



221 FISH HAWK LANE, KIAWAH ISLAND, SC

- Features & Selections -

HOME DETAILS

BUILDER: GREAT SOUTHERN BUILDERS, LLC - PRISM AWARD WINNER

ARCHITECT: KEVIN WHALLEY OF ARCHITECTURE PLUS, LLC

LANDSCAPE ARCHITECT: JOSEPH GESSNER OF LANDPLANS ASSOCIATES, LLC

BEDROOMS: 5 PLUS MEDIA ROOM/OPTIONAL 6TH BEDROOM

FULL BATHROOMS: 4

HALF BATHROOMS: 1

ENCLOSED OUTDOOR SHOWER: 1

HEATED SQUARE FEET: 2,944

ACREAGE: 0.461

NEW CONSTRUCTION COMPLETED

FEATURES & AMENITIES

- **HEATED, SALTWATER 10'X20' SWIMMING POOL ELEVATED IN EXPANSIVE IPE DECK ♦ SCREENED PORCH**
- **ELEVATOR TO ALL FLOORS ♦ 10' CEILINGS FIRST FLOOR, 9' CEILINGS SECOND FLOOR**
- **OPEN FLOOR PLAN WITH PROVENZA OLD WORLD COLLECTION TORTOISE SHELL HARDWOOD FLOORING**
- **GOURMET, CENTER-ISLAND KITCHEN WITH THERMADOR PROFESSIONAL SERIES APPLIANCES**
- **CUSTOM CABINETRY, BUILT-INS, & VANITIES ♦ GRANITE ♦ MARBLE & PREMIUM TILE**
- **LIGHTNING ROD SYSTEM ♦ HARDWIRED SECURITY SYSTEM ♦ ENHANCED HARDWIRED DATA WIRING FOR INTERNET & TELEVISION ♦ PRE-WIRED FOR AUDIO SYSTEM WITH KLIPSCH SPEAKERS**
- **ANDERSON IMPACT-RATED WINDOWS & FRENCH SLIDERS ♦ CUSTOM MAHOGANY IMPACT-RATED FRONT DOORS**
- **LARGE TWO-CAR GARAGE WITH OVERSIZED MAHOGANY IMPACT-RATED GARAGE DOORS**

PAINT & STAIN COLORS

EXTERIOR PAINTS

SHERWIN WILLIAMS EMERALD EXTERIOR ACRYLIC LATEX PAINT

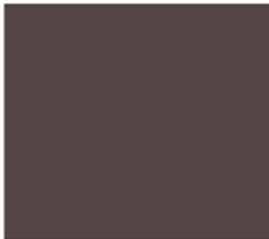
HOUSE - SW 7039 VIRTUAL TAUPE



TRIM - SW 9174 MOTH WING



FOUNDATION - SW 7510 CHATEAU BROWN



PAINT & STAIN COLORS

EXTERIOR STAINS

MESSMER'S UV PLUS FOR HARDWOODS

MAHOGANY FRONT DOORS, MAHOGANY GARAGE DOORS, AND IPE PORCHES AND DECKING ♦ COLOR: NATURAL



MESSMER'S UV PLUS FOR WOOD STAIN

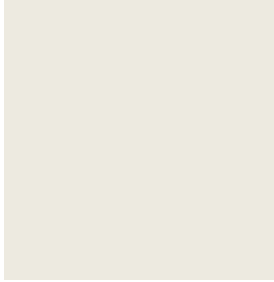
SOFFITS AND TONGUE-AND-GROOVE PORCH AND SCREENED PORCH CEILINGS ♦ COLOR: DARK WALNUT



PAIN T & STAIN COLORS

INTERIOR PAINTS

SHERWIN WILLIAMS EMERALD EXTERIOR ACRYLIC LATEX PAINT
TRIM, DOORS, CABINERTY ♦ COLOR: SW 7008 ALABASTER



SHERWIN WILLIAMS EMINENCE HIGH PERFORMANCE CEILING PAINT
CEILINGS ♦ COLOR: SW 6502-00660 BRIGHT WHITE



SIDING

JAMES HARDIE ARTISAN LAP PREMIUM SIDING

THICKNESS 5/8"

WIDTH 8 1/4" (7" EXPOSURE)

Representative photo:



