

Captain's Quarters at Mariners Cay

Just Reduced! \$1,199,990 ~ 1008 Mariners Cay Drive Folly Beach SC 29439

Lowest price per square foot than any house on Folly Beach.

Location, Location, Location New Construction. Priced **\$60,000 below** recent appraisal. Seller found next project and needs this one off the books. All offers will be considered. You won't find a better built home for the money and in this location. Every feature was chosen for its durability and efficiency. Scheduled to be completed Oct. 2023.



View from the shared dock View from the back of the house Ipe Decking Lasts +/-75 years

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.



Rendering



South east corner



South elevation

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 kitchen



Sample family room

Stephen Carroll - Eco Broker, CSP, Realtor

Owner ~ Broker In Charge Landcrafters Inc ~ Real Estate ~ Development

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Come see the last waterfront home in Mariners Cay. Model home open Daily 9 AM - 9 PM