

Tidal Marsh to Port Royal Sound

70 DEERFIELD ROAD
HILTON HEAD PLANTATION

\$835,000



specifications

tidal marsh to Port Royal Sound | view

4199 sq. ft. | home size

4 | bedrooms

4.5 | baths

extras | upstairs bonus/media room

downstairs den/study

screened porch

expansive Trex deck and upstairs terrace

formal and casual dining

stone and wood floors

designer touches everywhere

detailed millwork

chef's eat-in kitchen w/quartz counters

courtyard entry

top-to-bottom remodel

mls | MLS#387934

online tour | url link

<http://www.tourfactory.com/2098251>

Turn key, remodeled home with ample privacy, picturesque views and superb curb appeal. Recent improvements include new kitchen (custom cabinetry, granite counters, subway tile backsplash, stainless steel appliances), master bath (granite counter, twin basins, subway tile surround garden tub and separate walk-in shower), wood flooring, smooth ceilings, recessed lighting, designer fixtures/hardware/lighting, etc. Additional features include expansive private master suite with twin walk-in closets + cedar lined closets, 2 roomy guest bedrooms (1 currently set up as den/study), oversized Great Room with wood burning fireplace and Dining Room with built-ins. An excellent value!



ENTRY



FOYER



GREAT ROOM



GREAT ROOM



GREAT ROOM



DINING ROOM



WET BAR



KITCHEN



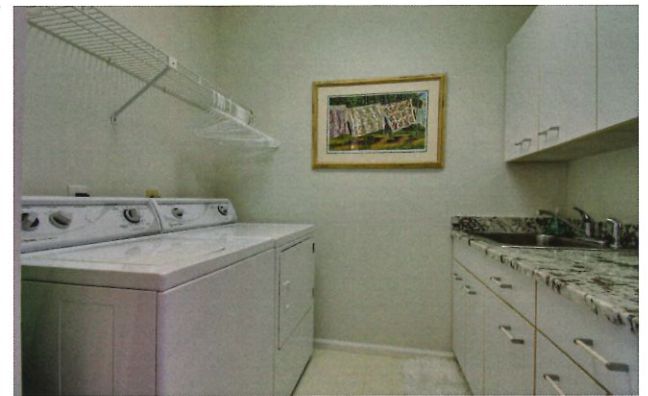
KITCHEN WITH CASUAL DINING



SCREENED PORCH



POWDER ROOM



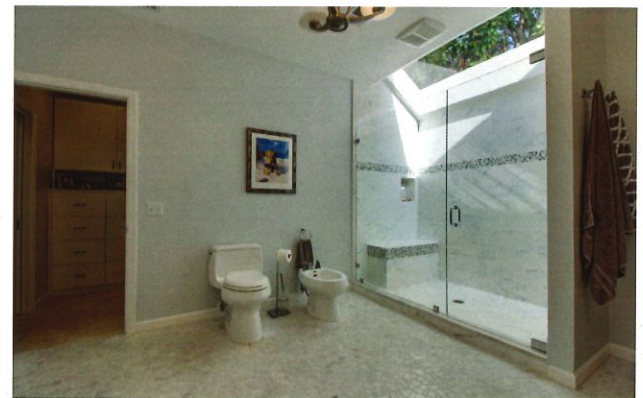
LAUNDRY



MASTER BEDROOM



MASTER BATHROOM



MASTER BATHROOM



BEDROOM #2 AND BATH



DOWNSTAIRS DEN/STUDY



BEDROOM #3 AND BATH



BEDROOM #4 AND BATH



UPSTAIRS BONUS/MEDIA ROOM



UPSTAIRS BONUS/MEDIA ROOM



81 Main St., Ste. 202 • Hilton Head Island, SC 29926
info@patrickandtaylorteam.com • www.patrickandtaylorteam.com
 843.338.6511

This information is believed to be accurate but is subject to verification by all parties.

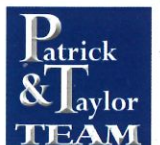
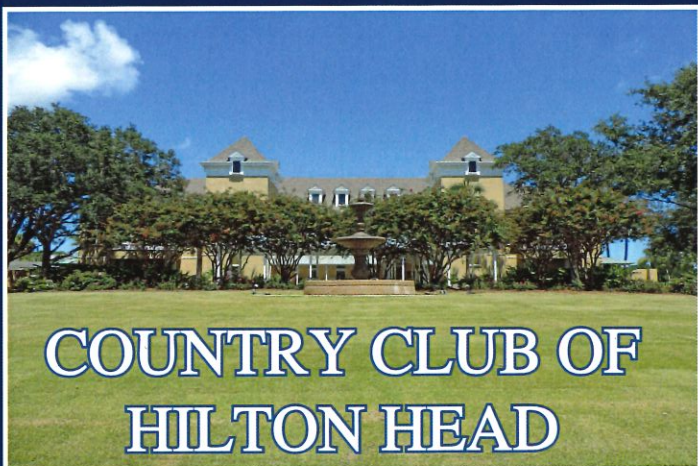


