



the
POINTE
— on kiawah river —



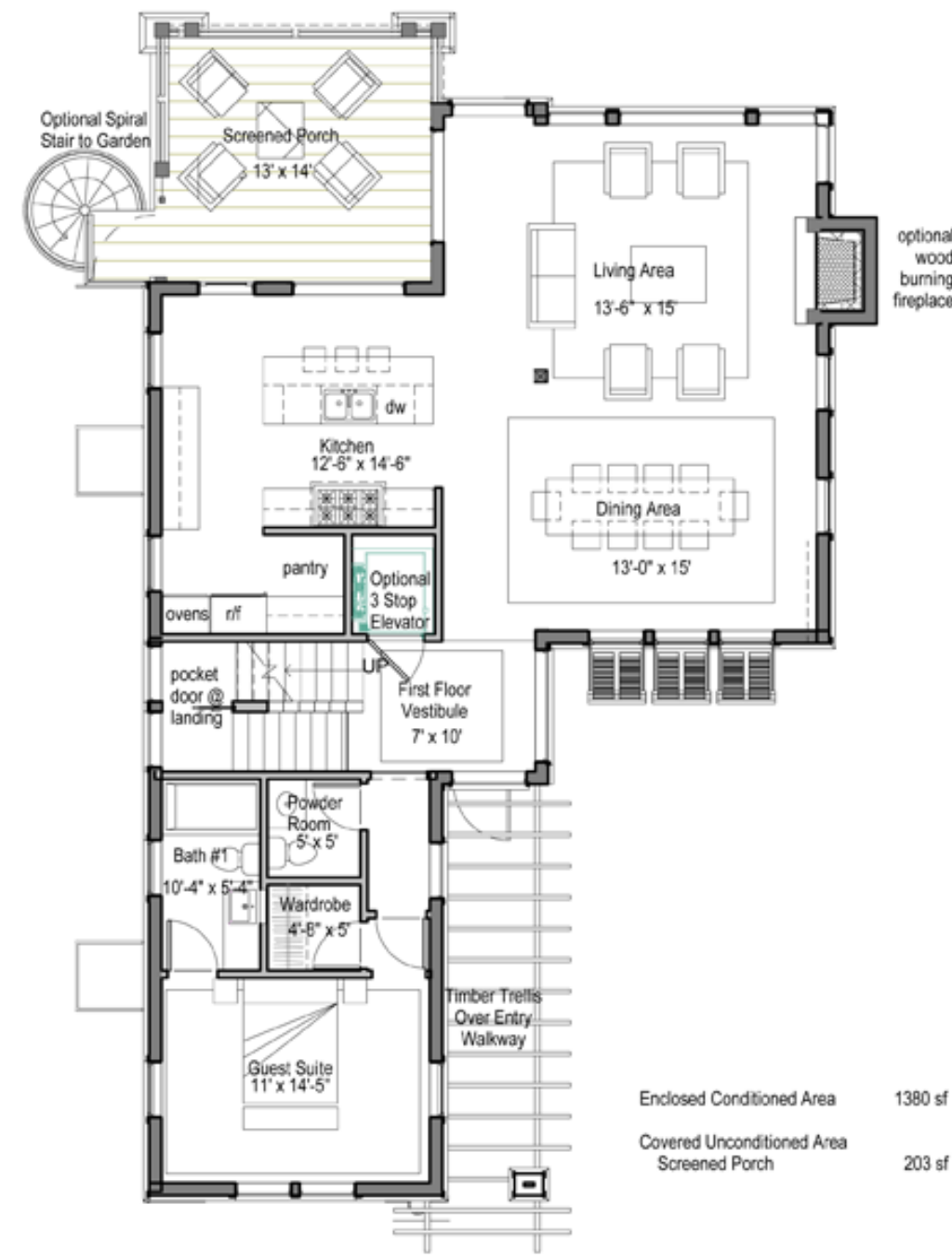
community overview

Boasting prime placement along the Kiawah River, The Pointe is a private enclave of 14 new homes offering enviable access to the Island's finest amenities. Stunning views of river and marsh partner with close proximity to Charleston for a lifestyle of sporting and social activities. A Kiawah Island Club Membership is offered for purchase with each property, promising world-class service and top-tier amenities to those choosing the Club life. The gated neighborhood stretches out across 5.3 riverfront acres and a private community dock with a kayak launch affords effortless access to adventures on the Kiawah River.

