

90 TIDEWATER MANOR

PROPERTY FEATURES GUIDE



OVERVIEW

- Builder - H2 Builders
- Interior Designer - J. Banks Design
- Architect - Woods Dendy Architects, Grady L Woods
- Community - Tidewater Landing
- Exclusive gated deep water community totaling 5 home sites. Located mid-island with easy access to both the North and South End of Hilton Head Island.
- 8,025 Heated Sq Ft
- 1.78 Acres - 2 Lots
  - Lot 1 - 1.20 acres
  - Lot 2 (Vacant) - 0.58 acres
    - Plans available for a custom sports complex featuring a pickle ball court and short game golf complex.
- 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.
- Furnishings negotiable.

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









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.















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 the 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 sliding doors on both sides of the first floor living areas pocket into the walls, creating seamless indoor/outdoor living.

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.

ADDITIONAL INTERIORS

- 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.















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 boat lift, 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.









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.













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















WHERE VISION MEETS POSSIBILITY - 3 CAR DETACHED GARAGE + LOT 2

Build a bespoke private sports retreat, where wellness and leisure take center stage. Imagine stepping outside your door to a private pickleball court, ready for an impromptu match with friends, and a short game golf complex perfect for refining your touch or entertaining guests in a truly unique setting.

But the possibilities don't end there. The vision expands to a three-car detached garage—designed with flexibility in mind. Whether you're a collector, an enthusiast, or simply someone who appreciates form and function, this space is primed to store and showcase up to six luxury vehicles with lift installation. High ceilings and smart design make this a dream for automotive aficionados.
Looking to extend the luxury even further? The structure can be easily transformed into an additional living space—perfect as a stylish mother-in-law suite, an expansive guest retreat, or a high-end home studio.

Every day at 90 Tidewater Manor offers a front-row seat to nature's most beautiful displays. As the sun begins to rise, the sky transforms with brilliant streaks of amber, coral, and lavender, casting a warm glow across the landscape. The early morning stillness is calming, with only the soft rustle of the breeze and the gentle movement of the water breaking the silence. It's a peaceful start to the day, often accompanied by the graceful sight of dolphins playing just offshore, their fins dancing through the calm waters.

In the evening, the scene shifts. The golden light bathes everything in a warm, serene glow, inviting you to pause and take it all in. At 90 Tidewater Manor, sunrises and sunsets aren't just part of the day—they're a daily celebration of the beauty and peace that define coastal living..



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