

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

Neighbors here share an appreciation of a richly varied Kiawah Island Club lifestyle, views of stunning Lowcountry vistas, and strolls across a private footbridge connecting this intimate community directly to British Open champion Tom Watson's Cassique golf course and Chef Tom Colicchio-inspired dining. Cassique's private kayak launch and the state-of-the-art Sports Pavilion with tennis courts and are both just down the lane. And new connections await you via the Club's GoKiawah program, which brings Club Members together to celebrate shared interests, events, and activities, from sunset kayak tours to children's adventure camps and much more.



convenience of the cassique clubhouse just steps away





exquisite marsh or lagoon views



AN EASY PATH TO YOUR FRONT DOOR

These all-new construction homes with generous outdoor living spaces mingle modern Lowcountry ease with 19th-century English Arts and Crafts architecture. Five distinct cottage plans are carefully sited on 23 homesites—each positioned to showcase exquisite lagoon, marsh, or fairway views. A curated selection of renowned architects, in concert with our own design team, has streamlined the construction process to reduce the time usually required to complete a fine Cassique home. By securing architectural design and ARB approvals in advance, your dream home can be ready in 14 short months. And if you prefer to build at your own pace, one of the 18th-fairway homesites reserved for custom-built homes may be an ideal option.





CARNOUSTIE

ARCHITECT: SAM FURR



CARNOUSTIE I • 2,597 square feet
3 bedrooms • 3.5 bathrooms

CARNOUSTIE II • 3,305 square feet
4 bedrooms • 4.5 bathrooms

An open floor plan coupled with expansive windows in every room showcases breathtaking views. Sophisticated architectural details include generous trim and molding, high ceilings, and a wall of windows on the feature stairway that welcomes floods of Lowcountry light. Tucked away on the main floor, a private 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, making for a convenient residence suite. Upstairs, choose between the privacy of two *en suite* bedrooms and an inviting family room, or two additional master suites paired with a fourth *en suite* bedroom and seating area. Just outside, the back porch and expansive loggia ensure effortless outdoor entertainment amidst sea breezes and Lowcountry sunsets.

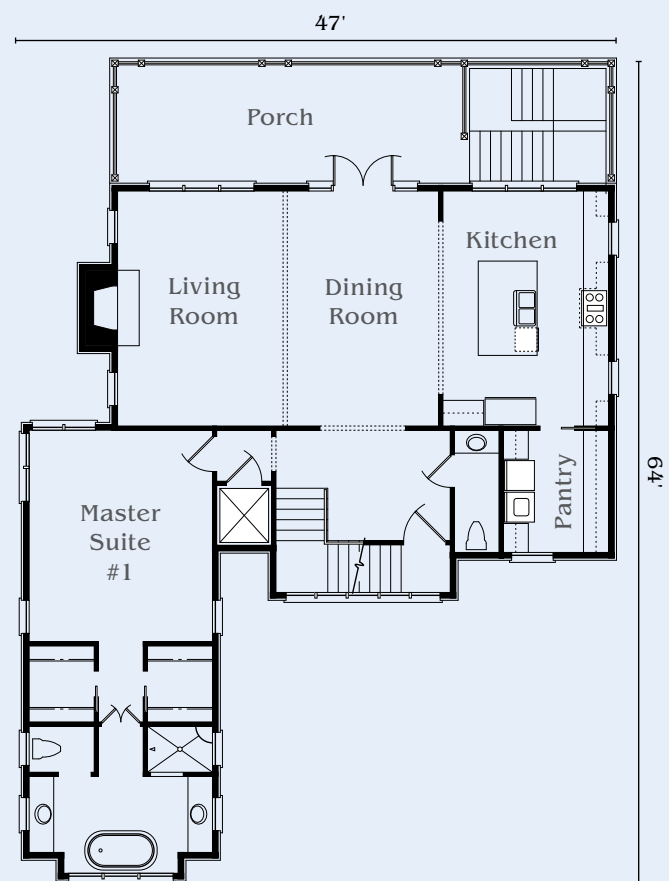


KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.



