

CASSIQUE CLUBHOUSE VILLAGE





**COMMUNITY IS THE LINK TO OUR PAST, THE BRIDGE TO OUR FUTURE**

{ Cross over to the cottages of Clubhouse Village. Just steps from the Cassique Clubhouse  
with closer-than-ever access to the good life and good friends. }





## MEANINGFUL CONNECTIONS

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Here, neighbors unite through shared interests, shared views of stunning Lowcountry vistas, and shared strolls across a private bridge that connects residents directly to a wealth of top-tier amenities: Tom Watson's Cassique Course, Tom Colicchio-inspired dining, the state-of-the-art Sports Pavilion, saltwater pool, and tennis complex. And new connections await you through the Club's GoKiawah initiative which brings Members together to celebrate shared interests, events, and activities. Adults, children, and families can enjoy kayak tours, Member Mingles, Kids' Adventure Camps, cocktail cruises, and more.

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*convenience of the cassique clubhouse just steps away*



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*exquisite marsh or lagoon views*

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## AN EASY PATH TO YOUR FRONT DOOR

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All-new construction with generous outdoor living spaces marries Lowcountry ease with the 19th-century English Arts and Crafts style to create the cottages at Cassique Clubhouse Village. Five distinct cottage models on 23 homesites—each positioned to showcase exquisite marsh or lagoon views. A selection of esteemed architects, in concert with our resident development team, has streamlined the construction process to reduce the time usually required to complete your Cassique home. By securing architectural design and ARB approvals in advance, your dream cottage can be ready in 12 short months. And if you prefer to build at your own pace, one of the six 18th-fairway homesites reserved for custom-built homes is an ideal option.

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**CARNOUSTIE**  
 ~

*3 or 4 bedrooms*  
*3.5 bathrooms*  
*2,597 sq. ft.*

~  
 ARCHITECT:  
 SAM FURR



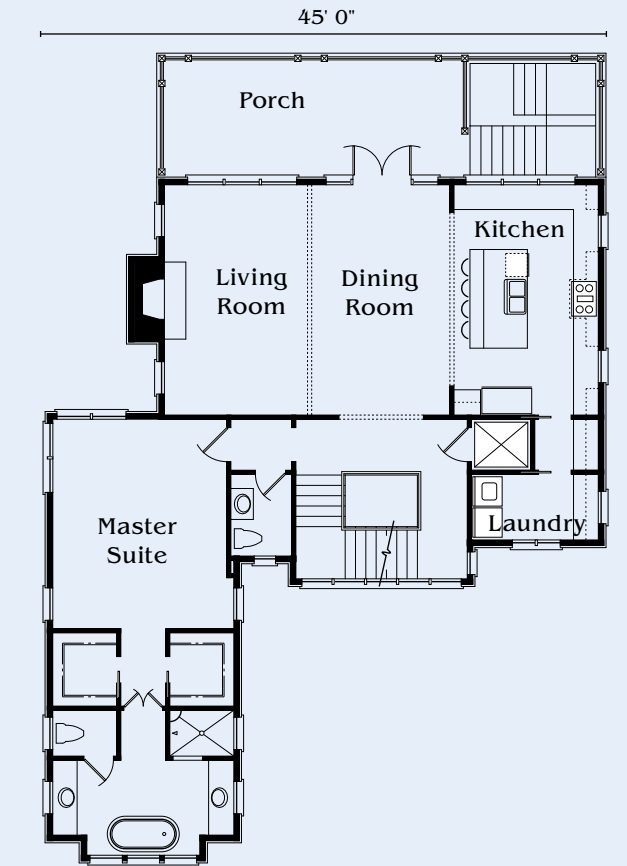
An open, casual floor plan coupled with expansive windows in every room reveals breathtaking lagoon and 18th-fairway views in this 2,600 square foot home. Sophisticated architectural details include generous trim and molding, high ceilings, and a wall of windows on the feature stairway that welcome floods of Lowcountry light throughout. Tucked away on the main floor, the master suite features his-and-hers closets and separate vanities. Accompanying the master suite on the main level are the kitchen, living, and dining areas that make for a convenient residence suite. Upstairs, guests can enjoy the privacy of two *en suite* bedrooms and an inviting family room that showcases magnificent views. The back porch and expansive loggia ensure effortless outdoor entertainment amongst Atlantic breezes and Lowcountry sunsets.

KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.



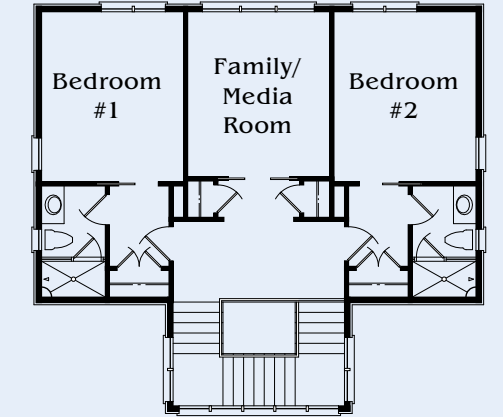
MAIN FLOOR

Living Room	12' x 19'
Dining Room	12' x 19'
Kitchen	12' x 19'
Master Suite	14' x 34'
Porch	24' x 10'



SECOND FLOOR

Bedroom #1	11' x 14'
Family/Media Room	11' x 17'
<i>(4th bedroom option)</i>	
Bedroom #2	11' x 14'



OPTIONAL FEATURES (shown): Elevator • Screened-in ground-level loggia • Screened-in porch on main floor  
 Stairs to ground level from porch • Fourth bedroom with pocket door

**TURNBERRY**

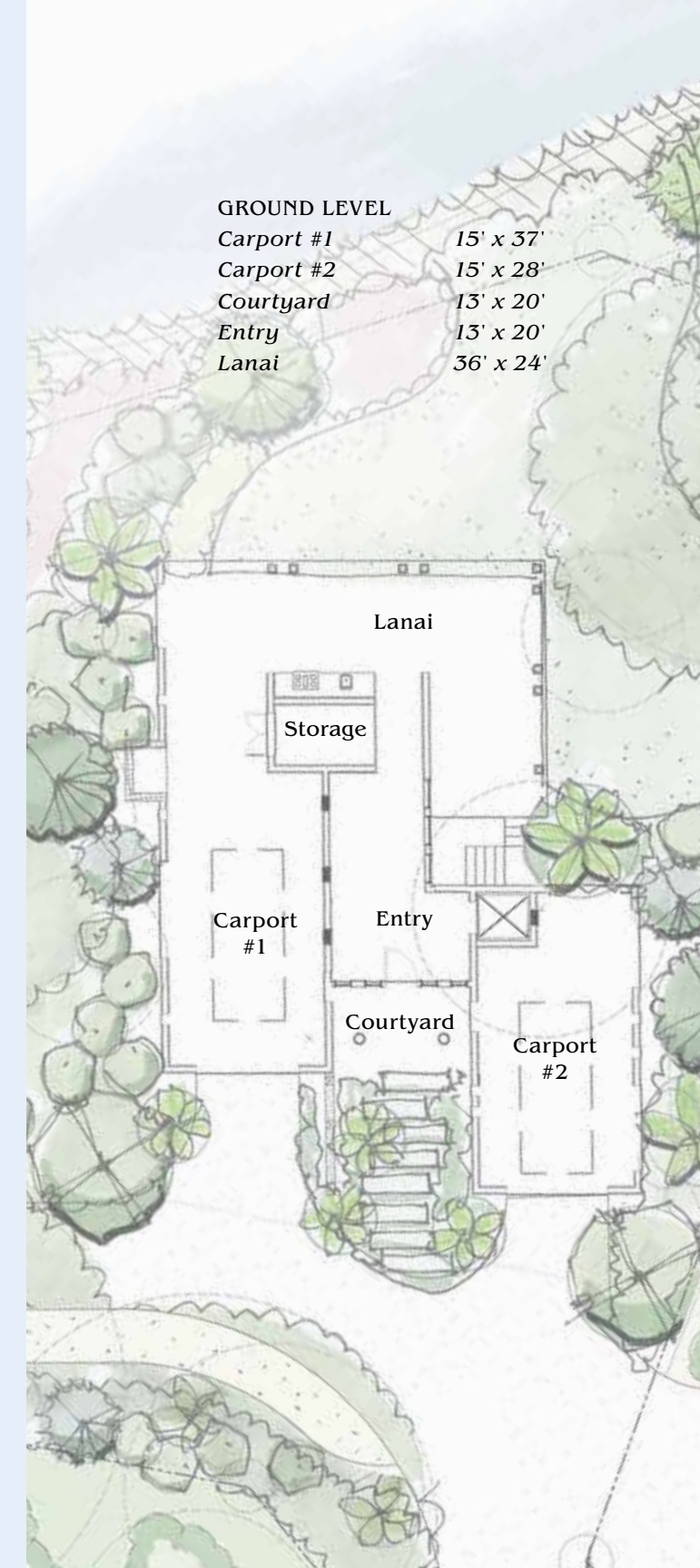
3 or 4 bedrooms  
3.5 bathrooms  
2,704 sq. ft.