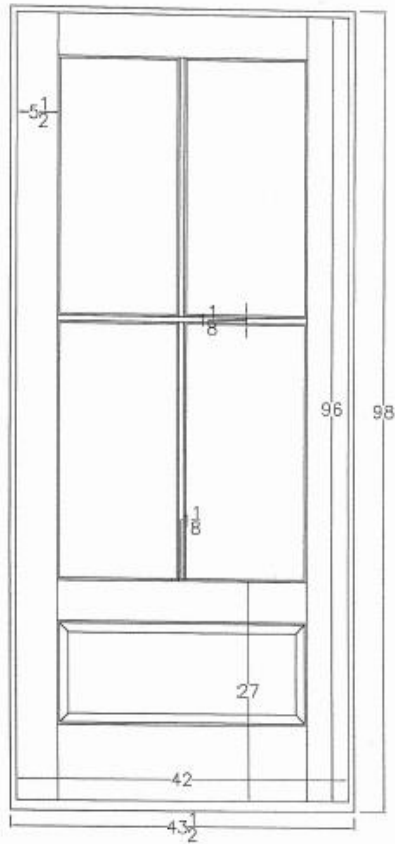
artisan
JamesHardie

FRONT DOORS

TWO CUSTOM FRONT DOORS

SAPELE MAHOGANY WITH IMPACT-RATED GLASS

STAIN: MESSMER'S UV PLUS FOR HARDWOODS ♦ COLOR: NATURAL



ROOF MATERIALS

SHINGLES

TIMBERLINE LIFETIME ULTRA HIGH DEFINITION SHINGLES

COLOR: BARKWOOD



METAL

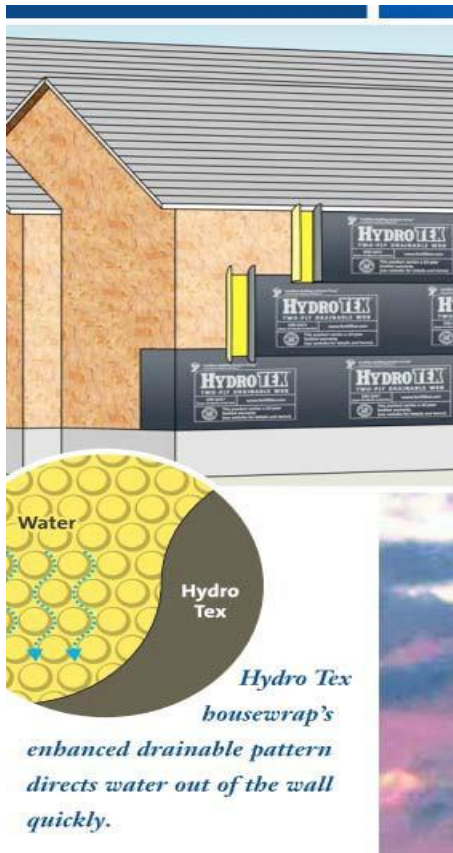
SCREENED PORCH & ACCENTS

COLOR: BRONZE



WEATHER-RESISTIVE HOUSE WRAP

HYDRO TEX HOUSE WRAP



BRICK & MORTAR

FRONT SISTER STAIRS, CHIMNEY, & DRIVEWAY APRON

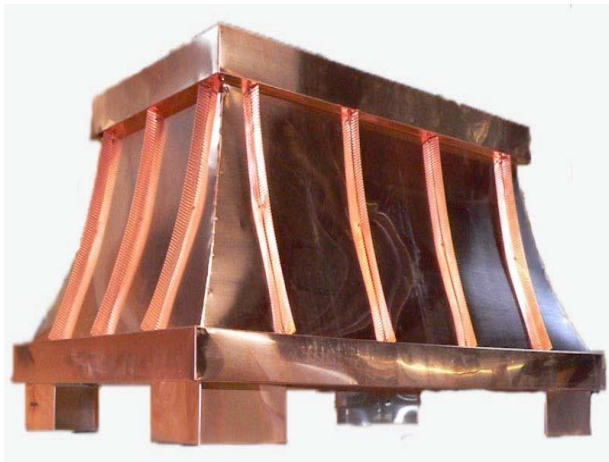
FORTERRA BRICK

CAROLINA COLLECTION • COLOR: KIAWAH VISTA



CHIMNEY SHROUD