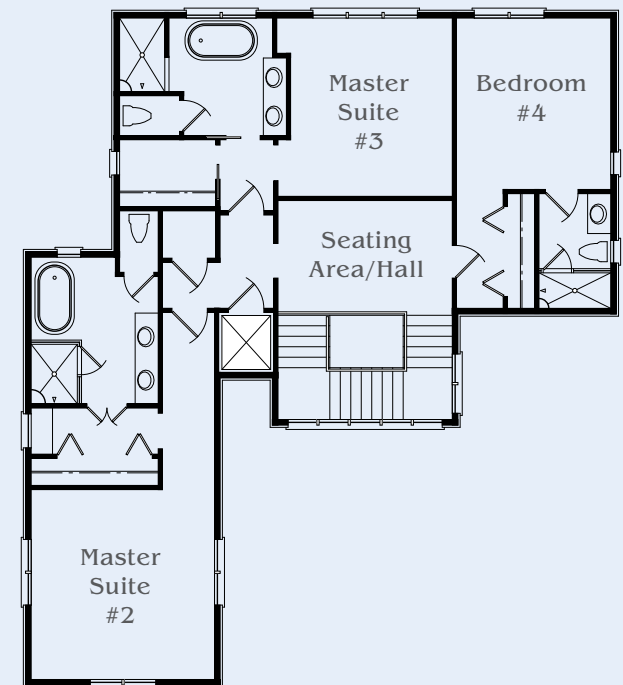
MAIN FLOOR

Living Room	12' x 19'
Dining Room	12' x 19'
Kitchen	13' x 19'
Pantry	8' x 10'
Master Suite #1	15' x 35'
Porch	40' x 10'



SECOND FLOOR

Master Suite #2	15' x 35'
Master Suite #3	13' x 14'
Bedroom #4	12' x 14'
Seating Area/Hall	9' x 14'



Floor plans and illustration shown for Carnoustie II model.

TURNBERRY

ARCHITECT: JIM THOMAS

*TURNBERRY I • 2,704 square feet
3 bedrooms • 3.5 bathrooms*

*TURNBERRY II • 2,894 square feet
4 bedrooms • 4.5 bathrooms*

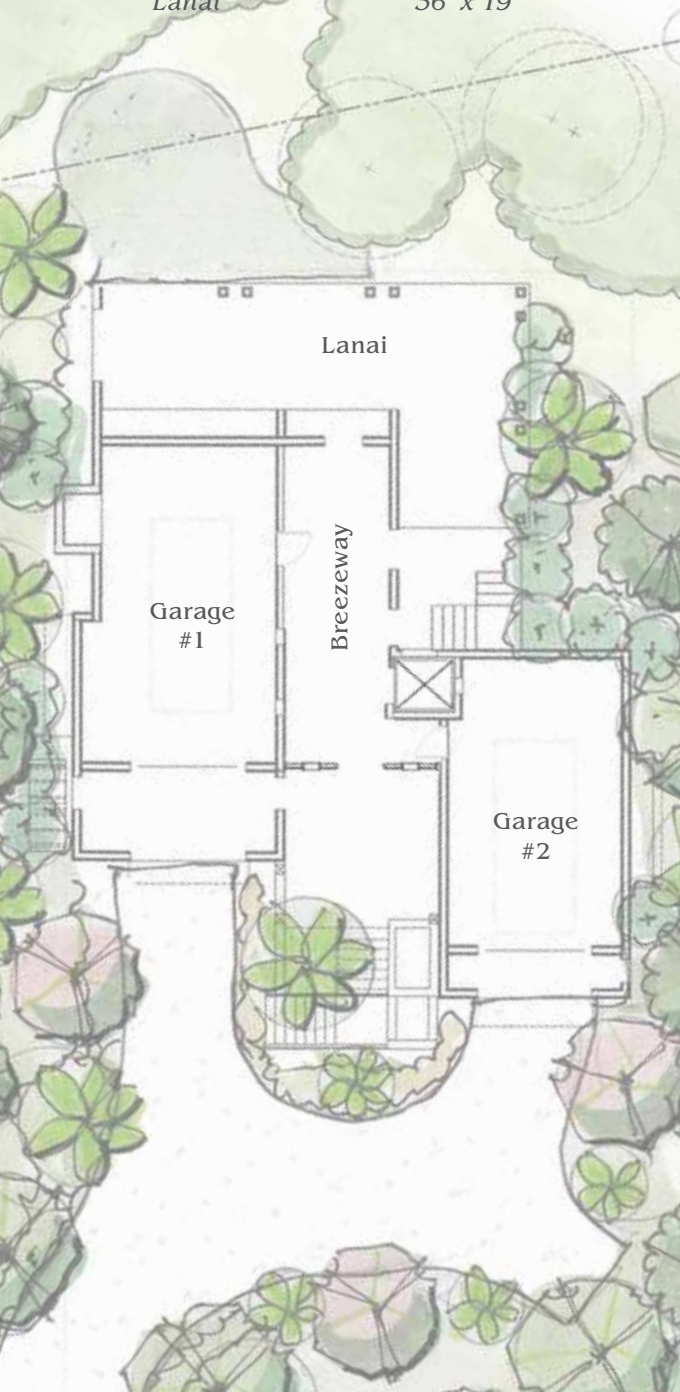
Stunning lagoon views and magnificent outdoor living spaces await residents of the Turnberry. A striking modern aesthetic fills the open-concept floor plan with its inviting wraparound porch—ideal for family gatherings and casual entertaining. On the main floor, a generous great room with high ceilings opens onto the porch, capturing breathtaking views from three sides. A gallery overlooking the great room adds to the airy ambiance. The private main-floor master suite boasts easy access to the kitchen and living spaces, while a generous second-floor master suite offers extraordinary views of the landscape. On the second floor, choose between an extra bedroom or an open studio, either one perfect for a media room or home office if desired. On the ground level, the Turnberry I and II offer the choice between two carports or two garages, both with a generous lanai and covered storage to house Island essentials like kayaks, golf carts, and bicycles.