ARCHITECT:  
JIM THOMAS



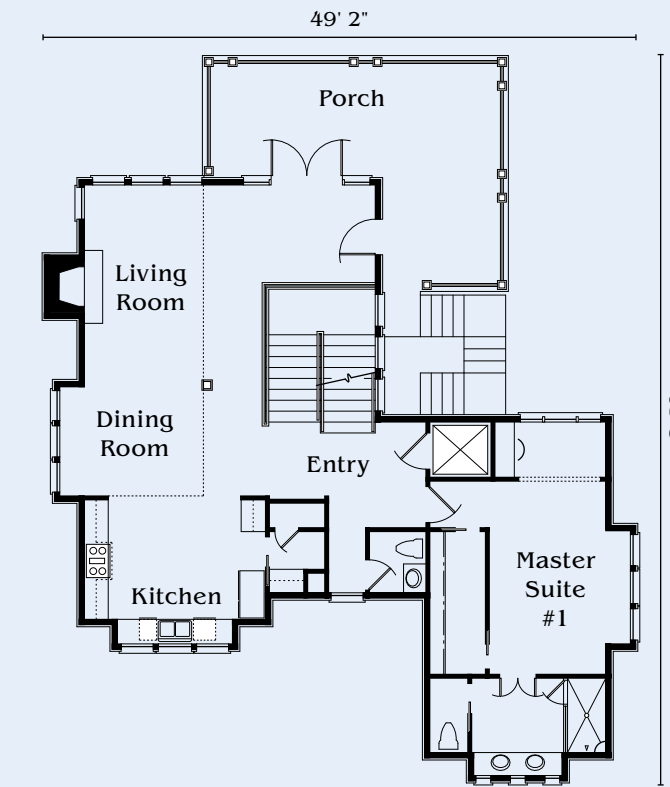
Stunning lagoon views and magnificent outdoor living space await residents of the Turnberry. A chic, modern aesthetic fills the open-concept floor plan with its inviting wraparound porch that is ideally suited for family gatherings and casual entertaining. On the main level, a generous great room with high ceilings opens onto the porch, capturing breathtaking lagoon, fairway, and clubhouse vistas from three sides. The private main-floor master suite boasts easy access to the kitchen and living spaces, while a generous second-floor master bedroom offers extraordinary views of the landscape. Further, the gallery overlooking the living room adds an airy, voluminous ambiance to the residence. A double carport with storage on the ground level houses Island essentials like kayaks, golf carts, and bicycles.

KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.



