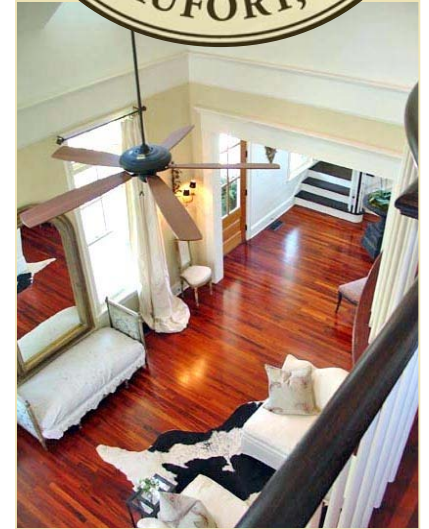


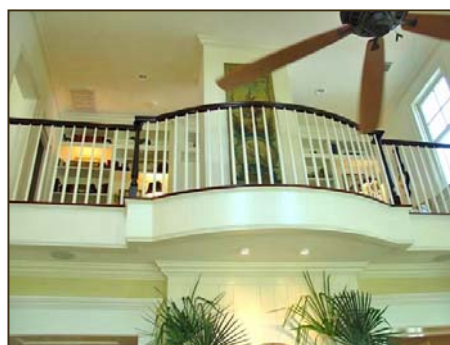
# Habersham Home Information

23 James Habersham - Homesite #185



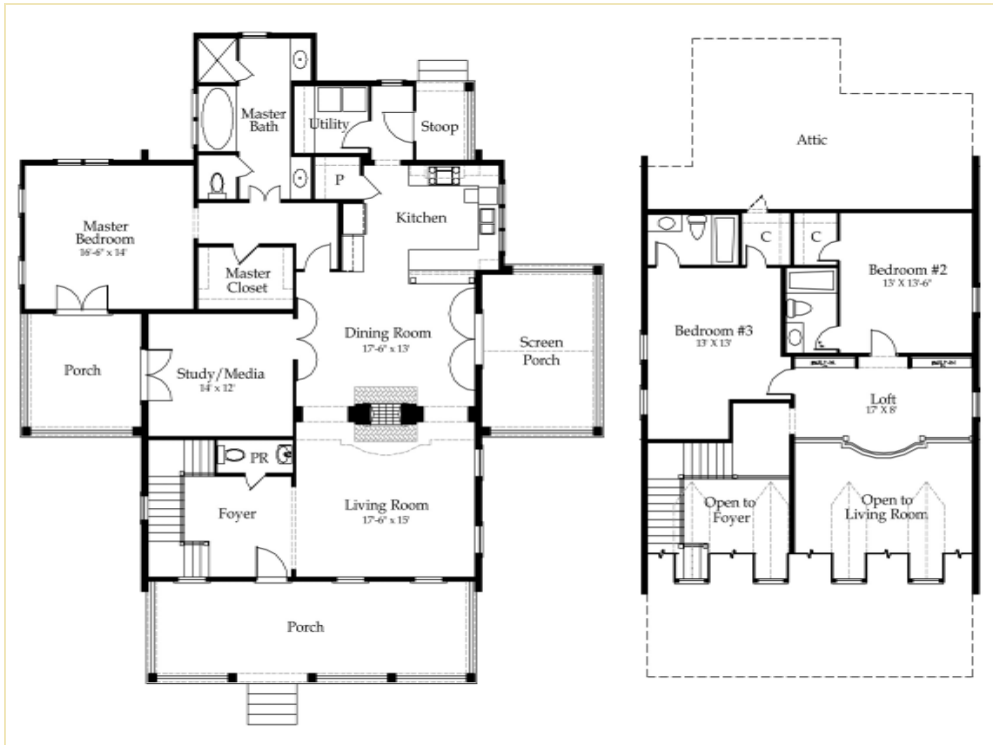
WaterMark Coastal Homes has designed another Lowcountry treasure of a residence. This boulevard home takes full advantage of every square foot by offering tailored space for all of the homeowners' needs. The first floor is centered around the conjoined living room and formal dining room that share a dual-sided fireplace. A media room or study, as well as the kitchen and master bedroom are also on the first floor. Another notable is the fact that all four sides of the home feature covered porch space. The second floor boasts two guest bedrooms, each with a full bath, and a beautiful loft area that is open to the living room and foyer below. This versatile space could also serve as the perfect library, home office or upstairs den. The decorator owned home is to be featured in Kitchen and Bath Design. And the delightful garden spaces are reminiscent of the outdoor "rooms" of Beaufort's grand historic homes.

• MLS#123365 – [www.habersham-23jameshabersham.com](http://www.habersham-23jameshabersham.com)



# Floor Plans & Specifications

## 23 James Habersham - Homesite #185



### Home Specifications:

- Approximately 2,600 sq.' (heated)
- 5-V metal crimp roof
- Pozzi aluminum clad wood windows
- 3 Bedrooms and 3 1/2 Baths
- 10' ceilings on first floor
- 9' ceilings on second floor
- Vaulted stair/entrance hall
- Dual-sided natural gas fireplace with custom mantle details
- Painted tongue-in-groove pine plank walls in stair/entrance hall
- Exotic tiger wood hardwood floors throughout first floor and in second floor loft area
- Carpet in second floor bedrooms
- Custom built-in bookcases in loft
- Glazed custom kitchen cabinets with dramatic cherry stove hood
- Concealed walk-in pantry
- Granite countertops in kitchen
- Kitchen-Aid stainless appliances
- Kohler plumbing fixtures
- Soaking tub in the master bath
- Klipsch custom audio package
- Smoke and security system installed
- Pre-wired for audio and data network

For complete specifications or to arrange a viewing of this property, please give us a call toll-free at **1.877.542.2377** or visit the Habersham Sales Office at 22 Market in the Habersham Town Center. All homes include garden house or storage building. Square footage is approximate. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Habersham provides equal housing opportunities. Builder specifications may vary from information represented in this flyer. Prices are subject to change without notice, so please consult with a Habersham representative for the most recent listing information.