

2013 SHORESIDE DRIVE

HARDEEVILLE, SC 29927

LOCATION, LOCATION, LOCATION! Built in 2022, this beautifully upgraded Barbuda Bay Villa offers 2 bedrooms, 2 baths and 1,785 sq. ft. of effortless single-level living on a premium lagoon-view homesite. Featuring approximately \$30,777 in original builder-selected options and upgrades, this move-in-ready home is enhanced with luxury finishes, smart-home features and an impressive extended screened lanai. Enjoy maintenance-free living and the sought-after resort lifestyle of Latitude Margaritaville Hilton Head.

DESIGNER KITCHEN

- LEVEL 3 UPGRADED CABINETRY – LILLIAN 5PC PURESTYLE
- 42" UPPER CABINETS
- UPGRADED LEVEL 2 CABINET HARDWARE
- BASE CABINET WITH TWO WASTEBASKETS
- DECORATIVE RAISED END PANELS ON UPPER AND LOWER CABINETRY AND ISLAND
- PULL-OUT CABINET SHELVING
- SINK TIP-OUT DRAWER
- DECORATIVE KITCHEN CABINET VALANCE
- 30" REFRIGERATOR ENCLOSURE PANEL
- LEVEL 4 KENDAL QUARTZ COUNTERTOPS WITH FULL BULLNOSE EDGE
- UNDERMOUNT SINGLE-BOWL KITCHEN SINK
- SLEEK SINGLE-LEVER PULL-DOWN CHROME FAUCET
- CHROME SOAP DISPENSER
- AIR SWITCH FOR GARBAGE DISPOSAL
- UPGRADED STAINLESS STEEL GAS APPLIANCE PACKAGE
- UPGRADED KITCHEN HOT WATER HEATER
- UPGRADED WINE FRIDGE
- UPGRADED SLOW CLOSE DRAWERS

FLOORING AND INTERIOR FINISHES

- UPGRADED LAMINATE FLOORING IN KITCHEN AND FOYER
- RUSTIC VISION/SILVERSTONE CHESTNUT LAMINATE FLOORING
- MATCHING UPGRADED LAMINATE FLOORING THROUGHOUT ORIGINALLY DESIGNATED CARPET AREAS
- DIVINITY 861 WOOL OAK VINYL FLOORING IN LAUNDRY ROOM
- GOSSAMER VEIL INTERIOR PAINT THROUGHOUT
- CHROME LIGHTING FINISH PACKAGE
- 2" FAUX-BLIND PRIVACY PACKAGE

LANAI

- EXTENDED COVERED LANIA
- EXTENDED COVERED SITTING AREA
- TRIPLE SLIDING GLASSDOORS
- UPGRADED 40/40 SUN PROTECTION
- EPOXY FLOOR COATING IN LANAI

PRIMARY BATH RETREAT

- LEVEL 3 LILLIAN 5PC PURESTYLE CABINETRY
- UPGRADED LEVEL 2 CABINET HARDWARE
- DOUBLE BANK OF DRAWERS WITH KNEE SPACE
- LEVEL 4 KENDAL QUARTZ COUNTERTOPS WITH FULL BULLNOSE EDGE
- UNDERMOUNT RECTANGULAR SINK
- GIBSON SINGLE-MOUNT CHROME FAUCET
- SEAMLESS CHROME SHOWER ENCLOSURE
- UPGRADED LEVEL 3 VICINITY 6" X 36" GRAY-BROWN SHOWER WALL TILE
- SHOWER WALL TILE EXTENDED TO THE CEILING
- LEVEL 5 PEBBLE CHENILLE WHITE SHOWER FLOOR TILE
- LEVEL 3 VICINITY 6" X 36" GRAY-BROWN BATHROOM FLOOR TILE
- ALTERNATE PRIMARY BATH LAYOUT WITH COORDINATED TILE UPGRADES

GUEST BATH

- LEVEL 3 LILLIAN 5PC PURESTYLE CABINETRY
- UPGRADED LEVEL 2 CABINET HARDWARE
- VANITY DRAWER COMBINATION
- LEVEL 4 KENDAL QUARTZ COUNTERTOP WITH FULL BULLNOSE EDGE
- UNDERMOUNT RECTANGULAR SINK
- GIBSON SINGLE-MOUNT CHROME FAUCET
- LEVEL 3 VICINITY 6" X 36" GRAY-BROWN FLOOR TILE

DOORS, HARDWARE, AND FANS

- UPGRADED CENTURY FRONT DOOR HARDWARE WITH LATITUDE LEVER AND COLLINS ROSE
- CENTURY MATTE BLACK EXTERIOR DOOR FINISH
- UPGRADED SCHLAGE FRONT DOOR HARDWARE
- UPGRADED SOLSTICE INTERIOR DOOR LEVERS WITH COLLINS ROSE
- MATTE BLACK INTERIOR DOOR HARDWARE FINISH
- 8 FOOT DOORS THROUGHOUT
- UPGRADED INTERIOR AND EXTERIOR CEILING FANS
- UPGRADED GLASS DOUBLE DEN DOORS

GARAGE

- UPGRADED EPOXY COATED FLOOR
- GARAGE DOOR OPENER WITH KEYPAD

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