-NEW available waterfront home.

Price: \$1,389,500 PLUS 3% ANYTHING CREDIT with acceptable offer- 3 bed 2.5 bath, open concept living room, reverse plan, least expensive waterfront than anything on Folly Beach by million dollars

How we choose to build better. LOW MAINTENANCE LIVING BY THE WATER THIS NEW CONSTRUCTION home is the perfect blend of luxury, practicality and efficiency. The BEST SUNSETS can be enjoyed right from your own backyard. Built to the highest of standards, this home is equipped with a full exterior ZIP system with a 30-YEAR WARRANTY. Hurricane impact windows, 2x6 WALLS to ensure strength, insulation, and added protection during severe weather events. The 24-gauge standing seam metal roof with a +/-40-YEAR WARRANTY further enhances the home's durability.

Hardi shingle and Hardi siding installed with high end 4" reveal. Inside the home features painted wood tongue and groove walls that have an added bonus being approx Double the R-Value of sheetrock, solid core doors, and wide plank engineered flooring, creating a warm and inviting atmosphere. Custom-designed Marsh cabinets with wine bar and floor to ceiling wine rack and built in wine frig and hard surface counters in the kitchen, along with a high-end Dacor STAINLESS STEEL appliance package, make cooking and entertaining a breeze. And with high-efficiency mini-split HVAC systems, you can enjoy year-round comfort without breaking the bank.



Sample of a finished kitchen ~ View looks like a painting ~ Ipe Decking Lasts +/-75 years



West elevation



South east corner



Sample of a finished house



2x6 wall ~ Standing seam metal roof ~ Full exterior Zip system ~ Hardi Shingle & siding w/4' reveal

Stephen Carroll - Eco Broker, CSP, Realtor - Owner ~ BIC Landcrafters Inc ~ Real Estate ~ Development
520 Folly Road PMB 126 Charleston SC 29412 [843-810-5006](tel:843-810-5006) ~ LandcraftersSC@gmail.com

Come see the last and best waterfront home in Mariners Cay. The model home is open Daily from 9 AM - 9 PM