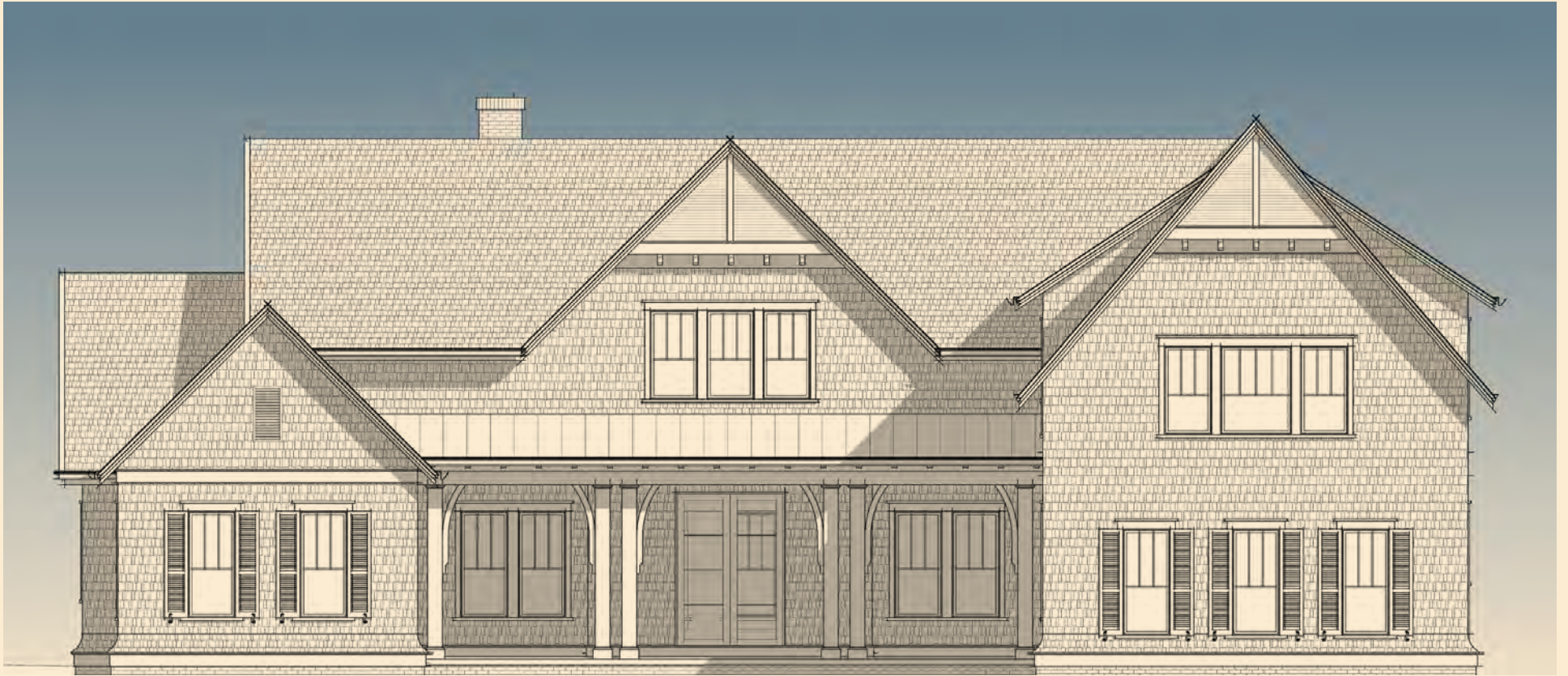


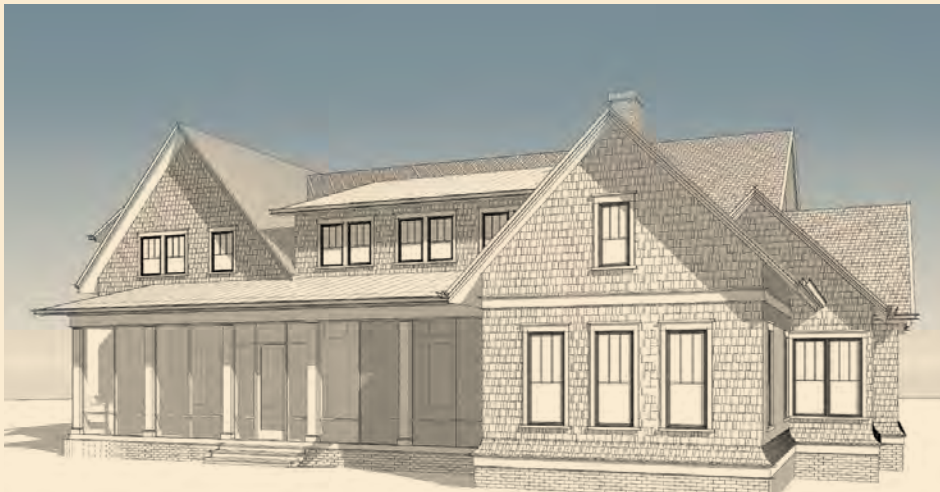


FREDERICA REALTY

HOME SITE 193 ~ 19 HATTON LANE  
WOODED HOME



*Front View*



*Rear View*



*Right Side View*



## 19 HATTON LANE

*Designed by Terminus Design Group  
Constructed by Flanagan Development*

*This home is nestled on 1.7 acres featuring a beautiful oak canopy with glimpses of marsh view. This cape style home features a beautiful front porch featuring gas lanterns. The grand foyer opens to the two-story vaulted living and dining room with a wall of windows and doors bringing the outdoors in. These interior spaces offer wonderful, beamed ceilings and tons of light with second story dormer windows.*

*The open kitchen is sure to draw a crowd when entertaining featuring a large center island and top of the line appliances. The large walk-in pantry and gracious laundry room as well as a first-floor guest suite and office nook allow for one story living.*

*The screened porch offers an outdoor kitchen with a built-in BBQ grill. The master bedroom is a true retreat with a spa-wlike bath and huge master closet and opens to the screened terrace. The upstairs offers a large landing for upstairs living, two generous guest suites both with walk in closets and one offers a study nook. Tons of unfinished attic space offers flex spaces for bunkrooms, media rooms or play spaces.*

*A three-car garage, mudroom, and complete landscaping plan and design offer turnkey living. This home is sited to allow for a pool.*

### *Features*

- 4,366 heated square feet
- 3,070 heated square feet on the main level
- 1,266 heated square feet on the second floor