FRONT VIEW



FIRST FLOOR

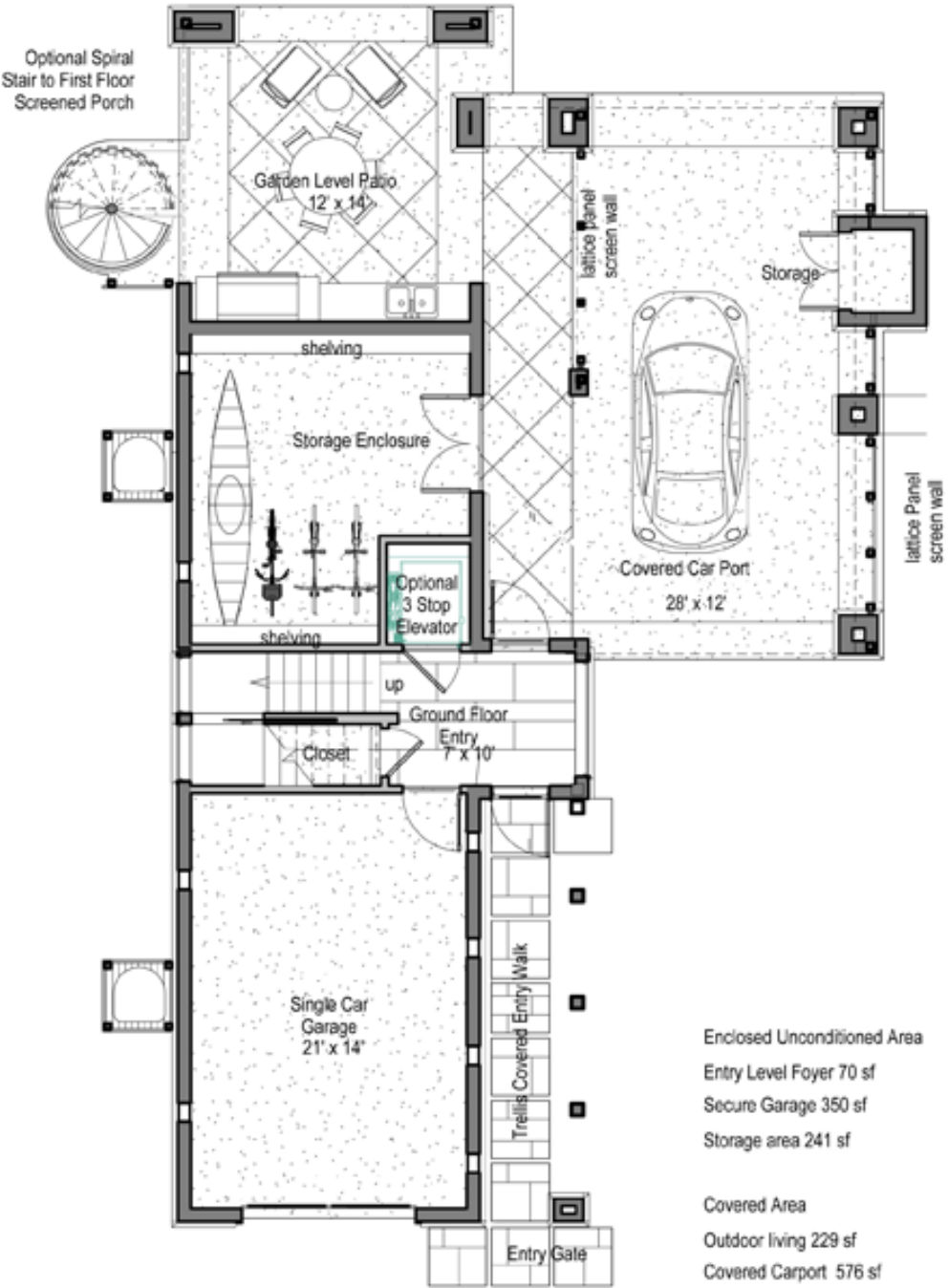