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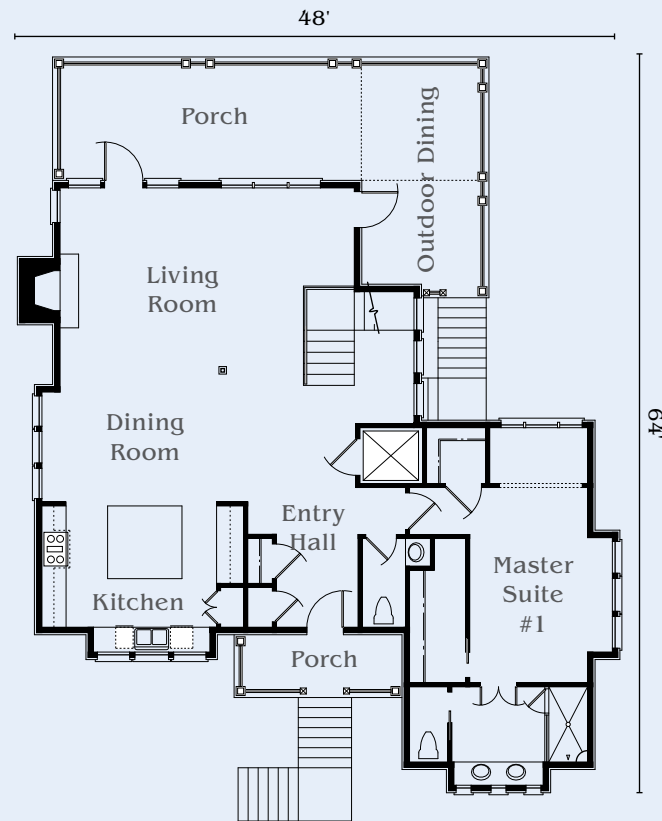
GROUND LEVEL

Garage #1	15' x 27'
Garage #2	17' x 26'
Breezeway	9' x 30'
Lanai	36' x 19'



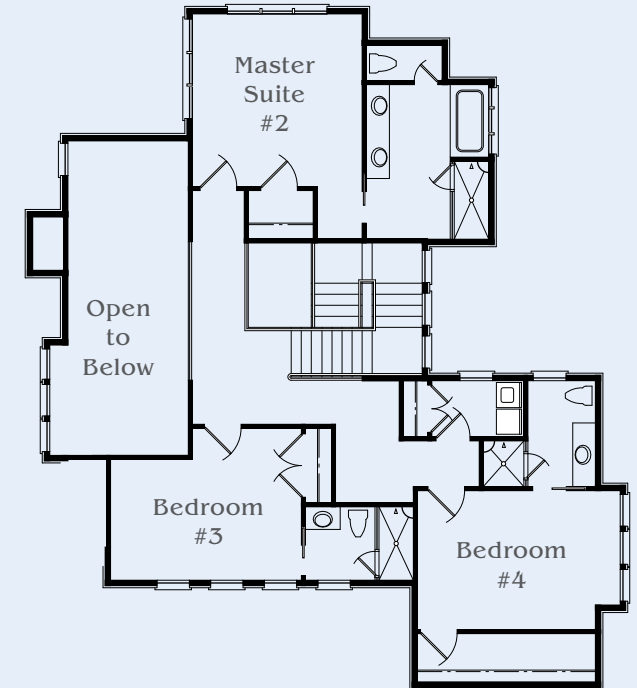
MAIN FLOOR

Entry Hall	7' x 8'
Living Room	17' x 24'
Dining Room	17' x 9'
Kitchen	16' x 12'
Master Suite #1	12' x 21'
Porch	25' x 10'
Outdoor Dining	18' x 10'



SECOND FLOOR

Master Suite #2	14' x 14'
Bedroom #3	15' x 12'
Bedroom #4	17' x 11'



Floor plans and illustration shown for Turnberry II model.







