

RIVERVIEW







Lowcountry living is all about the light. The way it sparkles over the river in the morning and takes on a watercolor radiance at the end of the day. You'll know the season by the way light plays on the marsh, brightening and softening as the months unfold. We've captured this spirit of the Lowcountry in an enclave of new homes on the Kiawah River.

Welcome to RiverView.





Capture beauty. Nestled throughout eleven picturesque, riverside acres on Kiawah Island, the homes and townhomes of RiverView will blend into their age-old natural setting yet stand out architecturally. Welcome to light-filled living spaces, wide porches, with timeless river and marsh views.





A snapshot of lowcountry living. RiverView is a gated neighborhood with its own dock and kayak launch, pool, and opportunities for membership in the Kiawah Island Club, known for its sporting and social offerings. Community beach access is just a quarter-mile away, Kiawah's world-class golf courses are all close by. Everyone adores the amenities of Freshfields Village, a short bike ride away. And, happily, charming Charleston is just 21 miles north.



SINGLE-FAMILY HOME PRINCIPAL FEATURES

EXTERIOR

- Superior custom construction
- Lowcountry cottage designs
- James Hardie Artisan lap siding with shingle detailing
- Custom mahogany entry door
- Wind-rated garage doors
- Aluminum standing seam roof with Kynar finish
- Masonry stucco finish piers with lattice panels
- Impact-rated, double-hung, Low-E windows
- Large porches with tropical hardwood decking
- Screened-in porch
- Custom landscaping with irrigation
- Energy efficient insulation packages

INTERIOR

- 10' ceilings on first floor
- 9' ceilings on second floor
- 7" engineered white oak hardwood floors throughout
- Gourmet kitchen and appliances
- Stone countertops
- Custom cabinetry
- Solid core interior doors with oil-rubbed bronze hardware
- Recessed overhead lighting
- Ceramic tile baths
- Tankless water heaters
- Elegant interior wood trim details with crown molding throughout
- Structured wiring throughout
- Wood-burning fireplace

SINGLE-FAMILY HOME OPTIONAL FEATURES

ALL MODELS

- Luxury appliance package
- Three-stop elevator
- James Hardie shingle siding
- Gas log fireplace
- Under-house climate-controlled storage
- Fire sprinkler system

