

# Private Location



Babin Residence  
13 Field Sparrow Road (M)  
30 PINELAND/FIELD SPARROW (L)  
List Price \$298,000

*Field Sparrow Road is located in the heart of the private residential community of Hilton Head Plantation. This popular island community offers the best of family and retirement living. With 4 golf courses, including the popular Country Club of Hilton Head with its indoor pool and health club, the Spring Lake and Dolphin Head Recreation Areas, Whooping Crane Pond Conservancy, and a lattice work of bike paths, there are many activities to be enjoyed by its residents. Hilton Head Plantation is located on some of the highest land on the island and is certainly one of the best managed communities on Hilton Head.*

The Babin home is located on a very private homesite on a cul-de-sac. They have chosen plants over the maintenance of grass, and the lot is heavily landscaped with beautiful azaleas and other mature plantings that offer wonderful privacy both front and back. Across the street is property owner association owned open space, which is permanently dedicated for privacy and the enhancement of wild-life. The home is within walking distance of the popular Gary Player designed Dolphin Head Golf Club.

At the entrance, a concrete drive offers generous off-street parking. Stand for a moment and notice the careful maintenance. A newer roof and fresh paint creates wonderful curb appeal and is certainly an indication of the maintenance level of the rest of the home.



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

As you enter the home, notice the coating on the driveway and concrete walk that leads to the covered front entry. There are two, six-panel entry doors that give access to an entry foyer paved with light colored tile and washed in natural light with an over-head skylight.



The great room opens from the foyer and centers on a wood burning fireplace with a traditional mantle and tile surround. Large

w i n d o w s flank the fireplace and open to the very private garden to the rear of the home. Off the living room is a flex room that is presently used as a media/tv room that can also be a formal dining room for those so



inclined. Double sliders open to a wooden deck that stretches across the back of the house. Note the wonderful privacy and mature plantings in the rear garden.



Back to the foyer, you will find two reach-in entry closets. The nicely renovated kitchen opens off the foyer with a full complement of wood edged laminate cabinetry with lazy susan, Corian tops, integrated double bowl sink and a



full complement of updated appliances including GE solid surface range, GE microwave, GE double door refrigerator with thru-the-door water and ice and a GE Nautilus dishwasher. At one end of the



kitchen is a breakfast room with easy access to a utility room with GE Prodigy washer and KitchenAid dryer. A door from the utility room leads to a service yard with covered storage. Sliders from the breakfast room open to an all-weather enclosed screened porch with removable panels.



The bedroom configuration is ideal. The house is designed around the popular split bedroom design. To the right of the foyer is the master bedroom, which is generous in size with a separate vanity area, all-tile stall shower and a walk-



in closet with double rod and shelving. The guest suite is privately located at the opposite end of the house with two nice sized bedrooms, each with a reach-in closet. There is a shared bath with separate vanity area and a tub/toilet area with another overhead skylight that brings in natural daylight. Sliders from the rear guest bedroom open to a private deck.



Notable features of this beautifully maintained home include Peachtree Ariel doublehung window system, two skylights, wood burning fireplace, newer roof, replaced HVAC system, newer appliances, and screened porch. The home is move-in ready.

The owner is prepared to sell all of the furnishings separately.