

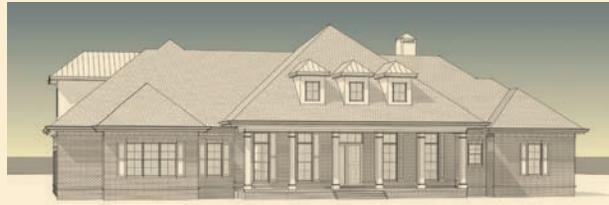


FREDERICA REALTY

HOME SITE 192 ~ 27 HATTON LANE
MARSH FRONT HOME



Left Side View



Front View



Rear View



27 HATTON LANE

Marsh Front Home

Designed by Terminus Design Group

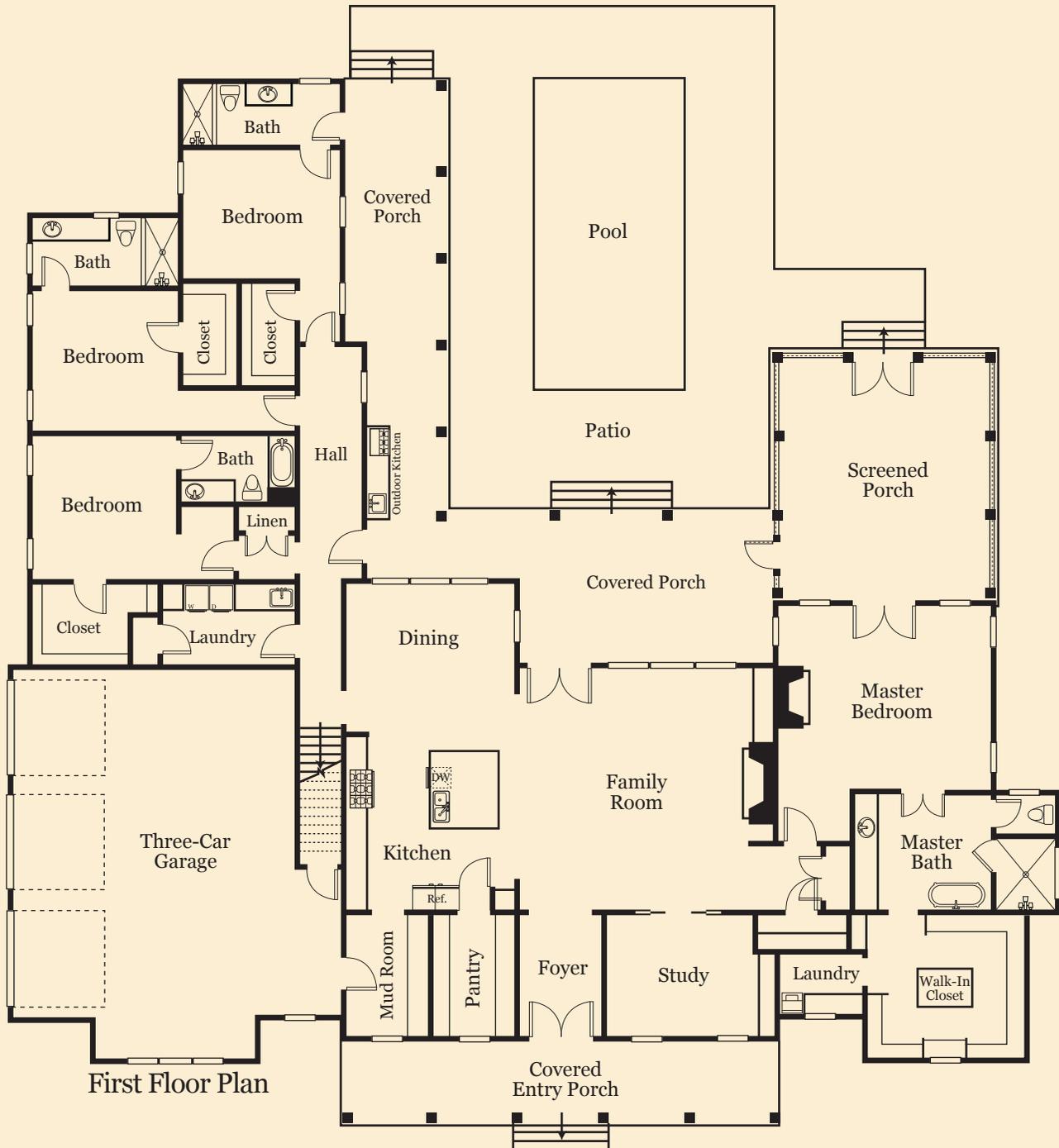
Constructed by Flanagan Development

This home is nestled on 1.8 acres featuring a beautiful oak canopy with a pocket marsh view. This view offers all the beauty of the western setting and marsh vistas with a protective canopy that shields the home from the afternoon sun. This home features the quintessential southern design with a grand front porch that welcomes you home featuring gas lanterns. Light streams in through dormers and floor to ceiling windows with a vaulted living room and an open plan for entertaining. Enjoy one story living with 12-foot beamed ceilings or vaults in main living spaces and 10' ceilings in guest areas, a private master retreat featuring a fireplace, a spa like bath, grand master closet and second

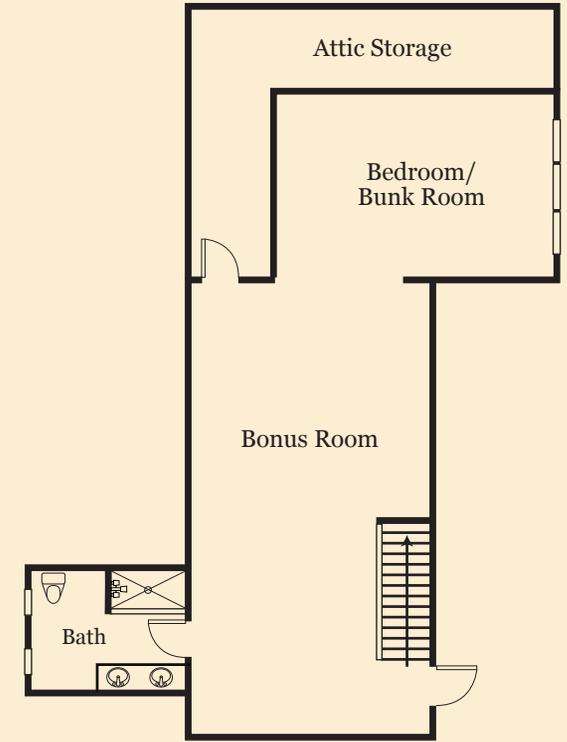
laundry room. The adjacent study features built-in cabinetry and opens the great room and marsh views beyond. The covered porch adds another entertaining space and offers a grill and sink. The top-of-the-line kitchen with grand center island that is sure to draw a crowd when entertaining. The screened porch opens off the master which offers a second retreat. The guest wing of the home offers 3 sizable guest rooms with en-suite baths and large walk-in closets. The 1,136 heated square foot second floor which features a large family space with a bath, bunk room or home gym and morning bar adds a wonderful flexible space to meet your family needs. The sunsets across the marsh are spectacular.

Features

- 5,389 conditioned square feet
- 4,253 conditioned square feet on the main level
- 1,136 conditioned square feet on the second floor
- Generous 1.85-acre Oak lined home site
- Cedar shake roof
- Dark bronze standing seam roof accents
- Painted Brick and stucco construction
- 4 bedrooms, 5 full baths, 1 half bath
- First floor master bedroom
- Three first floor guest suites
- Great room with vaulted ceiling, fireplace and built-in cabinetry
- First floor study
- Open gourmet kitchen with center island
- Grilling porch
- 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
- Timber framed screened porch with vaulted ceiling
- Covered terrace off the living room and guest retreat
- Pool
- 2 second story living spaces and 5th full bath
- 12-foot and 10-foot ceilings throughout the first floor
- 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 16 Seer variable speed air conditioning systems
- Reserve Sand Dune flooring throughout home except for bathroom
- Jeld-Wen Sitrine aluminum clad windows and doors in Chestnut Bronze
- Mahogany front door
- Well for irrigation



First Floor Plan



Second Floor Plan



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