THE BAYBERRY

- Dining room built-ins

THE RED CEDAR

- Master down plan

THE SAW PALM

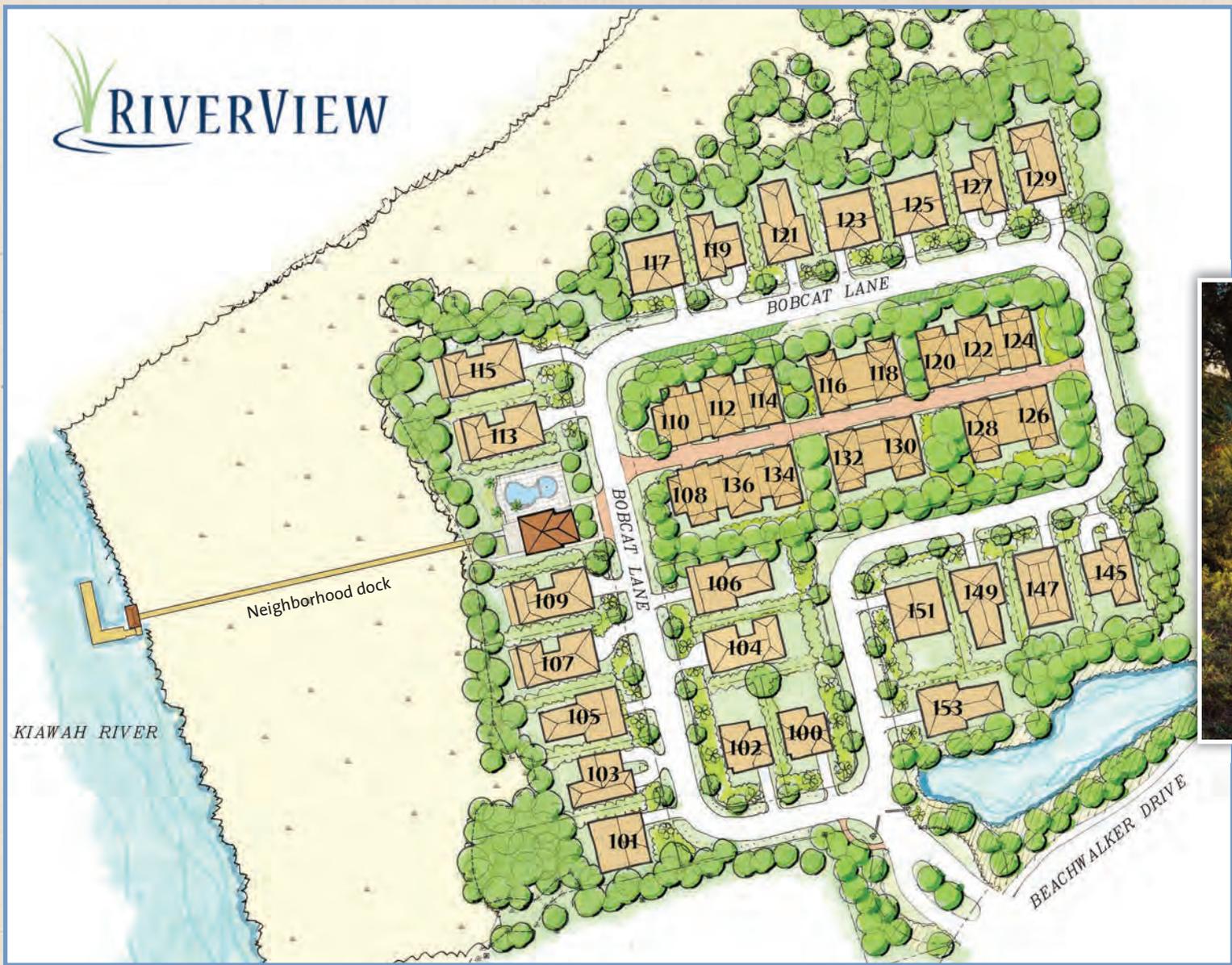
- Five bedroom plan

THE TUPELO

- Fireplace built-ins

**All features subject to change.*

RIVERVIEW



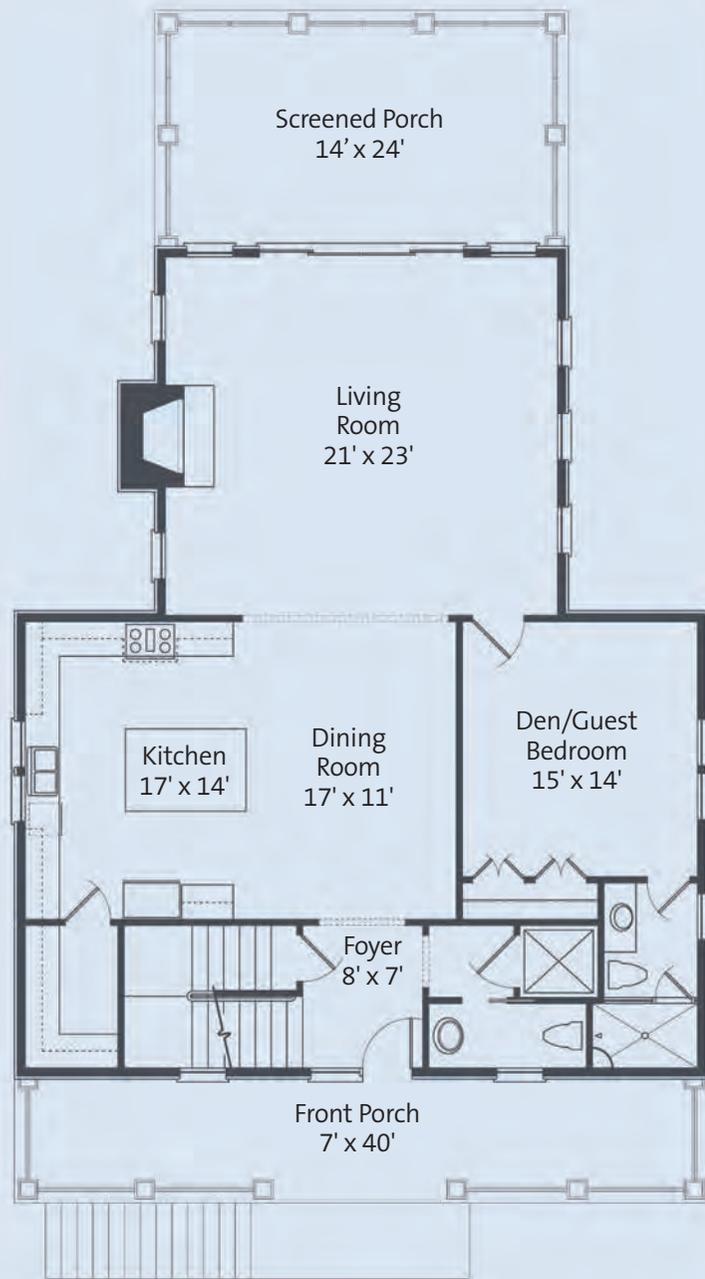


THE BAYBERRY

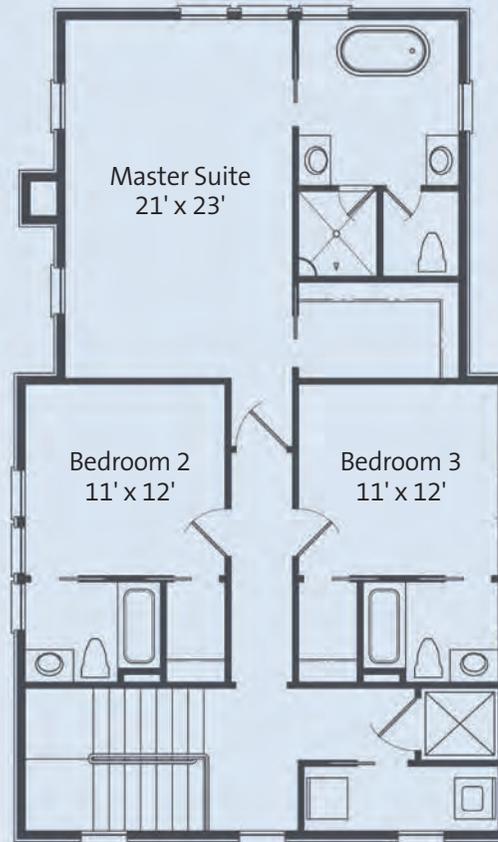
A masterfully executed floor plan capitalizes on every square inch of this two-story design. The entry hall leads to open main living spaces thoughtfully complemented by the den/guest suite. The second floor includes the spacious master suite and two guest suites with full baths. The gracious screened porch lends ample space for open-air entertaining and spectacular natural vistas.



Kiawah Island Club Membership is available for purchase with this home.



First Floor



Second Floor

The Bayberry

Master suite upstairs

First Floor	1,576 sq. ft.
Second Floor	1,163 sq. ft.
Total	2,739 sq. ft.
Covered Porches	603 sq. ft.



Floor plans indicate approximate square footage and may vary from actual design specifications. Information is deemed reliable but not guaranteed.