MUIRFIELD

ARCHITECT: STAN DIXON



*MUIRFIELD I • 2,969 square feet
3 bedrooms • 3.5 bathrooms*

*MUIRFIELD II • 3,634 square feet
4 bedrooms • 4.5 bathrooms*

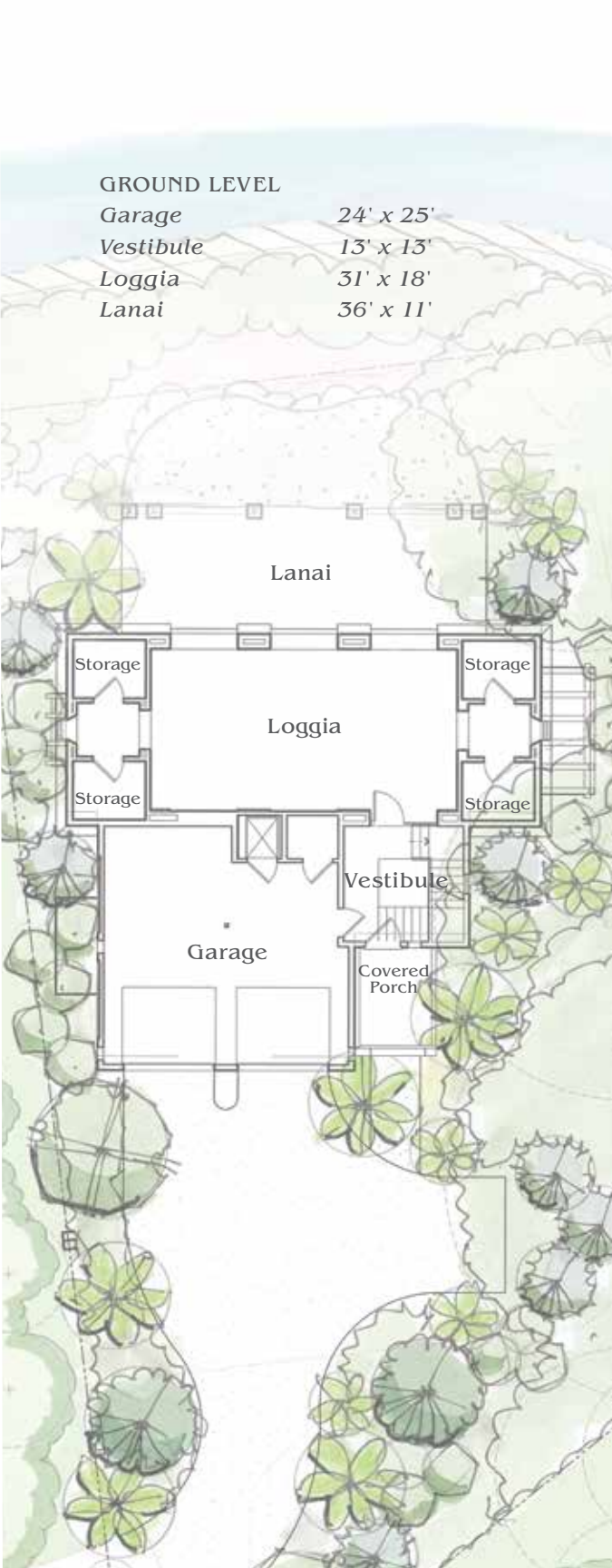
Masterful design in this airy home showcases striking views through expansive windows and doors. Positioned on the main floor are the home's primary living spaces, including the kitchen with walk-in pantry and a private master suite. Stan Dixon's coastal-inspired architecture affords details including 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, choose from two *en suite* bedrooms complementing a comfortable family room or a second master suite paired with two *en suite* bedrooms. Open-air entertainment abounds on the porch while an expansive loggia on the ground level extends the outdoor living spaces.



KIAWAH ISLAND CLUB MEMBERSHIP IS REQUIRED.