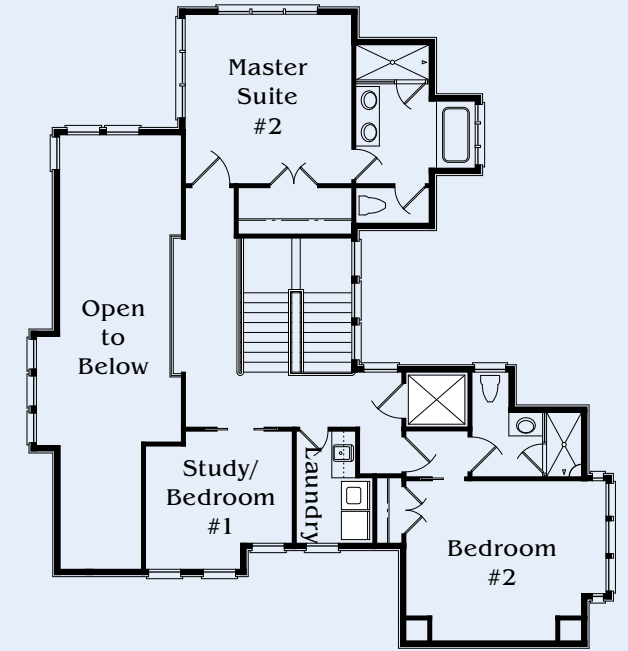
**MAIN FLOOR**

Entry	13' x 14'
Living Room	17' x 24'
Dining Room	17' x 9'
Kitchen	15' x 12'
Master Suite #1	12' x 21'
Porch	25' x 19'



**SECOND FLOOR**

Study/Bedroom #1	12' x 12'
Master Suite #2	14' x 14'
Bedroom #2	17' x 13'



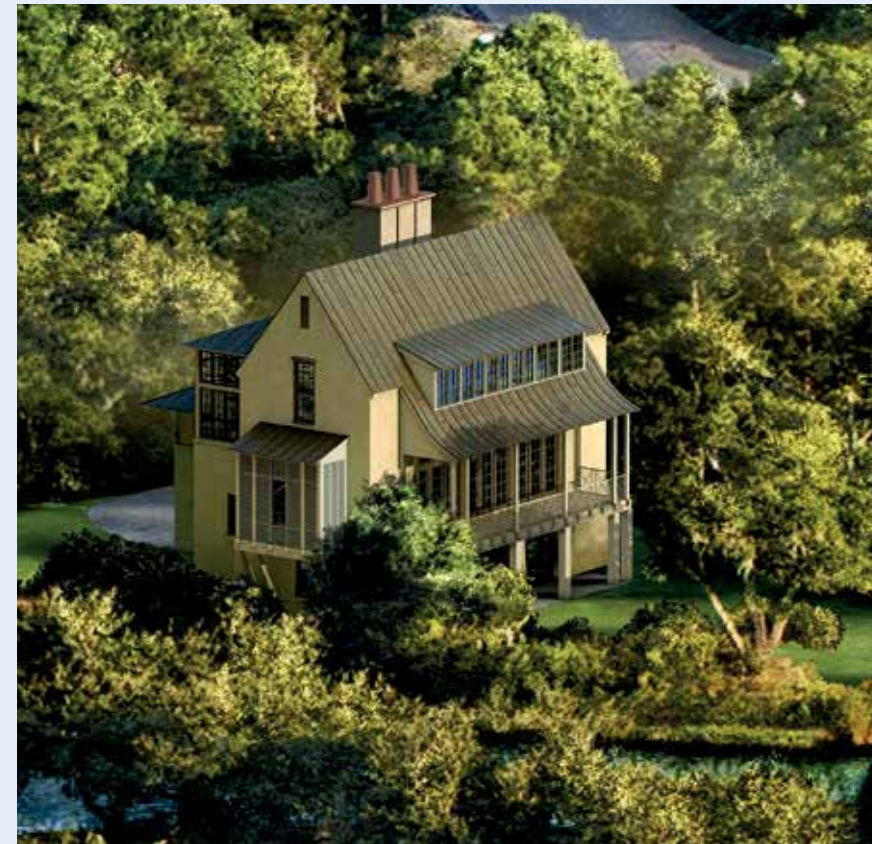
OPTIONAL FEATURES (shown): Elevator • Bedroom #1 pocket door • Summer Kitchen