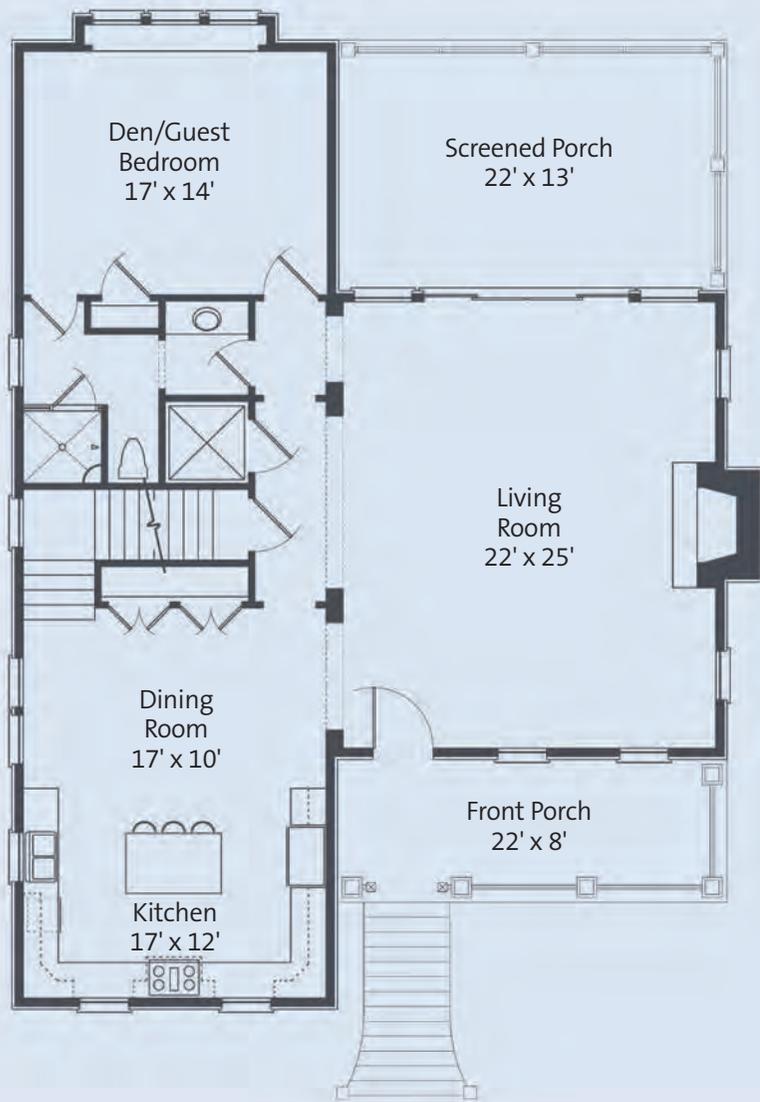


THE RED CEDAR

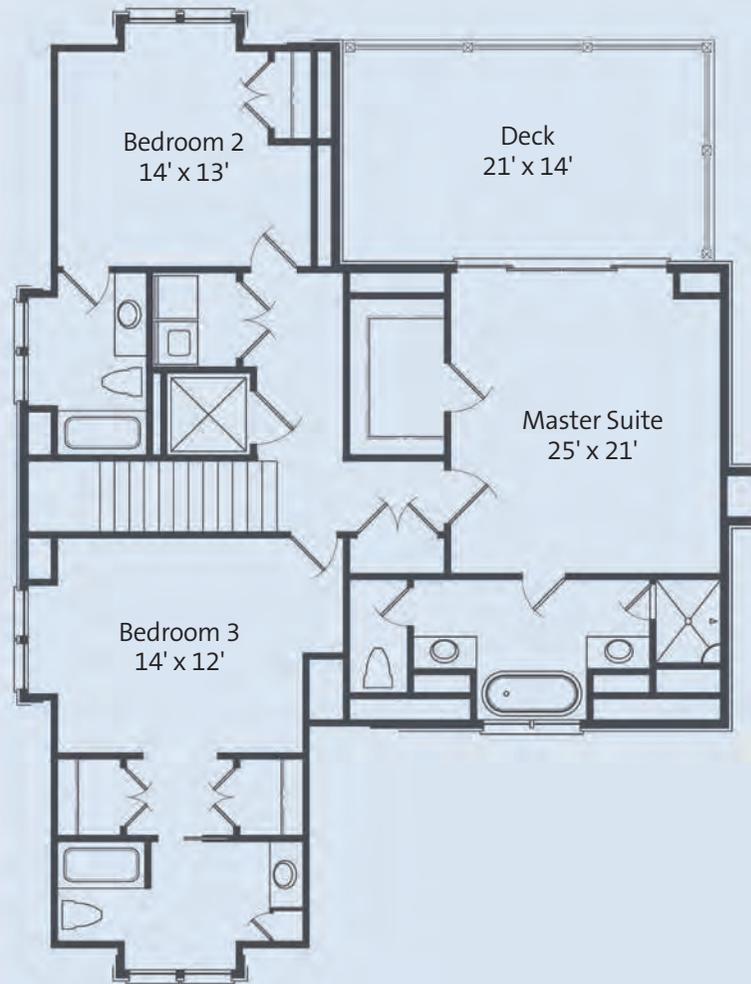
This beautifully designed two-story floor plan showcases a grand entry porch that opens into an expansive living space. Choose from a first floor den or guest bedroom as a self-contained retreat conceived to maximize the view with a large box window. The second level is comprised of a large master suite with its own private deck and two guest suites.