COPPER



WINDOWS

ANDERSEN 400 SERIES TILT-WASH DOUBLE-HUNG

**HIGH PERFORMANCE LOW E-4 (ENERGY EFFICIENT) • IMPACT-RESISTANT GLASS
EXTERIOR FRAME AND GRILL COLOR -DARK BRONZE**

FRENCH SLIDING GLASS DOORS

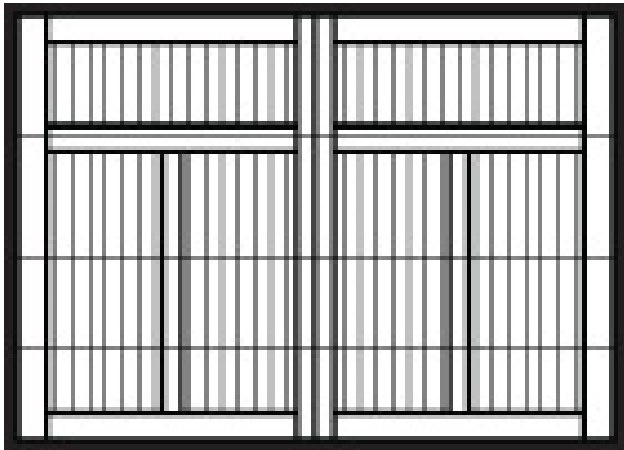
THREE (3) ANDERSON FOUR-PANEL FRENCH SLIDING GLASS DOORS

**HIGH PERFORMANCE LOW E-4 (ENERGY EFFICIENT) • TEMPERED IMPACT-RESISTANT GLASS
EXTERIOR FRAME AND GRILL COLOR: DARK BRONZE
HARDWARE: NEWBURY IN OIL RUBBED BRONZE**

GARAGE DOORS

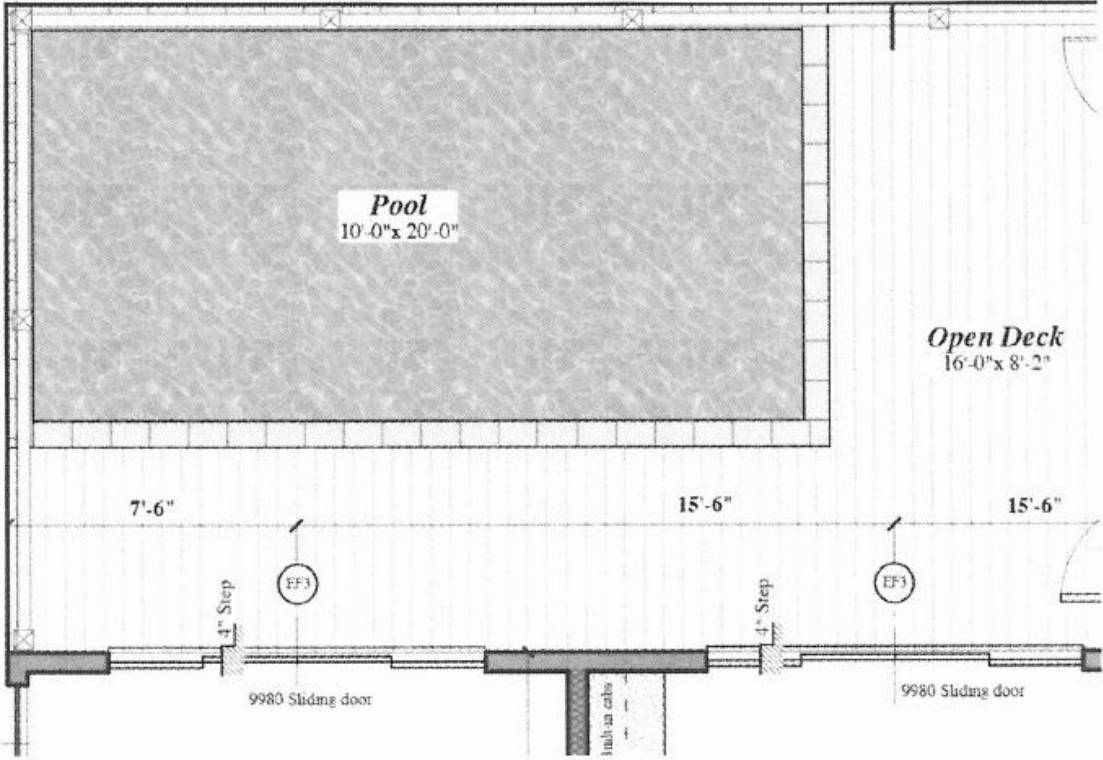
TWO (2) C.H.I. CARRIAGE HOUSE OVERLAY SERIES MAHOGANY GARAGE DOORS (10'X8') • IMPACT RESISTANT GLASS

