

GOLF VIEW

Pryce Residence

44 Myrtle Bank Road (Mailing)

55 MYRTLE BANK ROAD (Legal)

List Price \$499,000



The Oyster Reef/Myrtle Bank neighborhood is located in the private residential community of Hilton Head Plantation.

A large and very private full sized lot on the 3rd fairway of the Rees Jones designed Oyster Reef Golf Course is an ideal setting for this almost 3000 sq. ft., 3 bedroom, 3 bath custom home. A concrete drive offers generous off-street parking and easy access to the large 2-car garage. The professionally landscaped grounds have been designed for low maintenance with an automatic sprinkler system.

The vaulted entry has an arched window, barrel ceiling, and stained mahogany door flanked with sidelights.

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





Natural stone tile runs throughout the gracious foyer and connects the common living elements of the home. The home has extensive wainscoting, heavy crown molding, and over height ceilings in the foyer.



A large cased opening leads to a formal dining room with double windows and plantation shutters. Extensive moldings run throughout the room with a brass chandelier set under a decorative ceiling medallion. The room accommodates a sizeable table with wall space for furniture placement. There is easy access from the formal dining room to the kitchen.

The foyer opens to a large formal living room with a solid masonry fireplace trimmed with a traditional mantle. There is a tray ceiling, overhead skylight and bookcases with base cabinetry. Heavy sliders at the end of the room open to a screened porch.



A den/study/3rd bedroom is located off the foyer with easy access to a full bath that doubles as a powder room. The den has double pocket doors and a large reach-in closet. This wonderful room makes an outstanding study but can also double as a guest suite.



Off the foyer with access to the kitchen is a butler's pantry with a full complement of naturally stained cabinetry with beveled glass, wine bottle and glass storage and drawer space for linens. The cabinetry has roll-out features and is topped in a wood edged Corian.



The home is designed around the ever popular kitchen/Carolina room concept. The kitchen is a chef's delight. There is a large center octagonal island and a full complement of appliances including a GE wall oven and microwave, JennAir surface range with downdraft exhaust and interchangeable cartridges, and a double door GE refrigerator with



thru-the-door water and ice. There is a generous amount of cabinetry, all topped in Corian, with roll-out drawers. Conveniently located near the utility room is a built-in desk. The kitchen opens to a breakfast bar ideal for barstool seating, and a Carolina room. The Carolina room has a 2nd solid masonry fireplace. Twin skylights wash the room in natural light and 2 triple windows overlook the rear yard and golf course. Note the wainscoting with bead board trim and built-in bookcase and base cabinetry. Off the kitchen is a utility room with washer, dryer, deep sink, large reach-in closet and easy access to the 2-car garage.



The bedroom configuration is ideal. This house is designed around a 2 master suite configuration. One master bedroom is generous in size with lots of room for a seating arrangement. The room opens to a large modern bath with his and her vanities, recessed makeup vanity and lots of cabinetry. There is deep whirlpool tub, separate stall shower, and a skylight that brings in natural light. The large closet is contains custom built-ins. There is a private European style water closet.



At the opposite end of the house is a second master suite with a large in closet, vanity set under a triple skylight and a large stall shower.



To the rear of the home with access from the living room and Carolina room is an aggregate patio that views the private backyard with azaleas and distant views of Oyster Reef #3.

Notable features of this extraordinary home include all Andersen clad windows and doors with low-e glass, 2 solid masonry fireplaces, butler's pantry, large island kitchen, screened porch, 2-zone HVAC system, wainscoting, extraordinary trim detail and moldings, plantation shutters throughout, oversized garage, over height ceilings, multiple skylights, and whirlpool tub. The poly-butylene piping has been recently replaced with a new system and the home freshly painted outside.