Kiawah Island Club Membership is available for purchase with this home.



First Floor



Second Floor

The Red Cedar

*Master suite upstairs;
also available with second
master suite downstairs*

First Floor	1,580 sq. ft.
Second Floor	1,306 sq. ft.
Total	2,886 sq. ft.
Covered Porches	455 sq. ft.
Open Decks	286 sq. ft.



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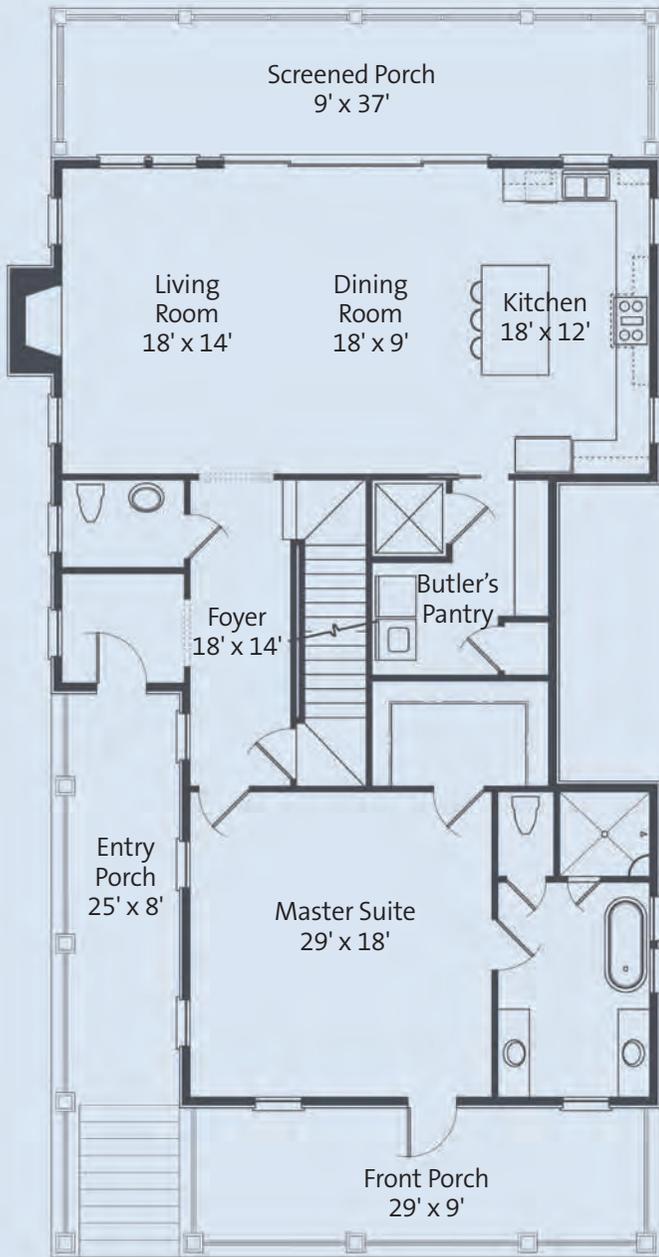


