



FREDERICA REALTY

HOME SITE 26 ~ 321 SAINT ANNIE'S LANE
MARSH FRONT HOME



321 SAINT ANNIE'S LANE *Marsh Front Home*

This Lowcountry home exudes a style that is timeless and beautifully appointed with custom finishes throughout. A unique opportunity to design your own custom home with a number of your own interior and exterior finish selections. Rustic warmth and comfortable design capture the beauty of this marsh front home site with floor to ceiling windows and an open floor plan blending into the outdoor entertaining spaces. A formal dining room off the foyer for entertaining flanked by a conditioned wine room and butler's pantry. The great room with fireplace blends into the loggia and captures the panoramic marsh front vistas. The gourmet kitchen is the heart of this home with custom cabinetry, top of the line appliances, a center island with seating for six and a breakfast room with floor to ceiling windows to allow natural light to stream inside.

The screen porch with a wood burning fireplace and beamed ceiling offers additional living and dining spaces along with

a separate grill porch. The first-floor primary retreat offers luxurious his and hers baths and closets, tray ceiling and opens to the covered loggia. The first-floor guest suite allows for a possible adjacent study creating a private retreat. The second floor offers two guest suites both with marsh views, a family room, and a flex space for second office or craft room.

Two car garage with abundant storage. Large walk-in pantry and laundry room.

The home is currently under construction with completion scheduled for July 2023. Some interior finishes may be personalized. Seller will consider an "As Is" offer from qualified buyer.

This home was designed by Harrison Design and is under construction by Chris Carter, Carter Custom Homes, who have designed and built a number of Custom Homes in Frederica.



. Features .

- 1.72 Acres
- 5,345 Air-conditioned square feet
- Large driveway and motor court
- Beautifully landscaped
- 2 Car garage
- 5 Bedrooms/5 ½ baths
- Bonus room offers fifth bedroom, office, or gym
- Custom designed, climate-controlled wine room- wine storage to be purchased separately
- Butler's pantry
- Open floor plan
- Top of the line appliances, Thermador and Zline
- First floor master suite
- First floor guest suite
- Screened porch with wood burning fireplace with gas starter
- Grilling porch
- Two upstairs guest suites
- Family room upstairs
- Two tankless natural gas hot water heaters
- Recirculating hot water system
- Stucco and tabby construction
- 3 Separate AC units and zones
- Hardwood flooring throughout the home
- Well for irrigation
- Ludowici flat tile roof – Ludo Shake strata grey
- Accent roof – standing seam architectural metal – dark bronze
- Hardie Board siding
- Exterior veneer stucco
- Trim/Cornice – painted wood - white
- JELD-WEN Aluminum clad exterior doors and windows – dark bronze
- Terraces/Porches: Cherokee Brick - Augusta
- Paint grade garage doors
- Emtek hardware
- Closed soffits with Hardie painted wood
- Pre-wired for generator
- Pre-wired for security
- Frameless glass shower doors
- Columns with gas lanterns at the end of the driveway
- Open shelf closets to be constructed on site
- Box Beams in great room
- Pecky cypress and box beams in the dining room
- White oak stair treads and handrails
- Tray ceiling in the primary bedroom
- Open cell spray foam on all exterior walls
- MDF solid core paint grade interior doors
- Glass MDF door for wine cooler
- Carrier 18 Seer heat pumps with Humidistat control (3 zones)
- Whisperkool for wine room
- Mini Split in the garage
- Well for irrigation
- Shiplap wall covering in the foyer
- Shiplap wall in the powder room
- Vertical V-groove wall covering in the mudroom



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