Photo Portfolio

70 DEERFIELD ROAD





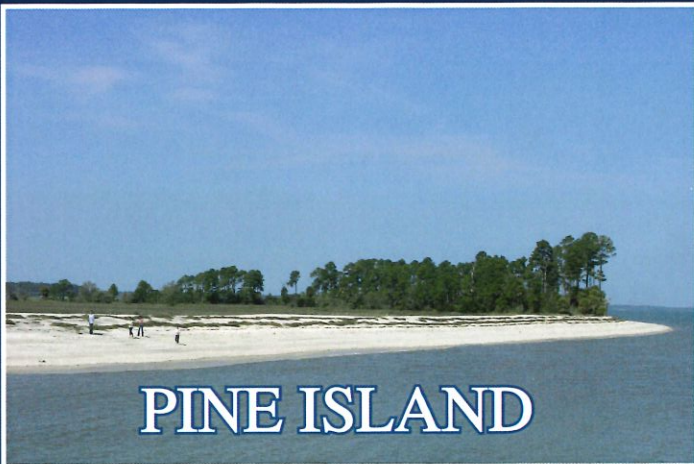
COUNTRY CLUB OF
HILTON HEAD



4 GOLF COURSES



COMMUNITY
POOL COMPLEX



PINE ISLAND

Features - 70 Deerfield Road

Stunning contemporary meets coastal design transformation with panoramic tidal marsh/creek to Pine Island and Port Royal Sound views framed by majestic Live Oaks, lush tropical landscaping and stately courtyard entry.

FRONT / ENTRY / FOYER

- Excellent curb appeal with bricked walkway to manicured, grassed, gated courtyard with carriage lighting and river rock landscape border. Brick front steps and iron railings to covered entry.
- Solid wood front door with twin leaded glass sidelights.
- Faux painted walls and diagonally installed 18" Travertine flooring.
- Designer lighting (crystal & chrome chandelier), skylight & 2 coat/storage closets.
- Custom designed window treatments throughout home.

GREAT ROOM

- Charcoal stained maple hardwood flooring, wood burning fireplace (with gas connection), imported Italian tile surround and tile hearth.
- Dual built-ins with lower cabinets and wooden counter tops, crown molding, recessed lighting, twin ceiling fans and wall of glass sliding doors to rear deck & sweeping views!

DINING ROOM / WET BAR

- Spacious Dining Room offers designer chandelier, stylish rectangular porcelain tile flooring, extensive wainscoting & chair rail, crown molding, grass cloth wallpaper, hidden built in shelving storage + Butler's Pantry with upper glass front cabinets with glass shelves, lower drawers, chrome hardware, hinges and knobs.
- Perfectly positioned Wet Bar features Zebra marble top, under mount Kohler sink, wine refrigerator and glass shelving.

KITCHEN / SCREENED PORCH

- Stunning Kitchen design by renowned AKD (Advance Kitchen Designs) boasting Signature custom cabinetry, quartz counters & marble backsplash, under mount stainless steel sink, 5/6 seat island (drawers, horizontal cabinets & shelving) with stained walnut top + Zebra marble insert, recessed & pendant lighting and 20" ceramic tile flooring.
- High end Appliance Package includes Bosch double Ovens & Dishwasher, Wolf 5 burner Gas Range, Kitchen Aid Refrigerator and GE Profile microwave.
- A 3rd masonry fireplace, located in kitchen, is currently walled off.
- Roomy walk-in Pantry with shelving and hanging areas + a Mechanical Room/Closet.
- Ample Screened Porch has treated lumber decking, ceiling fan, recessed lighting and VIEWS! Great for relaxing the day away....

POWDER ROOM / DEN / LAUNDRY ROOM

- Powder room dazzles with landscape/waterscape mural by local artist, custom vanity with marble top and designer fixtures, hardware and lighting.
- Cozy Den/Study with Heart Pine flooring, beams, crown molding, wall of built-in shelving and cabinets, ceiling fan, recessed lighting and Faux painted walls.
- Laundry Room is equipped with upper/lower cabinets, granite counter, tile flooring, shelving and hanging area.
- WASHER & DRYER NOT INCLUDED IN SALE.

MASTER SUITE

- Excellent bedroom separation, expansive Master BR with panoramic views, includes oak hardwood flooring, tray ceiling, crown molding, ceiling fan, bay windows, custom window treatments, recessed lighting, door to rear deck.
- Plenty of room for master bed, furniture and comfortable sitting area.
- Built-in chest of drawers and upper cabinets. Walk in closet with built-ins (multiple upper and lower hanging and shelving areas).

MASTER SUITE (continued)

- Spa Quality Master Bath outfitted with tumbled marble flooring, dual wood vanities with quartz tops and under mount sinks.
- Large glass front walk-in shower with ceramic tile and glass surround with built-in bench and skylight. Equipped with auto water temp setting controls.
- Designer lighting, fixture, hardware package. Toilet, bidet and linen closet.