THE SAW PALM

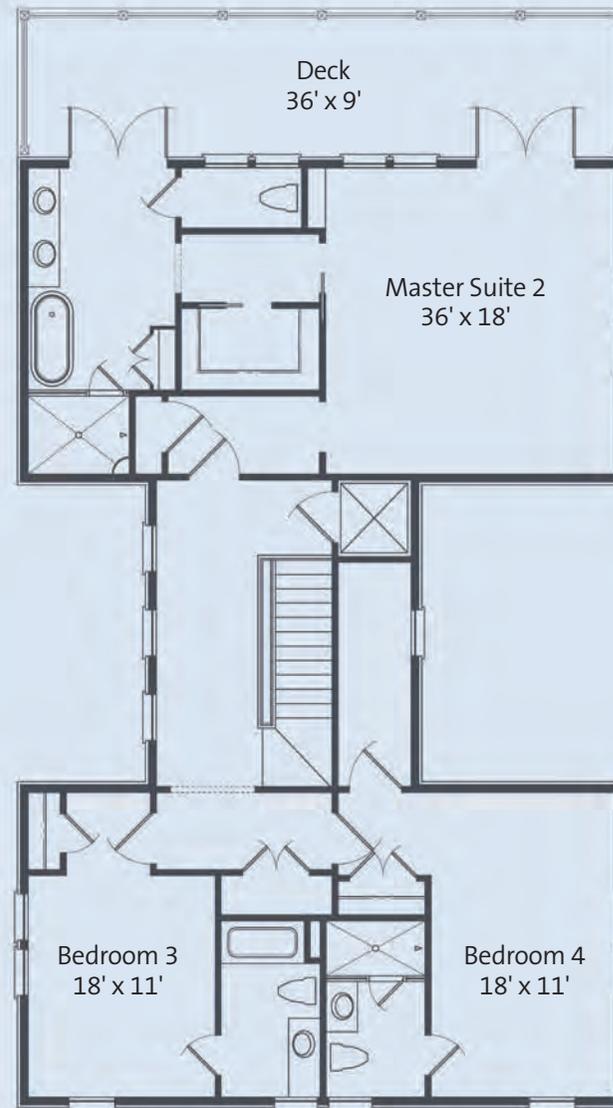
The largest of RiverView's two-story floor plans, this home's architecture offers two distinct volumes: a central foyer and staircase on the first floor separate the light-filled kitchen, dining, and living spaces from the elegant master suite. Above, the staircase separates a second master suite with its own private deck from the guest bedroom wing. Porches that span the width of the home maximize the view in both the front and back.



Kiawah Island Club Membership is available for purchase with this home.



First Floor



Second Floor

The Saw Palm

*Two master suites;
also available with master
suite downstairs and four
secondary bedrooms upstairs*

First Floor	1,740 sq. ft.
Second Floor	1,632 sq. ft.
Total	3,372 sq. ft.
Covered Porches	770 sq. ft.
Open Decks	306 sq. ft.



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THE TUPELO

A classic foyer opens to an elegant arrangement of living spaces. The first floor's open kitchen, dining, and living spaces provide an easy flow, while a master suite on the opposite side provides a private retreat. A screened porch offers uninterrupted views of the natural landscape from both the living room and master bedroom. The second story includes three distinct guest suites.

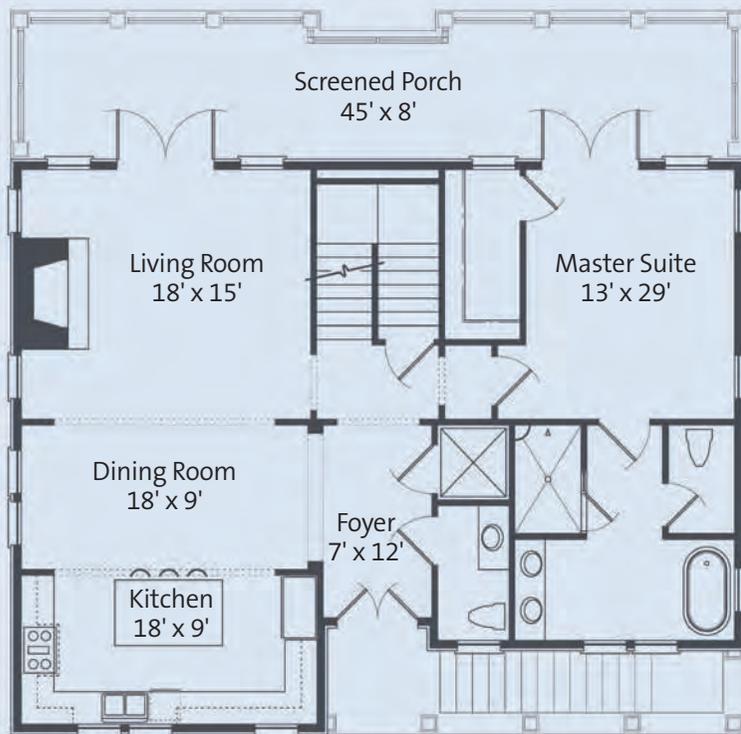


Kiawah Island Club Membership is available for purchase with this home.

