



**11 Sam's Point Lane (Mailing)
21 ELLIOTT POINT (Legal)
List Price \$799,000**



Elliott Point Subdivision

is one of the more sought after neighborhoods in the private residential community of Hilton Head Plantation.

Sam's Point Lane is a peninsula of fine homes surrounded by the tidal marshes of Bear Creek with views across the marsh out to Port Royal Sound. 11 Sam's Point Lane is unique in that it also enjoys a view of a freshwater lagoon that attracts a myriad of birdlife.



This new and elegant home was built by long-time island homebuilder (and Mayor), Tom Peeples, on this marshside lot. Nothing but the finest of materials was used including long lasting hardiplank siding, high quality clad thermopane windows, and wonderful traditional architectural styling. At the entry, a concrete driveway with brick dividers offers generous off-street parking and easy access to the large 2-car garage with separate entry doors. The oyster shell tabby walkway leads to the brick step entry and the high portico entry porch. Note the raised panel, naturally stained entry door with matching sidelights and elliptical transom window.





Step inside and the foyer soars 20 ft. above the entry. Long lasting split bamboo flooring runs throughout the living elements of the house providing an ideal setting for your treasured rugs.

The foyer opens to a great room/living room with 20 ft. couffered ceiling, central wood burning fireplace with stone hearth and surround and traditional mantle. There is a built-in double bookcase with base cabinetry and a wall of glass to the rear with double patio doors that lead to the outdoor oyster shell tabby patio.



Off the foyer and the great room is a formal dining room with traditional columns, a boxed tray ceiling and lots of custom mouldings. Triple elliptical transoms wash the room in natural light and overlook the front entry porch. The formal dining room opens to the great room, and there is a granite topped wet bar and half-bath/powder room nearby.



Double cased openings from the great room open to the large kitchen/Carolina room. There is a huge double level center island with twin stainless sinks and a raised eating area ideal for barstools. Note all of the custom



cabinetry with lots of roll-out drawers and a full complement of GE Profile stainless appliances, including convection oven, microwave, solid surface Profile range, Profile double door refrigerator with thru-the-door water and ice, and a stainless Bosch dishwasher. Adjacent to the kitchen is a walk-in pantry, as well as a utility room with Bosch washer, dryer and deep sink.

The kitchen opens to a Carolina room as well as a separate breakfast area. There is an architectural soffit with crown molding that runs around the entire room.



The Carolina room opens to a cozy screened porch and access to the large expansive deck overlooking the marsh.



The bedroom configuration is ideal. The master suite is conveniently located on the 1st floor and is spacious and inviting. The master bedroom is generous in size with room for a king sized bed, separate furniture placement and lots of wall space. There are his and her walk-in closets with double rod and shelving and built-in drawer and storage. The master bath is huge with his and her separate granite vanities, corner set deep whirlpool tub set in a stone deck and a large doorless stone shower with wall shower head as well as a rainhead shower. There is a built-in niche for shampoo, as well as a European style water closet.



Stairs from the great room lead a half floor up to Guest Bedroom #1 with a private en suite bath with large stone shower and granite vanity.



Another half flight up leads to the loft/office and Guest Bedrooms #2 and #3, each with a private stone bath and generous closet space. Sliders from the loft and one of the upstairs bedrooms leads to an outdoor deck with wonderful views.



To the rear of the house, enjoy wonderful views from both the upstairs and lower deck. Note the beautiful moss-draped Live Oaks along the edge of the tidal marsh with peekaboo views out to Port Royal Sound.



Notable features of this spectacular home include 3-zone HVAC system, all granite vanities and kitchen countertops, bamboo wood flooring, whirlpool tub, Bosche and GE Profile appliances, overhead smooth sheetrock ceilings, wonderful mouldings, couffered ceiling, and oyster shell tabby deck overlooking the tidal marsh views.