

Architectural-Designed Luxury *but easy-living beach home for the generations!*



1205 Trisail Lane Tidewater Plantation ~ North Myrtle Beach, SC 29582

Features and Upgrades

The construction of this extraordinary home was managed daily by the owner; the home was actually built over a 6-month period by a team of Brazilian workers and artisans, from remarkable specifications put together by the architect and the owners. The owners have lived in several countries and come from European backgrounds; so this home, meant for a lifetime, was a compilation of the best living experiences from their previous residences. Original floor plan available. Please find the impressive list of features and upgrades following:

Interior

- Ceiling heights up to 10'
- 2 solar tubes in entry hall
- Coat closet in 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
- Large, state-of-the-art Trane heat pump
- Special whole-house filter for HVAC, with central filter system, only one filter and changed twice a year
- Solid wood doors and trim
- Storage areas on both levels
- The pipes inside the house are what is called: PEX PIPES
- 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
- Both showers are reinforced to also act as a refuge from high winds

Kitchen Improvements

- New light fixtures with dimmer
- DuPont Corian counter tops in popular neutral gray color
- Drop-in cook top
- 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

En Suite Bedrooms

- Large walk-in closets with built-in components
- Spacious walk-in tiled showers with safety grab bars
- ADA compliant toilets

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

Miscellaneous

- Grand Strand Pest control has serviced home since it was built
- Builder used additional termite protection on the frame and wood
- 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!
- Storage upstairs in bonus room as well as in a large floored attic area off bonus room
- The courtyard is walled, and there is room for a pool/spa; the wall that goes to the backyard patio is reinforced with additional metal brackets and more wood to withstand high winds
- Two exterior patios, one covered
- Fine, handmade stucco exterior