STYLE NUMBER: 30 • WINDOW STYLE: MADISON



SWIMMING POOL

HEATED, SALTWATER 10'X20' SWIMMING POOL
ELEVATED IN EXPANSIVE IPE DECK



ELEVATOR

FULL SERVICE, UPGRADED ELEVATOR TO ALL FLOORS

CAB HEIGHT: 7'4"

MAHOGANY WALLS, CEILINGS AND RAIL • CAMPANI CERAMICA PIETRA A SPACCO TILE IN BEIGE



The Classic Series

FLOORING

HARDWOODS

PROVENZA OLD WORLD COLLECTION TORTOISE SHELL SIBERIAN OAK IN ALL ROOM EXCEPT BATHS

UV-CURED OIL FINISH

WIRE-BRUSHED, HAND-DISTRESSED AND SCRAPED

LENGTH: RANDOM UP TO 6' ♦ WIDTH: 7.44" ♦ THICKNESS 5/8"

WARRANTY 25 YEAR FINISH AND LIFETIME CONSTRUCTION



TILE

MASTER BATH

MASTER BATH SHOWER WALLS - AVALON POLISHED 12X24 MARBLE TILES BY MARBLE SYSTEMS, INC.



MASTER BATHROOM SHOWER FLOOR AND ACCENT - AVALON POLISHED MARBLE MOSAIC TILES BY MARBLE SYSTEMS, INC.



MASTER BATHROOM FLOOR - SILVER SHADOW HONED MARBLE TILES 18X18 BY MARBLE SYSTEMS, INC.



TILE

TWO GUEST BEDROOM EN SUITES

SHOWER WALLS AND FLOORS: GAZZINI MOVE IN IVORY



SHOWER FLOORS AND SHOWER WALL ACCENTS: WATERFALL MOSAIC IN MOSS – BY WALKER ZANGER



TILE

GUEST BATH WITH TUB SHOWER

TUB SHOWER WALLS (6X12) AND FLOORS (8X8): CRÈME MARFIL SELECT POLISHED MARBLE



TUB SHOWER ACCENT: FLORENCE MARBLE MOSAICS BY MARBLE SYSTEMS, INC.



TILE

KITCHEN & MEDIA ROOM/OPTIONAL 6TH BEDROOM BACKSPLASH

NATURE LINEN (3X6) MATTE CRACKLE FINISH



POWDER ROOM & ELEVATOR

PIETRA A SPACCO IN BEIGE BY CAMPANI CERAMICA



MULTI TILE PRESENTATION



CABINETRY, BUILT-INS, & VANITIES

CUSTOM-DESIGNED AND HANDCRAFTED BY EUDY'S CABINET MANUFACTURING, INC.