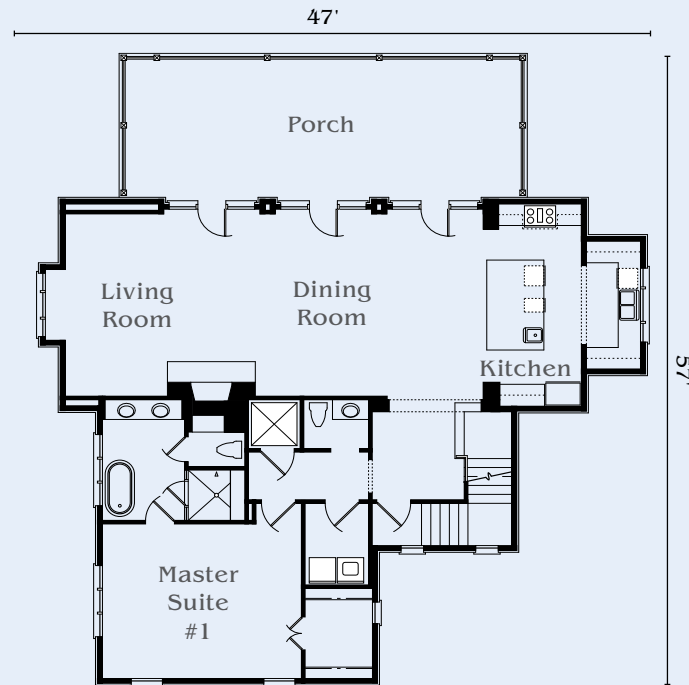
GROUND LEVEL

Garage	24' x 25'
Vestibule	13' x 13'
Loggia	31' x 18'
Lanai	36' x 11'



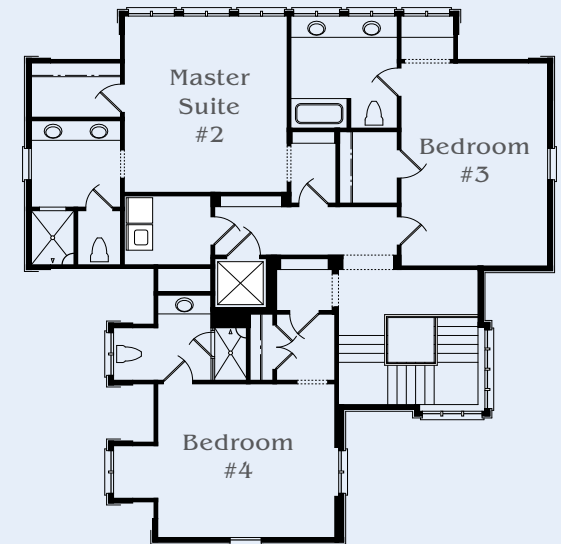
MAIN FLOOR

Living Room	24' x 17'
Dining Room	14' x 17'
Kitchen	14' x 19'
Master Suite #1	25' x 18'
Porch	35' x 11'



SECOND FLOOR

Master Suite #2	15' x 17'
Bedroom #3	13' x 22'
Bedroom #4	16' x 14'



Floor plans and illustration shown for Muirfield II model.

ROYAL BIRKDALE
ARCHITECT: SCOTT ANDERSON

3,774 square feet
4 bedrooms • 4.5 bathrooms

Light-filled and spacious, the cedar-roofed Royal Birkdale is perfect for entertaining and accommodating family and friends in luxurious comfort. With high ceilings, a wide deck and screened porch, and floor-to-ceiling windows overlooking a serene tidal marsh 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 level. 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.

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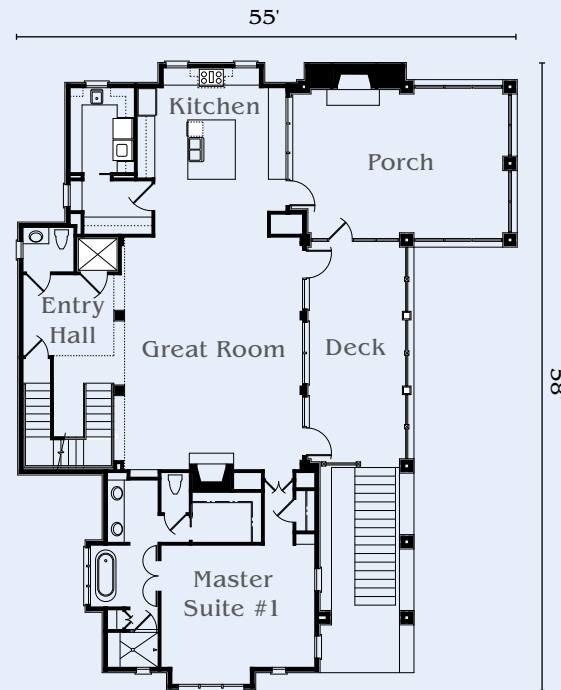
GROUND LEVEL