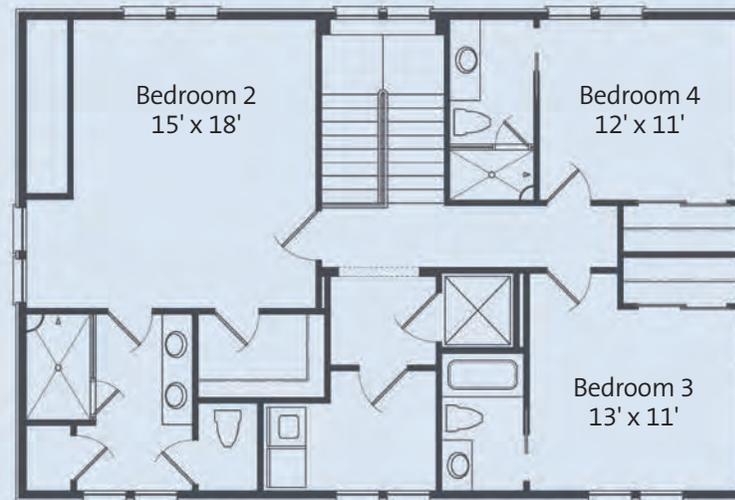
The Tupelo

Master suite downstairs

First Floor	1,420 sq. ft.
Second Floor	1,221 sq. ft.
Total	2,641 sq. ft.
Covered Porches	450 sq. ft.



First Floor



Second Floor



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THE TOWNHOMES

Set within a magnificently landscaped green space, encircled by walking paths and an internal drive, each three-bedroom townhome has been designed to showcase the breathtaking natural surroundings of RiverView. Notable features include three *en suite* bedrooms, private porches, three-stop elevators and ground floor parking for two cars. Each end-unit home includes a first-floor master suite.



*Kiawah Island Club Membership is available
for purchase with this home.*







TOWNHOME RESIDENCE PRINCIPAL FEATURES :

EXTERIOR

- Superior custom construction
- Lowcountry coastal designs
- James Hardie Artisan lap siding with shingle detailing
- Custom mahogany entry door
- Two-car garages
- Standing seam metal roof with Kynar finish
- Masonry stucco finish
- Impact-rated, double-hung, Low-E windows
- Bahama shutters on selected homes
- Covered porches with tropical hardwood decking
- Decorative light fixtures
- Winding landscaped walkways

INTERIOR

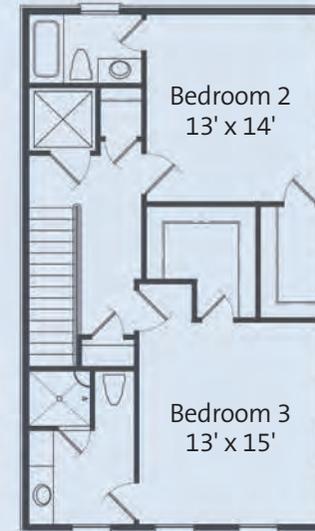
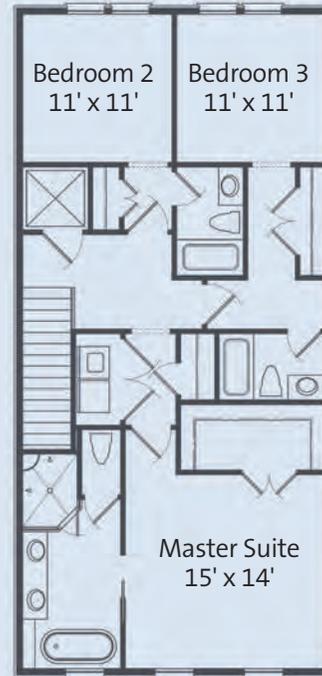
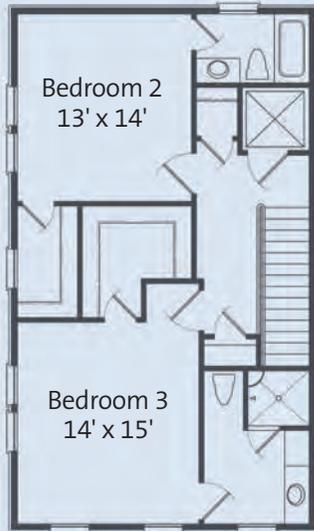
- 10' ceilings on both the first and second floors
- 7" engineered white oak hardwood floors throughout
- Gourmet kitchen and appliances
- Stone countertops and custom cabinetry
- Coffered ceilings in living room area
- Stone and ceramic tile baths
- Built-in closet shelving
- Energy Star recognized HVAC
- Solid core interior doors
- Elegant trim details with crown molding throughout
- Structured wiring for audio/video/data/security