~  
**MUIRFIELD**  
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*3 or 4 bedrooms*  
*3.5 bathrooms*  
*2,969 sq. ft.*

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 ARCHITECT:  
 STAN DIXON

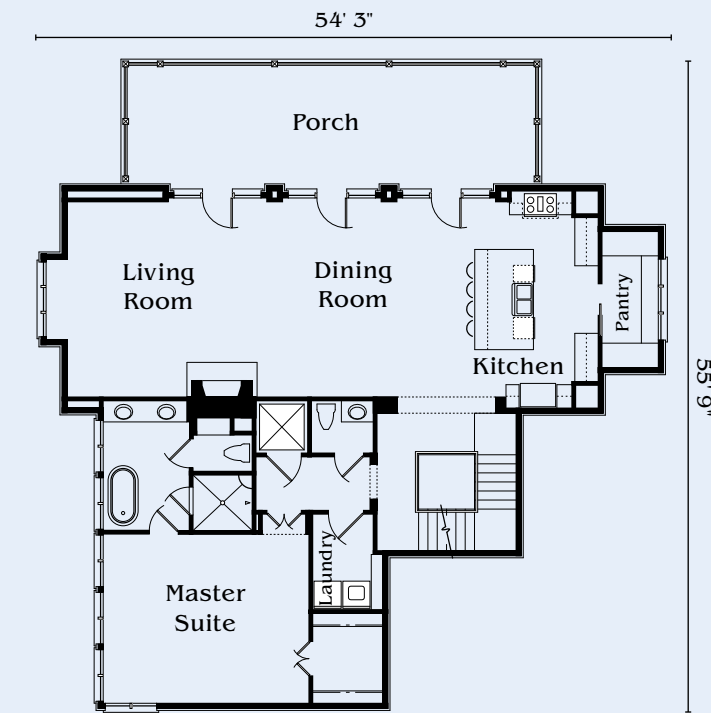


Masterful design in this simple, open-concept floor plan showcases Lowcountry marsh, lagoon, and fairway vistas through expansive windows and doors. Positioned on the first floor are the home's main living spaces, including the kitchen with walk-in pantry and a private master suite. Stan Dixon's coastal-inspired architecture affords details including shiplap ceilings throughout the main floor, a trio of glass doors that opens onto the porch, and 10- to 11-foot ceilings throughout. On the second floor, two *en suite* bedrooms complement a comfortable family room for visiting guests' enjoyment. Open-air entertainment abounds across the porch while an expansive loggia on the ground level greatly extends the outdoor living spaces.

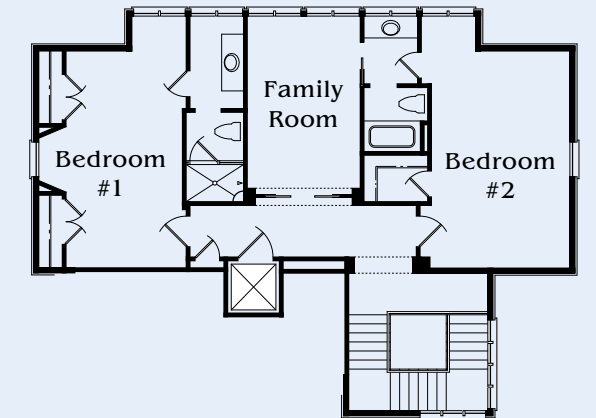
KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.