Garage	23' x 24'
Vestibule	23' x 12'
Lanai	45' x 28'
Storage	45' x 24'



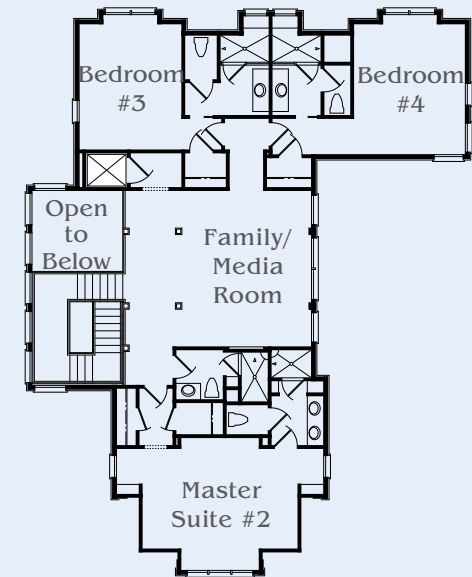
MAIN FLOOR

Entry Hall	9' x 12'
Master Suite #1	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'
Master Suite #2	12' x 14'
Bedroom #3	12' x 14'
Bedroom #4	12' x 14'



Principle Features: Exterior

- Superior custom construction blending English Arts and Crafts with coastal Lowcountry architecture
- Standing seam metal roof in aluminum with Deck Armor™ underlayment with ice and water shield—all cottages except the Royal Birkdale, which has a cedar shingle roof
- Traditional stucco and cedar shingle
- Henselstone windows and doors engineered and manufactured in Germany, featuring high-performance impact-related glass and tilt-and-turn sashes
- Impact-rated mahogany entry door
- Expansive outdoor living spaces with tropical hardwood decking

Principle Features: Exterior *(continued)*

- Impact-resistant, carriage-house-style garage doors with monitoring system and keyless remote
- Drive-under garage parking with additional storage space
- Underground 250-gallon propane tank
- Custom landscaping with irrigation

Principle Features: Interior

- High ceilings; architectural ceiling options include box beams or shiplap board in kitchen and great rooms in select models
- 6" white oak hardwood flooring throughout living spaces, finished with choice of stain



Principle Features: Interior *(continued)*

- Gourmet kitchen and appliances
 - *Sub-Zero® 36" built-in, French door refrigerator*
 - *Wolf® 36" dual fuel range with infrared griddle*
 - *Sub-Zero 24" undercounter wine storage*
 - *Sub-Zero 15" ice machine*
 - *Wolf 30" microwave drawer*
 - *Bosch® 24" dishwasher*
 - *Whirlpool® front-load washer and dryer*
- Stone or tile in bathrooms
- Frameless shower enclosure
- Rohl® and Kohler® plumbing fixtures
- Oil-rubbed bronze hardware
- Isokern® fireplace

Principle Features: Interior *(continued)*

- Gas piping to fireplace, range, water heater, and exterior gas lights at front entry
- Gas water heater
- Carrier® HVAC, minimum 14 Seer with variable speed
- Programmable thermostat
- State-of-the art insulation system includes open-cell spray foam insulation in roofline and closed-cell insulation in floors
- Prewired for security, internet, and audiovisual throughout with Wi-Fi access points and pre-installed speakers





THE CASSIQUE MYSTIQUE

Cassique is the rarest of settings—a private Kiawah Island Club community where the Kiawah River converges with the Atlantic, a scenic settlement defined by fairways and links reminiscent of the finest courses in Scotland, and filled with inimitable natural Lowcountry beauty. Cassique is truly 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.*



a rare integration of nature and lifestyle







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 for more information.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This is not intended to be a solicitation or offer for purchase in states and/or jurisdictions in which such an offer or solicitation is prohibited or where prior approval or registration is required and not yet completed. Prices, plans, and availability are subject to change without notice. Illustrations are artist renderings only and may differ from completed product. All model dimensions are approximate to the inside walls.



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