OPTIONAL UPGRADES

- Three-stop elevator
- Luxury appliance package and plumbing fixtures
- Tankless water heaters
- Gas fireplace in The Wax Myrtle

**All features and upgrades subject to change.*

SECOND FLOOR



The Wax Myrtle

Ground Floor	74 sq. ft.
First Floor	1,390 sq. ft.
Second Floor	838 sq. ft.
Total	2,302 sq. ft.
Covered Porch	222 sq. ft.

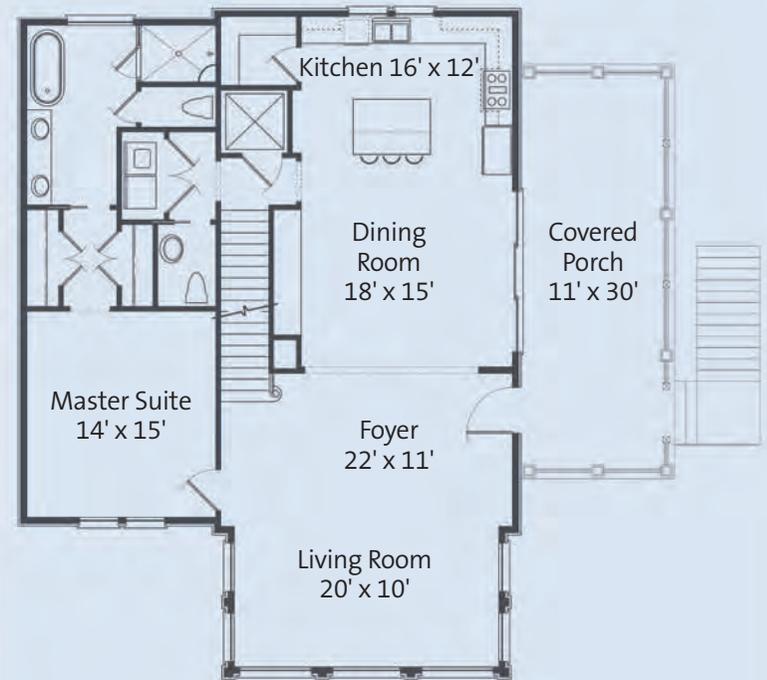
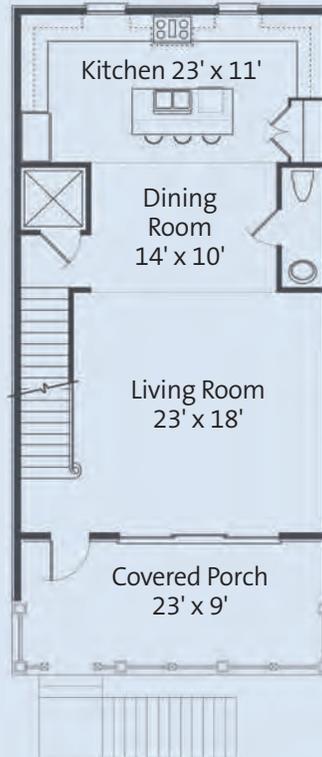
The Dogwood

Ground Floor	99 sq. ft.
First Floor	887 sq. ft.
Second Floor	1,124 sq. ft.
Total	2,110 sq. ft.
Covered Porch	235 sq. ft.

The Magnolia

Ground Floor	74 sq. ft.
First Floor	1,596 sq. ft.
Second Floor	838 sq. ft.
Total	2,508 sq. ft.
Covered Porch	341 sq. ft.

FIRST FLOOR



The Wax Myrtle

The Dogwood

The Magnolia

RIVERVIEW



Kiawah Island
REAL ESTATE

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