

HOMESITE  
**OC 7**

PRICE  
**\$555,500**

LISTING #  
**20184862**

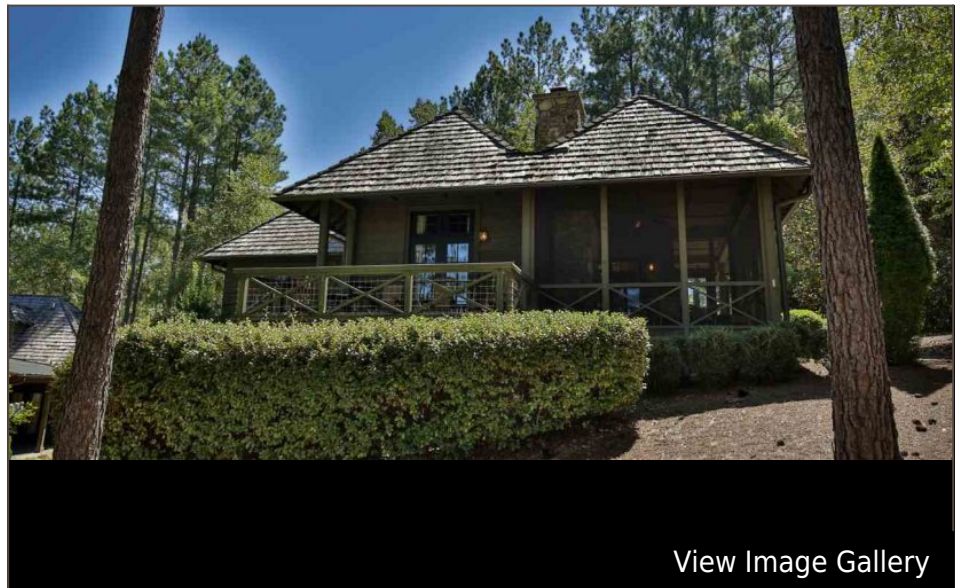
## MAIN FEATURES

Bedrooms: 3  
Bathrooms: 3 / 0  
SQ. FT: 1500-1749  
Style: Cottage  
Roofing: Cedar Shake  
Exterior Finish: Wood  
Foundation: Crawl Space  
Acres: N/A  
Lakefront: Interior Lot  
Lake Features: N/A

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## 1211 Reserve Blvd., Sunset SC 29685

Orchard Cottage # 7 overlooks the 18th green and fairway on the Jack Nicklaus Signature Course at The Reserve. Situated in a pine grove within walking distance to all Village amenities (Clubhouse, Market, Marina, Fitness Center, Pool and Post Office). This professionally decorated Keith Summerour designed cottage is built with an abundance of natural materials from the wavy board siding, cedar shake roof, copper gutters and hand cut stone fireplaces. Private parking pad and cart barn for your golf cart and additional storage needs. Moisture and humidity controlled climate system with easy remote monitoring installed under crawl space. List price includes all furnishings and contents with the exception of the owner's closet and cart barn. Club's rental leaseback program is available through the Club Concierge. (Only one step to access property for those that may have physical limitations) Full convertible membership. Membership required to be purchased by buyer.



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## INTERIOR FEATURES

Ceiling Fan  
Sump Pump  
Tray Ceilings  
Garden Tub  
Fireplace  
French Doors  
Fireplace-Gas Connection

Gas Logs  
Cathdrl/Raised Ceilings  
Connection-Dryer-Electric  
Countertops-Granite  
Blinds  
Connection - Dishwasher

Cable TV Available  
Some 9' Ceilings  
Connection - Washer  
Walk-In Shower  
Some Window Trtmnts Stay  
Connection - Ice Maker

## EXTERIOR FEATURES

Porch-Screened

Porch-Other

Outdoor Fireplace

## LOT FEATURES

Golf - On Golf Course

## ADDITIONAL FEATURES

Age Range: 11-20 Years

Floors: 2

Storage: N/A

Specialty Rooms: Yes (see below)

Heating: Heat Pump

Garage Capacity: 0

Basement: Yes (see below)

Cooling: Heat Pump

## BASEMENT

No

## HOA FEE INCLUDES

Exterior Maintenance  
Security

Lawn Maintenance

Trash Service