









- 1/3+-acre lot, on the 13<sup>th</sup> hole and along the Cherry Grove Marsh
- High property /no flooding ever
- Large, double-car garage
- Stately brick entry, covered porch
- Inviting entry foyer with hard-wood stairs and decorative railing
- Office with built-ins and French Doors
- Oversized formal dining room
- Formal living room with fireplace and vaulted ceilings
- Stone and brick veranda/porch off living area with views
- Kitchen-family room combination is the heart of •
  the home
- Wet bar, ice maker, wine refrigerator great cabinetry
- Gas cook top, double oven, built-in refrigerator
  and freezer
- Breakfast bar and nook, pantry
- Utility room off kitchen
- Screened porch off family room-kitchen
- Half bath first floor

- Plantation shutters throughout
- Master bedroom has fireplace, tray ceiling and sitting area
- En suite has two walk-in closets and linen closet
- Whirlpool tub and separate shower
- His and hers sinks and vanities
- Upstairs has 3 spacious bedroom, one an en suite and two share a jack and jill bath
- Sun porch with line of sight to the ocean off second master bedroom upstairs
- BIG bonus room!
- Security System
- Built-in barbecue
- Gas (propane) heat, fireplace, water heater & range
- Range hood
- Chair-assist lift on stairway to second floor
- Large, floored attic
- Bluffs is a double-gated Tidewater neighborhood with 24-hr., manned and roving security



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