MAIN FLOOR	
Living Room	19' x 17'
Dining Room	19' x 17'
Kitchen	11' x 19'
Master Suite	25' x 18'
Porch	36' x 11'



SECOND FLOOR	
Bedroom #1	13' x 22'
Family Room	10' x 17'
<i>(4th bedroom option)</i>	
Bedroom #2	13' x 22'



OPTIONAL FEATURES (shown): Elevator • Screened-in ground-level loggia  
 Screened-in porch on main floor • Family room pocket door



ROYAL BIRKDALE

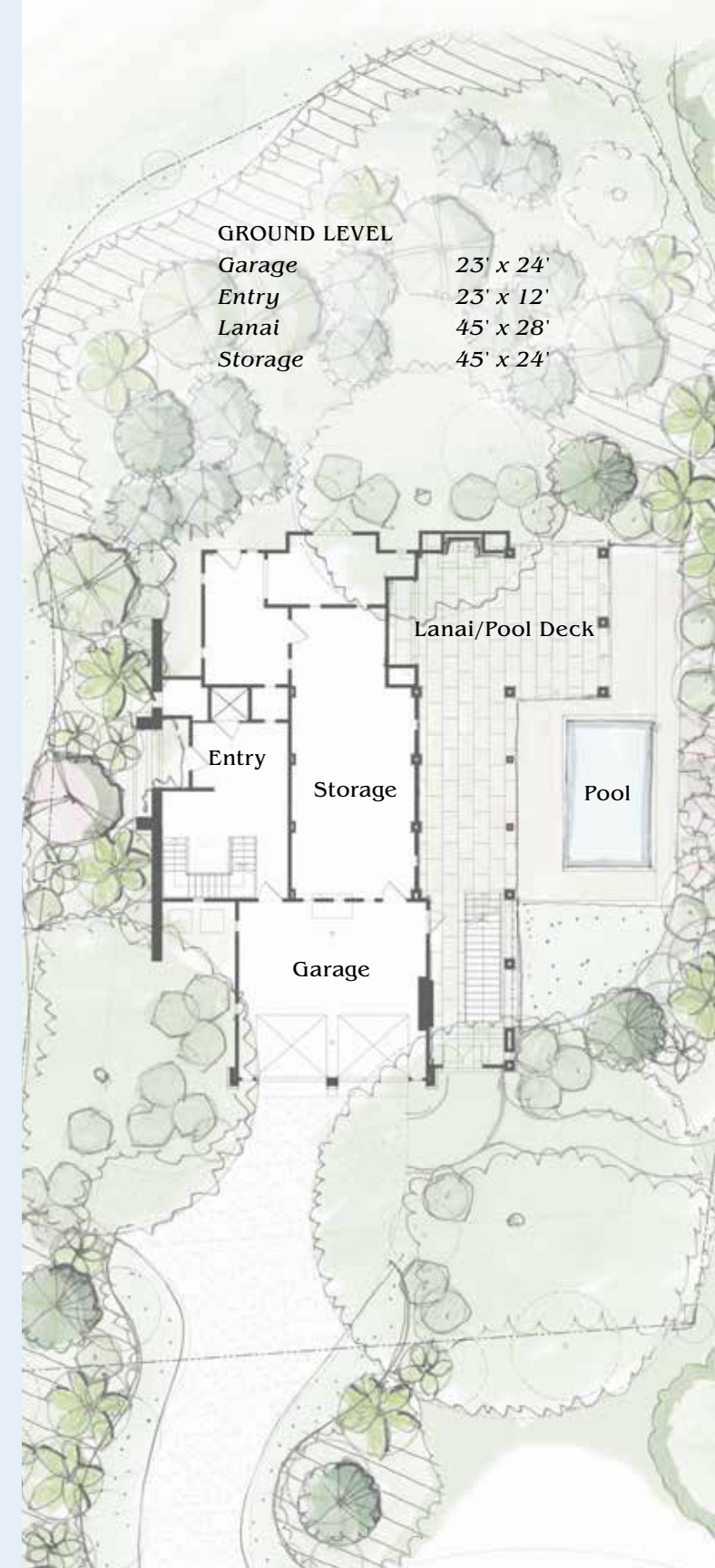
4 bedrooms  
4.5 bathrooms  
3,774 sq. ft.

