

23 CORMORANT ISLAND

FEATURES & UPGRADES

MAIN HOUSE

INTERIOR

- All interior stucco walls skim-coated to a smooth finish and professionally repainted
- Repainted all wood wainscoting and ceiling beams
- Replaced all interior doors and the 2nd floor stair handrail
- Replaced every lighting fixture and ceiling fan throughout the entire home
- Created a built-in linen closet and a custom built-in for the office/circular room transition nook
- Private elevator for effortless access between floors
- Fully serviced/upgraded smoke detector system
- Completely renovated laundry room and butler's pantry with all new cabinetry

KITCHEN

- Full-scale remodel featuring custom cabinetry and a high-end glass and metal wine storage room
- Pro-series appliances
 - Thermador 48" double-oven range
 - Thermador refrigerator/freezer
 - Thermador dishwasher
 - Giant ventilation hood
 - Wolf built-in coffee maker
 - Fisher & Paykel dishwasher drawers
- Large island with integrated refrigerator drawers and ice maker
- Additional wine fridge and two beverage drawers
- Newly installed doors providing direct access the outdoor living spaces

PRIMARY SUITE

- Fully renovated with dual vanities, a massive walk-in shower, and a separate soaking tub positioned for the view
- Two expansive walk-in closets with custom built-in organization systems
- Hallway featuring custom lighted cabinetry
- Toto toilets, all-new plumbing fixtures, and new flooring/wall surfaces
- Doors leading directly to the patio and outdoor space

DEN & POWDER ROOM

- Den/tv room
 - Features a gas fireplace, trellis beam ceilings, and direct window/door access to the exterior
- Powder room
 - Updated with a new designer sink and faucet

MAIN ATTIC

- Installed foam insulation to underside of roof in attic over the bedroom
- Installed dehumidifier in attic over the bedroom
- Blocked off gable and soffit vents and spray foamed underside of roof
- Removed the numerous abandoned geothermal water lines and electrical lines
- Ran bathroom exhaust vents to exterior with copper vent caps, making sure proper dampers are installed
- Had the HVAC systems serviced and all ductwork cleaned

GUEST BEDROOM 1

- Full bathroom renovation featuring a custom-tiled en suite shower
- New pedestal sink
- All new plumbing and bath fixtures

GUEST BEDROOM 2

- Complete bathroom refresh including a new custom vanity
- All new plumbing and bath fixtures
- New tile in the bath and shower

GREAT ROOM & ENTRY

- Elegant entryway featuring custom oversized wooden doors and modern glass/metal accents
- Soaring 20-foot ceilings and hardwood flooring throughout
- Massive picture window framing the marsh, private dock, and the Ravenel Bridge

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GUEST HOUSE, EXTERIOR & LIFESTYLE

EXTERIOR

- All new exterior shutters
- New front door
- Repaired/replaced all termite-damaged window trim
- Replaced 7 porch columns
- Complete exterior repainting of both the main house and guest house
- Grounded the gas (propane) lines entering the home
- Cleared away dirt, plant debris, etc. that partially covered the hydrostatic vents under the guest house to a depth of at least 6-8 inches below the vents, with the surrounding area being graded such that water drains away from the house
- Fully serviced/repaired gutters, exterior doors, and windows

GARAGE

- All new lighting – replaced with new LED fixtures
- New commercial-grade dehumidifiers
- Framed in and installed FEMA-approved hydrostatic “Smart Vents”
- Full garage door service including replacement of all weatherstripping
- High-durability epoxy flooring

INTERIOR

- Living room closet door removed and converted into a custom cased opening for a dedicated desk or office nook
- Repainted interior throughout
- New wallpaper in the first-floor bedroom
- New built-in with a hanging area and integrated access door to the mechanical room in the 2nd floor loft space
- Installed a whole-house dehumidifier integrated with the HVAC system
- Attic ductwork professionally cleaned and re-insulated

OUTDOOR LIVING

- New pool & hardscape completed by Meadow Pools
- Brand-new dock and floater providing direct water access
- All-new professional landscaping and custom walkways throughout the home by Wertimer + Cline
- Extended patio off the primary suite and a new path/staircase from the guest house
- Integrated fire pit for year-round outdoor entertaining

EXCLUSIVE MEMBERSHIP & MAINTENANCE

- Golf membership available
- Active service contract with Buffington Homes, providing annual inspections and coordinated maintenance for the HVAC, generator, elevator and all major systems