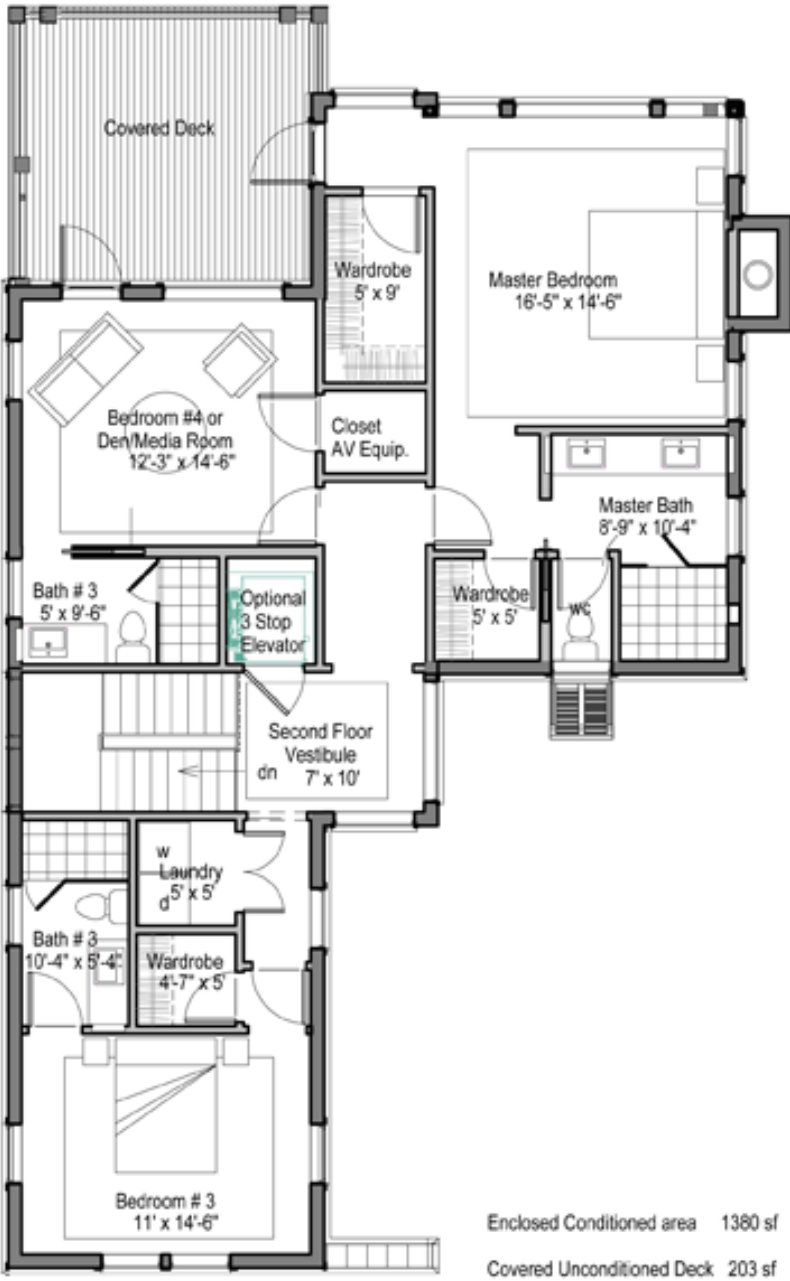