ARCHITECT:  
SCOTT ANDERSON



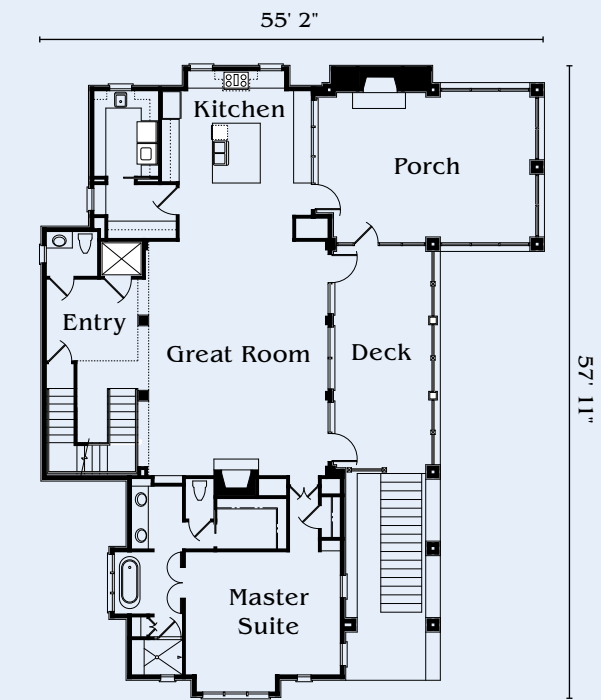
Light-filled and spacious, the cedar-roofed Royal Birkdale is perfect for entertaining and accommodating a family in luxurious comfort. With high ceilings, a wide deck and screened-in porch, and floor-to-ceiling windows overlooking marshland to the south, this open-concept home delivers on multiple levels. You'll find generous parking and storage space, ideal for stowing sports gear, on the ground floor. An expansive great room, gourmet kitchen with large island and walk-in pantry, laundry room, and amply sized master suite with his-and-hers closets are on the main floor. Upstairs, you'll discover a second master suite (choose between a first or second floor master suite, or enjoy both), secondary bedroom suites, and a flexible space that can serve as a sitting area, playroom, or media room tucked away from it all. An additional full bathroom and elevator can be added. Outside, add a pool and outdoor fireplace.

KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.

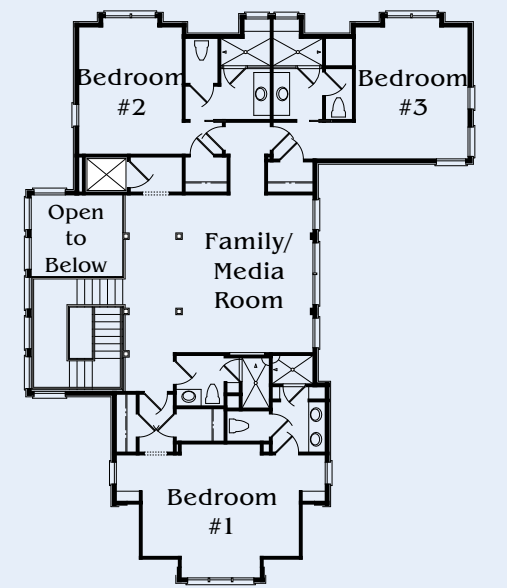


GROUND LEVEL	
Garage	23' x 24'
Entry	23' x 12'
Lanai	45' x 28'
Storage	45' x 24'

MAIN FLOOR	
Entry	9' x 12'
Master Suite	16' x 18'
Great Room	27' x 21'
Deck	26' x 12'
Kitchen	20' x 17'
Porch	18' x 25'



SECOND FLOOR	
Family/Media Room	19' x 12'
Bedroom #1	12' x 14'
Bedroom #2	12' x 14'
Bedroom #3	12' x 14'