BEDROOM SUITE #2

- Oak hardwood flooring, crown molding, bay windows, custom window treatments, ceiling fan and double door closet.
- Fabulous bath offers marble vanity top, vessel sink, designer fixtures/hardware/lighting, stunning ceramic and glass tile surround walk-in shower with glass front and door.

BONUS / MEDIA ROOM

- Expansive space, oak hardwood flooring, wood burning fireplace with tile surround and hearth, sliding doors to terrace and sweeping views.
- Wall of built-ins including lower cabinets & drawers, upper shelving, recessed lighting, crown molding and ceiling fan.
- This area also has walk-in attic storage and mechanicals access.

BEDROOM SUITE #3

- Views to tidal marsh/creek and Port Royal Sound, oak hardwood flooring, custom window treatments, ceiling fan, crown molding, recessed lighting, walk-in closet with pocket door and built-ins.
- Bath features raised vanity and high end Vetrostone (resin, glass chips and oyster shells) top, under mount sink, designer fixtures/hardware/lighting, skylight and walk-in tile surround shower with glass front and door.

BEDROOM SUITE #4

- Another generously sized BR with oak hardwood flooring, crown molding and double door closet with built-ins.
- Bath offers ceramic tile flooring, raised vanity, twin under mount sinks, marble top, designer fixtures and hardware, recessed lighting, skylight and tile surround tub/shower with glass doors.

ADDITIONAL FEATURES

- 3 newer energy efficient Geothermal HVAC systems with newer ductwork.
- Much desired spray foam insulation in first floor crawl space floor joists.
- Two above features combined are responsible for very low electric bills.
- Irrigation system supplied by well water. \$\$ savings on water bill.
- Expansive rear deck with Trex decking & stylish cabled railings.
- Exterior doors all have Medco lock systems. All new interior door hardware.
- 50 Year metal roof (cedar shake style) is 12-13 years old. Gutters with gutter guards.
- 2 car garage with multiple workshop/storage areas & pull down stairs to attic storage space.
- Handicap accessible and partially covered walkway from garage to kitchen entry.
- Hurricane proof garage doors installed 2017.
- Exterior of home painted/stained 2016.
- Professionally installed & maintained landscaping, irrigation system & specimen trees.
- 2 lots to left, just yards away, is nature trail and short stroll to waterfront Dolphin Head Recreational Area, Pine Island Beach Park and Port Royal Sound / Intracoastal Waterway front leisure trail.

TOUR THIS HOME

<http://www.tourfactory.com/2098251>

Hilton Head Plantation Fact Sheet

4 GOLF COURSES

Par 72, 18-Hole Dolphin Head Golf Club is semi-private with clubhouse, pro shop and locker rooms.

Par 72, 18-Hole Bear Creek Golf Club is semi-private with clubhouse, pro shop and locker rooms.

18-Hole Oyster Reef Golf Club is semi-private with Clubhouse, pro shop, and sitting room.

18-Hole Country Club of Hilton Head is semi-private with pro shop and locker rooms.

COUNTRY CLUB OF HILTON HEAD

The Country Club of Hilton Head is a full-service Club with tennis, a new state-of-the-art fitness club, as well as indoor and outdoor pools.

CLUBHOUSES

Spring Lake Pavilion

Dolphin Head Recreation Area
Plantation House

SWIMMING POOLS

In addition to the Country Club and Spring Lake Recreation Area, there are private neighborhood pools in the Rookery, Crooked Pond, Dolphin Point Club, Seabrook Landing and Ribaut Island neighborhoods.

SPRING LAKE RECREATION CENTER

Facilities include an expansive free form beach entry pool with lazy river, waterfalls, kiddie pool, 25 meter lap area, sun decks, a 12-court racquet club and Spring Lake Pavilion. Use of facilities is available to all owners and residents of Hilton Head Plantation.

TENNIS CENTER

12 Har Tru tennis courts, 2 bocce ball courts and 3 shuffleboard courts

DEEPWATER MARINA

The Skull Creek Marina is a full service marina on the Intracoastal Waterway offering berths up to 200 ft. and concrete floating docks. Maintenance can be performed in the yard dock or your slip. The Country Club of Hilton Head is across the street. Slips available.

GATED SECURITY

24/7 Manned Gatehouse and Community Patrols by Full-Time Staff.

AND MUCH MORE!

Pine Island Beach Access Area

Whooping Crane Pond and Cypress Conservancies

Miles of bicycling and jogging trails

Seabrook Farms (Garden Plots Available)

Fishing (Stocked lagoons and surf fishing)

Old Fort Pub Restaurant

Dolphin Head Beach Park and Shoreline Walk

Surrey Lane Athletic Field

Fort Mitchell Historical Site

2018 Association Fee

Improved Property \$1,368

Unimproved \$821

All property owners are assessed by the Hilton Head Plantation Property Owners Association to cover such expenses as security and the maintenance of common areas, open space, roadways, and certain recreational facilities within the Plantation.

There is a real estate transfer fee on all real estate transactions of 1/4 of 1% to the Hilton Head Plantation Property Owners Association (Capital Improvement Transfer Fee).



All information is deemed accurate but not guaranteed and should be independently verified. Boat/RV storage subject to availability.