ALL DRAWERS UPGRADED TO 5-PIECE FACE TO BEAUTIFULLY COORDINATE WITH CABINET DOORS

STAINED EXPRESSO: KITCHEN ISLAND AND MASTER BATH, POWDER ROOM, AND GUEST BATH TUB SHOWER VANITIES

PAINTED SHERMAN WILLIAMS ALABASTER WHITE: ALL OTHER CABINETRY, BUILT-INS, & VANITIES



ILLUMINATION

EXTERIOR LIGHTING

FRONT PORCHES AND REAR DECK ♦ EIGHT (8) FIXTURES
OILED BRONZE FINISH, WATER GLASS



INTERIOR LIGHTING

ENTRY FOYER ♦ RUSTIC FINISH



ILLUMINATION

INTERIOR LIGHTING

DINING ROOM CHANDELIER ♦ OILED BRONZE FINISH AND CLEAR GLASS CRYSTALS



**KITCHEN ISLAND PENDANTS ♦ TWO (2) FIXTURES
RUSTIC, ANTIQUE BRONZE FINISH**



ILLUMINATION

INTERIOR LIGHTING

MASTER BATH CHANDELIER ♦ OILED BRONZE FINISH AND CLEAR GLASS CRYSTALS



MASTER BATH VANITIES ♦ TWO (2) FIXTURES
OLD BRONZE FINISH



ILLUMINATION

INTERIOR LIGHTING

MASTER WALK-IN CLOSET, WATER CLOSET & LAUNDRY ♦ THREE (3) FIXTURES
OLD BRONZE FINISH



DAYROOM
OILED BRONZE FINISH AND CLEAR GLASS CRYSTALS



ILLUMINATION

INTERIOR LIGHTING

STAIRWAY & SECOND FLOOR HALL ♦ FOUR (4) FIXTURES
ANTIQUE BRONZE FINISH AND SEPIA GLASS



POWDER ROOM
OLD BRONZE FINISH



ILLUMINATION

INTERIOR LIGHTING

**POWDER ROOM & GUEST BATH WITH TUB SHOWER VANITIES ♦ TWO (2) FIXTURES
OLD BRONZE FINISH**



**GUEST BEDROOM EN SUITE VANITIES ♦ TWO (2) FIXTURES
ANTIQUÉ NICKEL FINISH**



ILLUMINATION

INTERIOR LIGHTING

STAIRS TO GROUND FLOOR

RUST FINISH, FROSTED GLASS, WEATHER RESISTANT



CIRCULATION

EXTERIOR CEILING FANS

SCREENED PORCH, ONE (1) OUTDOOR FIXTURE WITH LIGHT OR NO LIGHT OPTION & HAND-HELD REMOTE
AGED-BRONZE, VINTAGE MADERA FINISH, PREMIUM DISTRESSED WALNUT FINISH BLADES ♦3-SPEED ♦REVERSIBLE



Shown installed without light



DIRECTION

INTERIOR CEILING FANS

60" LIVING ROOM – ONE (1) FAN ♦52" BEDROOMS - FIVE (5) FANS
3-SPEED ♦ ENERGY STAR-RATD ♦KOCOA FINISH AND DARK WALNUT BLADES



Reversible Blades - Dark Maple



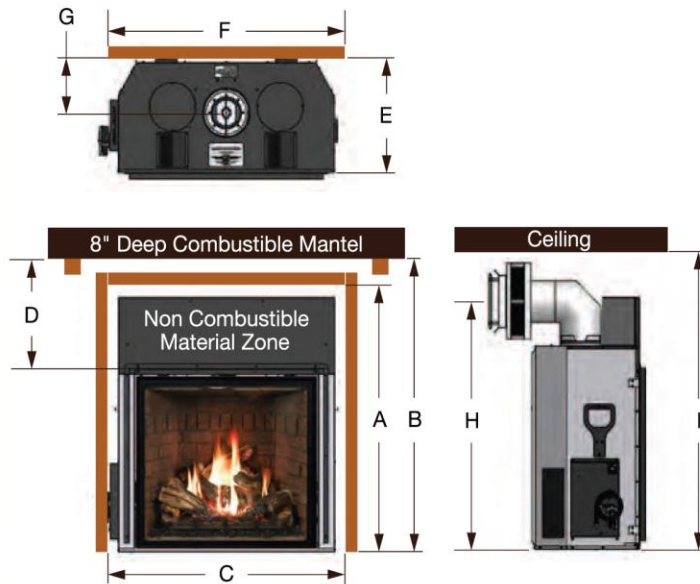
FIREPLACE

MENDOTA

FULL VIEW 46 HIGH-EFFICIENCY, DIRECT VENT GAS FIREPLACE ♦ REMOTE CONTROL ♦ CUSTOM MANTLE ♦ GRANITE SURROUND & HEARTH



Mendota FullView FV41 & FV46 Direct Vent Gas Fireplace Specifications



Visible Glass Frame:

FV41: 31-1/2" Wide x 28-1/32" High

FV46: 36-3/4" Wide x 32-1/2" High

Finished Opening Dimensions:

FV41: 32-3/8" Wide x 28-1/2" High

FV46: 38" Wide x 33-1/4" High

Finished Opening Dimensions

(Willow & Homestead Doors):