OPTIONAL FEATURES (shown): Elevator • Screened-in porch on main floor • Pool • Outdoor fireplace

#### Principle Features: Exterior

- Superior custom construction blending English Arts and Crafts and coastal Lowcountry architecture
- 36-gauge standing seam metal roof—Kynar Finish/Aluminum with deck armor underlayment with ice and water shield—on all models except the Royal Birkdale, which has a cedar shingle roof
- Traditional stucco with heavy or tabby texture and cedar shingle
- Henselstone windows and doors engineered and manufactured in Germany, featuring hurricane-rated glass and tilt-and-turn sashes with multipoint locking system
- Custom mahogany entry door
- Expansive outdoor living spaces with ipe hardwood decking
- Impact-resistant, carriage-house-style garage doors with monitoring system, keyless remote, and digital entry system
- Drive-under garage parking with additional storage space
- Underground 250-gallon propane tank
- Custom landscaping with irrigation

#### Principle Features: Interior

- Minimum of 11' ceilings on the first floor
- 10' ceilings on second floor
- 6" white oak hardwood flooring throughout living spaces, finished with choice of stain
- Stone or tile flooring in baths and laundry room
- Natural stone countertops in kitchen, including island
- Gourmet kitchen and appliances
  - > *Sub-Zero 36" built-in, French door refrigerator*
  - > *Wolf 36" or 48" dual fuel range with six burners and infrared griddle*
  - > *Sub-Zero 24" undercounter wine storage*

#### Principle Features: Interior (continued)

- > *Sub-Zero 15" ice machine*
- > *Wolf 30" microwave drawer*
- > *Bosch 24" dishwasher*
- > *Whirlpool front-load washer and dryer*
- Custom cabinetry in kitchen and baths
- Rohl and Kohler plumbing fixtures
- Frameless shower enclosure
- Architectural ceiling options include exposed stain, painted beam, or shiplap board in kitchen, living, and dining rooms in select models
- Oil-rubbed bronze hardware
- Gas piping to fireplace, range, water heater, and exterior gas lights at front entry
- Prewired for security, internet, and audiovisual throughout with Wi-Fi access points and 8 pre-installed speakers

#### Principle Features: Interior (continued)

- Wood burning fireplace in living room (gas is optional)
- Tankless gas water heater
- Generous trim and molding details
- Energy profile
  - > *Carrier or Trane HVAC, minimum 14 Seer with variable speed*
  - > *State-of-the art insulation system includes open-cell spray foam insulation in attic and closed-cell insulation in floors*
  - > *Programmable thermostat*
- Six Benjamin Moore paint color choices for walls and one for ceilings and doors





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## THE CASSIQUE MYSTIQUE

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Cassique is the rarest of settings—a private Club community where the Kiawah River converges with the Atlantic; a scenic settlement defined by famed fairways and inimitable natural beauty that serves as a retreat of refinement for its residents. Gardens and greens. Sporting life and healthful pursuits. Privacy and accessibility. Charleston and Kiawah. It's all here waiting just for you.

*"We'll cross that bridge when we come to it," as the adage goes.*

*So, congratulations. You've arrived. Welcome home.*

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*a rare integration of nature and lifestyle*  
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## CASSIQUE CLUBHOUSE VILLAGE

{ *Discover the Cassique Mystique* }

Please contact your Kiawah Island Real Estate Sales Executive at 843.768.3400  
or visit [KiawahIsland.com/ClubhouseVillage](http://KiawahIsland.com/ClubhouseVillage) for more information.

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*Kiawah Island*  
REAL ESTATE

KIAWAHISLAND.COM • 800.277.7008

MAIN GATE: 1 Kiawah Island Parkway  
FRESHFIELDS: 390 Freshfields Drive  
SANCTUARY: Off main lobby, near Jasmine Porch  
DOWNTOWN CHARLESTON: 12 Queen Street