4 bedroom/4.5 BATH

First Floor	1380
Second Floor	1380
Total Sq. Ft	2760

SECOND FLOOR

GROUND FLOOR



4 BEDROOM/4.5 BATH

First Floor	1380
Second Floor	1380
Total Sq. Ft	2760

REAR VIEW



FEATURES

THE INTERIOR

- 10' high ceilings on main level and 10' on second level
- Hardwood flooring in living / dining room, kitchen, all bedrooms, and stairs finished with owners choice of stain
- Stone flooring in entry hall
- Natural stone countertops and island
- 2 Rinnai tankless water heaters
- Structured wiring throughout with WIFI access points
- Built in speakers in living room, kitchen, dining room, and screened porch
- Plumbing allowance with fixtures by Kohler and Rohl
- Custom cabinet allowance for kitchen, baths, and laundry rooms

THE EXTERIOR

- Hardie shake and smooth stucco (base)
- Standing seam painted metal roof
- Bermuda shutters
- Exposed rafter tails
- Hurricane rated windows and doors with high impact glass
- Landscape lighting
- Custom mahogany front door
- In ground propane tank

ENERGY PROFILE

- Carrier HVAC 15 seer with variable speed
- Insulated glass
- Open cell spray foam insulation throughout

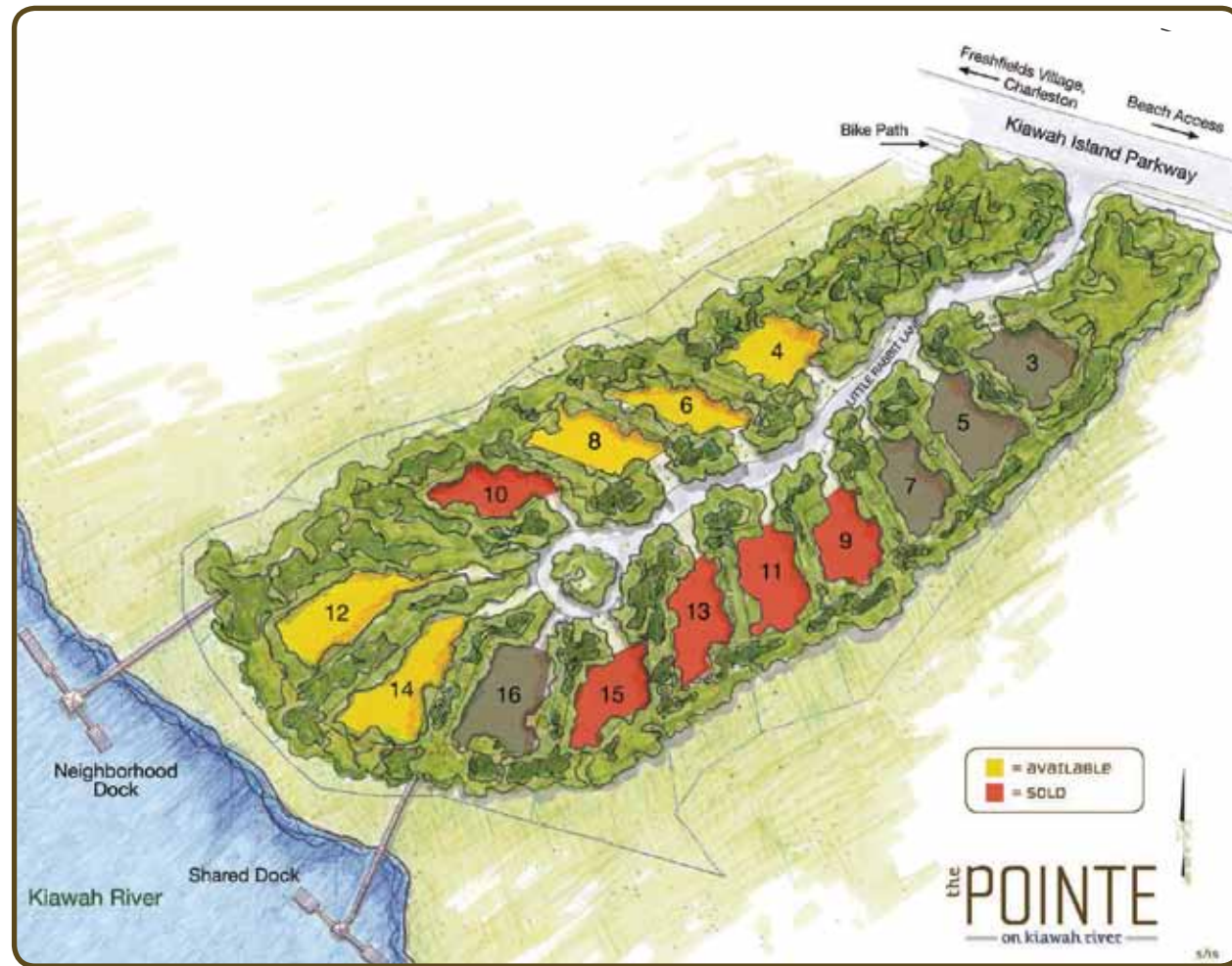
Appliance package

- Sub Zero refrigerator
- Wolf cook top and oven
- Bosch dishwasher
- Whirlpool front loading washer/dryer

optional upgrades

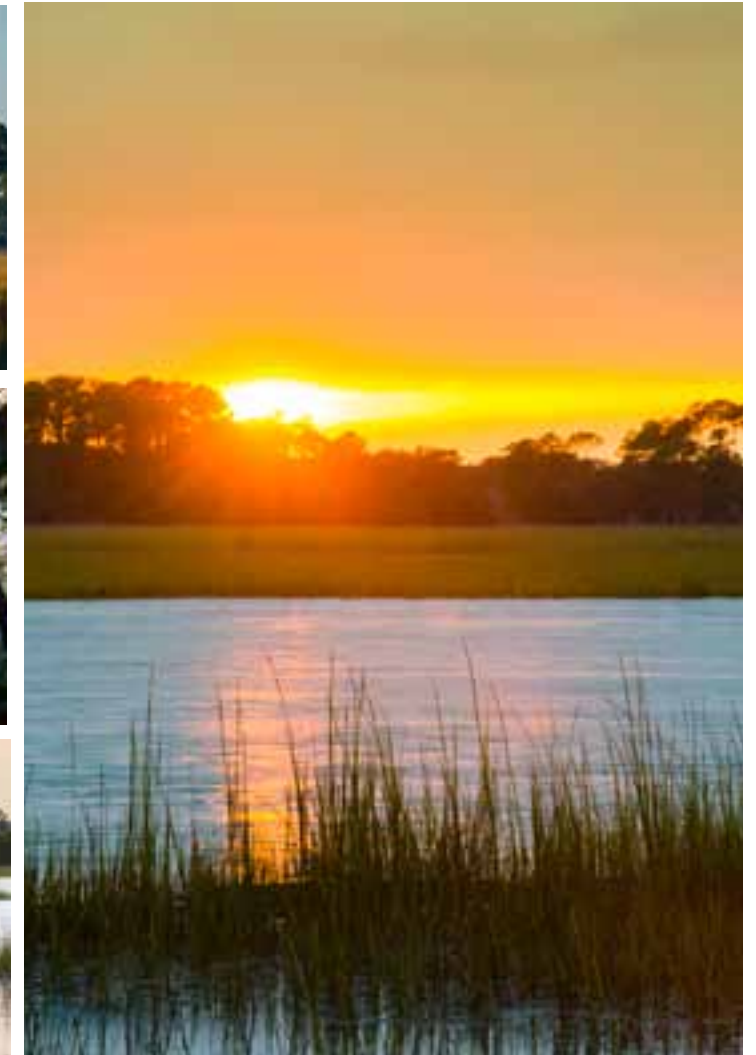
- 3 stop elevator
- Garden level summer kitchen
- Pool
- Sub Zero wine cooler
- Epoxy garage flooring
- Interior and exterior fireplace
- Spiral staircase to ground floor from screened porch
- Architectural design services available for floor plan changes

site plan



THE DEVELOPMENT TEAM

- **Architect:** Thomas & Denzinger
- **Landscape Architect:** Spencer Nash
- **Builder:** Jay Sifly fine custom homes
- **Project Manager:** Earl Carrara



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KiawahIsland.com/The Pointe
843.768.3400