

3rd Row Sound Location

3 BRs Plus Study • 3 1/2 BAs

Carzoli Residence
4 China Cockle Way (Mailing)
35 HIGH BLUFF CHINA (Legal)
List Price \$475,000

The High Bluff section of the private residential community of Hilton Head Plantation is one of the more sought after locations in this island community. The blue waters of Port Royal Sound are just steps away. One of the more enjoyed amenities of this community is the jogging and walking path along the shoreline.

Take the foot path from the backyard of this home which leads right to the waterfront pathway and discover this fine amenity.



Foot Path to Sound

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



This immaculate and well-designed home enjoys a wonderful private location, backing up to generous open space and just steps from Port Royal Sound. Located off a private cul-de-sac on high elevation ground, the yard is heavily treed and there is a very private large backyard surrounded by open space.

At the entry, there is easy access to the large 2-car garage with generous off-street parking. The landscaping is designed in a low upkeep manner, has mature plantings and is accented by yard lighting and nurtured by an automatic sprinkler system. Note the mature old Live Oaks and native Palmetto Palms.

A brick walkway leads to a covered entry. Note the double 8-panel oak entry doors with leaded glass sidelights. Step inside and the spacious foyer soars two stories above a bridge with double skylights that wash the entry in natural light. Off to the left is a wet bar with Corian top and raised panel natural wood cabinetry. A convenient powder room is also



located off the large foyer which is paved with 18" ceramic tile. At the rear of the foyer is a door that leads to an outdoor deck, the yard beyond and sneaky peaks of Port Royal Sound down a natural pathway.



Off to the right of the foyer is a study with tongue and groove natural wainscot paneling, an overhead paddle fan, a louvered bi-fold door closet and



shelves that are wired for external speakers. Off to the left is a formal dining room defined with a tray ceiling, triple windows, and lots of wall space to accommodate furniture placement.



The floor plan of this home is modern in many ways. The house is designed around an open kitchen great room. The large great room centers on an old Savannah gray brick wood burning fireplace with a raised hearth, heavy mantle, and Heatilator style insert. Note the plantation shutters and the ceiling that soars two stories above the bridge with two more skylights for bringing in natural daylight.



The kitchen features a large island, and there is a generous amount of natural, raised panel cherry cabinetry, all topped in a light Corian. There are numerous roll-out features including lazy susan, double sink with reverse osmosis water purification system, and an appliance garage. All of the cabinetry in the kitchen is high-end QuakerMaid. Separating the kitchen from the great room is a unique angled desk with more roll-out storage and Corian tops. Note all the indirect lighting. There is a full complement of appliances including Thermador surface unit and grill, Whirlpool double door refrigerator with thru-the-door water and ice, Maytag dishwasher, JennAir oven, and GE Profile microwave. Off the kitchen is a breakfast area with triple windows. The breakfast area is paved in large 18" ceramic tile pavers. Connecting the kitchen and great room is a cozy Carolina room with more natural paneling, wood floors, an overhead paddle fan, and lots of windows bringing in natural light. From this room, enjoy the view into the generous backyard and open space that surrounds the house. Discover the walking pathway to the rear of the home that gives easy access to the waterfront trail. Doors from the Carolina room and foyer lead to a large outdoor deck with bench seating.



Off the kitchen is a huge utility room with built-in cabinetry and ironing board, washer, dryer and easy access to a large 2-car garage with workshop space.



The master bedroom is huge and conveniently located on the 1st floor. It accommodates the largest pieces of furniture. The modern garden bath centers on a jacuzzi whirlpool tub with an overhead greenhouse window and opens into a privacy garden. There is a double vanity with Corian top, separate stall shower with edgeless glass doors and his and her closets with lots of built-ins and double rod and shelving.



Stairs lead to the 2nd floor bridge and a cozy sitting area with triple fixed pane windows that look out toward the Sound. At each end of the bridge is a guest suite with private en suite bath in each. One of the guest bedroom suites has an extension for a sitting area and an outdoor sunning deck.



Notable features of this fine home include 3-zone HVAC system, whirlpool bath, QuakerMaid cabinetry with Corian tops, loads of cabinet storage, numerous skylights, wet bar, reverse osmosis water purification system, water softener, and garage workshop.