FV41: 34-5/16" Wide x 29-7/16" High

FV46: 39-7/8" Wide x 34-1/4" High

	FV41	FV46
A	47"	55"
B	48"	51-1/2"
C	42-1/2"	48"
D	18"	16-5/8"
E	19-1/2"	22-1/2"
F	42-1/2"	48"
G	9"	9-3/8"
H	42-1/2"	47"
I	72"	72"

Specifications	
BTUH	FV41 - Hi 40,000 Lo 13,000 FV46 - Hi 45,500 Lo 13,600
Efficiency	Exceeds D.O.E. Efficiency Requirements (A.F.U.E.) for Direct Vent Wall Heaters
Gas Supply	Natural or LP
Vent Size	5" Exhaust, 8" Intake (Coaxial)
Safety System	AGA Certified IPI Auto Electronic Ignition System Activated with Thermostatic Remote Control
Safety Tested	Intertek to CGA/AGA/ANSI Standards
Weight	FV41 - 225 lbs. FV46 - 325 lbs.

Standard Equipment:

One ceramic plaque burner & one tube burner* (back burner turn-off from remote control), premium fiber log set, grate, embers & coals, AGA certified safety system, IPI electronic ignition, two blowers, remote control with flame & fan modulation & accent lighting control, FireLight accent lighting. *FV46 has two tube burners.

Options:

Mendota fronts & doors; Black Porcelain Reflective, Limestone Brick, Natural Aged Herringbone & Red Soldier Course Brick interior linings; Classic andirons.

*You must select an interior lining to operate the unit. Check with your dealer for colors and availability.

Products, specifications and prices subject to change without notice. Consult our Owner's Manual for all final dimensions. Mendota products are manufactured in the U.S.A.



