

90 TIDEWATER MANOR



M **MAXEY**
DISTINCTIVE PROPERTIES



MAXEY | BLACKSTREAM®

CHRISTIE'S
INTERNATIONAL REAL ESTATE

90 TIDEWATER MANOR



OVERVIEW

- Builder - H2 Builders
- Interior Designer - J. Banks Design
- Architect - Woods Dendy Architects
- Community - Tidewater Landing
 - Exclusive gated deep water community totaling 5 homesites. Located mid-island with easy access to both the North and South End of Hilton Head Island.
- 8,025 Heated Sq Ft
- 1.2 Acres
- 7.5 Car Garage
 - 4.5 car attached garage - Climate controlled
 - Lockable cabinets and storage system in garage
 - 3 car detached
 - Ability to stage and store luxury cars; could fit up to 6 luxury cars if lift installed
 - Ability to turn into additional living space (i.e. mother-in-law suite)
- SMART Home Features
- Every room in the home has been designed to maximize views of the Broad Creek on the rear of the home and offer world class living experiences in all others.

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EXTERIOR

- Stone columns with gas lanterns welcome you to the grand entrance of the home.
- Serene courtyard fountain offering a tranquil welcome.
- Extensive paver driveway and manicured landscaping.
- Reclaimed brick from a cotton mill in North Carolina used on fireplaces and outdoor foundation.
- Negative edge chlorine pool with AquaKool heating and cooling system features an overflow feature and pebble tech finish.
- Hot Springs spa with stone exterior.
- Outdoor living area features a full bathroom and separate outdoor shower.
- Outdoor lanai area with built-in grill and wood-burning fireplace.
 - The covered grill area includes an expansive Wolf Grill & Rotisserie unit with commercial grade hood, Sub-Zero refrigerator, outdoor sink, and extra storage.
- Fire pit area overlooking Broad Creek.
- Recently installed Seawall - March 2025.
- Deep water dock with boatlift, featuring remote for easy access.
 - Floating dock can accommodate up to a 53 ft boat.
 - The boat lift has a weight capacity of 18,000 lbs.
- Dock redesign included U shape - bench seating, custom outdoor rated cushions, cabinet storage, granite countertop with sink, small refrigerator, fan, extra outlets, WiFi extension, speakers, outdoor planters with watering system. Dock is primarily IPE wood.
- Custom dock float system for EZ 2 -kayak system and paddle board storage w mount/dismount system.
- Gutter Guards installed 2024.
- The garden area landscape on side of home was added in 2024 and includes Italian pea gravel and medium rock walk areas - full side of home. Plantings, edging, irrigation, lighting, 3 raised garden beds.
- Hurricane-grade windows and doors for superior storm protection and durability.
- Extensive custom planters with life-time warranty.

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INTERIOR (KITCHEN)

- A gourmet kitchen showcasing an oversized island with two Sub-Zero refrigerator drawers, complemented by marble countertops and a stunning marble backsplash. The space also features double Sub-Zero refrigerators + freezer drawers, a Wolf range, two Fisher & Paykel dishwasher drawers, and a Wolf microwave drawer.
- Custom metal hood is one of the highlights of this national award winning kitchen.
- Scullery features marble countertops, a third Sub-Zero refrigerator and a Wolf Convection steam oven. Custom cabinetry, light fixtures and ample storage.
- Authentic barnwood on kitchen ceiling.

LAUNDRY

- The main laundry area is conveniently located on the first floor, equipped with a custom roll-out folding table, marble countertops, and a built-in hanging rack.
- A secondary laundry space on the second floor features a full-size washer and dryer, a sink, and custom cabinetry.

LIVING AREAS

- **Elegant Flooring:** The main living areas on the first floor feature expansive travertine stone tiles, while the remaining spaces showcase beautifully crafted hardwood floors.
- Custom metal barn doors beautifully frame the grand two-story gas fireplace in the living room, which boasts a Francois mantle, exquisite stone accents, and is flanked by custom built-ins.
- Reclaimed beams from Pennsylvania Amish country enhance the charm of the family room and dining area.
- The custom cabinetry throughout the home is unparalleled, featured in every room, including the laundry, mudroom, kitchen, scullery, primary suite, secondary suite, guest bedrooms, and even the outdoor kitchen. Notable features include built-in bunk and tailored storage solutions in the guest rooms.
- Retractable glass sliding doors on both sides of the living areas seamlessly disappear into the walls, extending the space into the outdoor living areas.

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Interior Continued...

- Custom millwork is evident throughout the entire house, showcasing specialty crown moldings, window casings, and oversized baseboards.
- The Grand Primary Suite, located on the first floor, offers deep water views and direct access to an outdoor living area. Inside, the bedroom is enhanced with a surround sound system and elegant hardwood flooring
- The Grand Primary Suite bath is a luxurious retreat with a soaking tub, spacious dual shower, and dual sinks with custom cabinetry. Marble tile flooring complements the design, while a dedicated vanity area adds convenience. The oversized closet offers triple hanging options and a custom island for optimal storage.
- The second primary bedroom features stunning deep water views and a private covered porch/balcony, perfect for seating and relaxation.

Extraordinary Spaces

- Over 600 bottle WhisperKool climate controlled wine room featuring custom doors and a wine rack display in a separate bar area adorned with reclaimed bar tin on the countertop. The bar area features a Sub-Zero bar refrigerator and dedicated ice maker.
- Theater room is equipped with a movie projector, screen, surround sound system, 6 luxury chairs, and custom millwork.
- Billiard/Rec room boasts a pool table, a private porch, and scenic deep-water views.
- Kitchenette adjacent to the Rec room, complete with a Fisher & Paykel dishwasher, Sub-Zero refrigerator and Wolf microwave.
- Fully equipped gym includes full bath plus an infrared sauna.
- Professionally installed golf simulator located in a conditioned garage space.
- Home office offering courtyard views and extensive built-in storage for maximum functionality.
- An entertainer's paradise, capable of comfortably hosting events for up to 150 guests.

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SYSTEMS

- Smart home integrated with Control4 for managing audio, video, security, and lighting
- Spray foam insulation installed throughout
- 6 Regularly Serviced HVAC units + Conditioned Attached Garage
- 2 Hot Water Heaters
- Hotel Collection scent system incorporated into the HVAC
- Elevator access
- Private well designated for irrigation and dock use
- Greenbug mosquito misting system connected to the irrigation system – safe for pets

EXCEPTIONAL AWARDS

2015 HHHBA Lighthouse Award Winner - Best Overall, Best Exterior, Best Master Bath, Best Kitchen

2017 ASID (American Society Interior Designers) Awards - 1st Place Best Kitchen

