



1205 Trisail Lane
The Courtyards of Tidewater Plantation Resort
North Myrtle Beach, SC 29582

Year Built: 2009

2901 – 3000 Sq. ft. under roof
2301 – 2400 Sq .ft. heated

Features and Upgrades:

Interior --

Ceiling heights up to 10'
2 solar tubes in entry hall
Coat closet n entry hall
UV film protection on sliding door in kitchen, dining & master bedrooms and flex room
3 large patio doors at back of home for full patio views
Solar energy attic exhaust fan
Special whole-house filter for HVAC system
Slid wood doors and trim
Storage areas on both levels

Ceiling fan at rear covered patio
Third bedroom upstairs with half bath or can be used as a bonus room
Flex room on main level is currently used as a den
Hallway lights have dimmers
Dining room light has dimmer

Kitchen Improvements –

New light fixtures with dimmer
DuPont Corian counter tops in popular neutral gray color
Drop-in cool to[
Kitchen sink with Moen faucet with sprayer
Heavy duty water filter under sink
Extended warranty on cook top and dishwasher
Strong exhaust fan
Wall oven
Lazy Susan in cabinets
Dedicated space for bags and cookie sheets

Laundry –

Extra large sink
Pantry
Stacked washer/dryer with extended warranty
Half bath accessible via the garage and laundry room
Entrance directly to laundry room and to kitchen also from the garage
New light fixtures with dimmer

Master Bedroom En Suite --

Large walk-in closet with built-in components
Spacious walk-in tiled shower with safety grab bars
ADA compliant toilets

Miscellaneous –

Grand Strand Pest control has serviced home since it was built
Weed fabric under pine straw and mulch in backyard
Pine Straw changed twice yearly by HOA at no additional charge
Front yard mowed and driveway blown off every Wednesday

Plants pruned several times a year

Garbage, yard debris and recycles picked up every Tuesday morning

One-year Old Republic Home Warranty for Buyers

Easy, economical housecleaning

Kitchen counter tops clean up with only soap and water, no special cleansers required.

Windows and doors inside are cleaned with water only

Dark floors throughout the entire home are vacuumed and damp mopped, NO CARPET!

Original floor plan available

Storage upstairs in bonus room as well as in a large floored attic area off bonus room

Central filter system, only one filter and changed twice a year

The courtyard is walled, and there is room for a pool/spa

Two exterior patios, one covered

Fine, handmade stucco exterior