APPLIANCES

KITCHEN

**THERMADOR 6-BURNER GAS PRO CONVECTION RANGE
OILED BRONZE PULL**



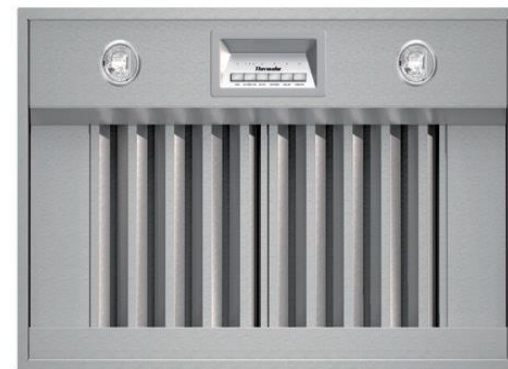
**THERMADOR CUSTOM PANEL REFRIGERATOR FREEZER
OILED BRONZE PULLS**



THERMADOR CUSTOM PANEL DISHWASHER ♦



**THERMADOR PRO SERIES EXHAUST INSERT
CUSTOM HOOD CABINETRY**



APPLIANCES

MEDIA ROOM/OPTIONAL 6TH BEDROOM

KITCHENAID REFRIGERATOR FREEZER DRAWERS
CUSTOM PANELS WITH OILED BRONZE PULLS



KITCHEN & LAUNDRY

INSINKERATOR PRO SERIES 1100XL
TWO (2) KITCHEN • ONE (1) LAUNDRY



LAUNDRY

WHIRLPOOL DUET 4.5 CU FT STEAM FRONT-LOADING WASHER
DRYER



WHIRLPOOL DUET 7.4 CU FT GAS STEAM



PLUMBING FIXTURES

KITCHEN

SHAW'S ORIGINAL FIRECLAY APRON FRONT FARM SINK TWO (2) MOEN BRANTFORD ♦ OILED BRONZE ALLIA FIRECLAY



TWO (2) INSINKERATOR DISPOSAL GRANITE TOP SWITCHES



PLUMBING FIXTURES

LAUNDRY

UNDERMOUNT SINGLE BOWL SINK
DISPOSAL GRANITE TOP SWITCH



KOEHLER ARTIFACTS SWING SPOUT ♦ OILED BRONZE



INSINKERATOR



MEDIA ROOM/OPTIONAL 6TH BEDROOM

BLANCO CERANA FIRECLAY UNDERMOUNT



MOEN BRANTFORD ♦ OILED BRONZE



PLUMBING FIXTURES

MASTER BATH

DURAN 68" CAST IRON CLAWFOOT TUB ♦ OIL BRONZE
WEYMOUTH ♦ OIL BRONZE



WEYMOUTH SHOWER HEAD & HANDHELD ♦ BRONZE



BARCLAY FLOOR TUB FILLER ♦ OILED BRONZE



KOEHLER MEMOIRS



PLUMBING FIXTURES

TWO (2) GUEST BEDROOM EN SUITES

TWO (2) CAXTON UNDERMOUNTS



TWO (2) MOEN WEYMOUTH FAUCETS ♦ SATIN NICKEL



TWO (2) WEYMOUTH SHOWER HEAD & HANDHELD ♦ SATIN NICKEL



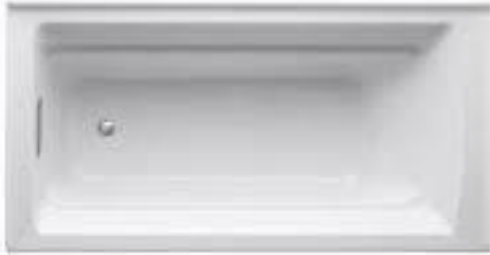
TWO (2) KOEHLER MEMOIRS



PLUMBING FIXTURES

GUEST BATH WITH TUB SHOWER

KOEHLER BELLWETHER SOAKING TUB
OILED BRONZE



CAXTON UNDERMOUNT VANITY



MOEN WEYMOUTH FAUCETS ♦



WEYMOUTH SHOWER HEAD & HANDHELD ♦ BRONZE



MOEN TUB SPOUT ♦ OILED BRONZE



KOEHLER MEMOIRS



PLUMBING FIXTURES

POWDER ROOM

CAXTON UNDERMOUNT VANITY



MOEN WEYMOUTH FAUCETS ♦ OILED BRONZE



KOEHLER MEMOIRS



ENCLOSED OUTDOOR SHOWER

MOEN ECO-PERFORMANCE HAND SHOWER ♦ CHROME



AUDIO SYSTEM PRE-WIRING & SPEAKERS

INTERIOR

PRE-WIRED

KLIPSCH SPEAKERS: LIVING ROOM, KITCHEN & MEDIA ROOM/OPTIONAL 6TH BEDROOM ♦ WHITE, IN-CEILING



EXTERIOR

PRE-WIRED

KLIPSCH OUTDOOR SPEAKERS: SCREENED PORCH & DECK ♦ WALL MOUNT



MECHINCALS

HEATING, VENTILATION & AIR CONDITIONING

TWO CARRIER INFINITY 16 COASTAL HEAT PUMPS
CONTROLS

TWO CARRIER INFINITY WIFI REMOTE ACCESS TOUCH
CONTROLS



GARAGE DOOR OPENERS

TWO (2) LIFTMASTERS ♦
8' BELTS ♦ 3/4 HORSEPOWER

DEHUMIDIFIER

APRILAIRE ♦ MODEL 1980

WATER HEATER

TWO (2) RINNAI TANKLESS ♦ MODEL R94



SECURITY FEATURES

CUSTOM HARDWIRED SECURITY SYSTEM

FIRST FLOOR MOTION DETECTORS: HONEYWELL AURORA PIR MOTION DETECTORS

Aurora
PIR MOTION SENSOR



Honeywell



GROUND FLOOR: HONEYWELL PIR'S CEILING MOUNT DETECTOR



PRE-WIRED FOR EXTERIOR EIGHT (8) CAMERA SECURITY SYSTEM

STONE FEATURES

KITCHEN, LAUNDRY & MEDIA ROOM

MONTE CARLO GRANITE COUNTERTOP



MASTER BATH

BIANCO ANDRES MARBLE COUNTERTOP



ENSUITE BATHS & FIREPLACE

BIANCO NEVE COUNTERTOP & SURROUND



POWDER ROOM & TUB BATH

CREMA MARFIL MARBLE COUNTERTOP



FEATURES ARE ILLUSTRATED WITH REPRESENTATIVE PHOTOS AND ANY SELECTIONS PRESENTED ARE SUBJECT TO CHANGE. FOR FURTHER INFORMATION CONTACT KIAWAH ISLAND REAL ESTATE