- Generous 1.7 - acre Oak lined home site
- DaVinci Roofscapes synthetic cedar shake roof
- Copper standing seam roof accents
- True Cedar Shake Shingled exterior
- 4 bedrooms, 4 full baths, 1 half bath
- Great room with vaulted ceiling, fireplace and built-in cabinetry
- First floor vaulted master bedroom
- First floor guest suite
- First floor office nook
- Open gourmet kitchen with center island
- Top-of-the-line appliances including Thermador gas range and Sub-Zero refrigerator
- Large walk-in pantry
- Large mudroom with built-in cabinetry
- Large laundry room with sink and plenty of storage
- Large screened porch with beamed ceiling and summer kitchen
- Two second story guest suites with walk-in closets, en-suite baths and study nooks
- Second story landing area offers family room, media or play room
- Vaulted and 10-foot ceilings throughout the first floor
- Gas lanterns on the front porch
- All closets offer wood shelving
- Pre-wired for security system throughout the home
- Pre-wired for custom speakers in the master bedroom, screened porch, kitchen, and upstairs office
- 3 car garage with carriage style doors
- 3 Trane 18-Seer variable speed air conditioning systems
- High end engineered wood flooring throughout home except for bathrooms
- Jeld-Wen Siteline aluminum clad windows and doors in Desert Sand finish
- Mahogany front door
- Deep well for irrigation



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150 Frederica Stables Drive • St. Simons Island, GA 31522 • 912-634-1500 • [FredericaLiving.com](http://FredericaLiving.com)



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