

Cassique Garden Cottages





Welcome Home

THE NEWEST CASSIQUE GARDEN COTTAGES CLAIM COVETED PLACEMENT WITHIN THE WELL-ESTABLISHED CASSIQUE NEIGHBORHOOD. As an enclave of Kiawah's most private Island Club community, the cottages share the wealth of amenities offered there. All-new construction and distinctive design attend each turnkey residence. With three floor plans to choose from and abundant customizable options, a Cassique Garden Cottage can be ready to welcome a new family to the home of their dreams within ten months of purchase.



Quality of Environment Breeds Quality of Life

THE NEW CASSIQUE GARDEN COTTAGES SHOWCASE DESIGN, AESTHETIC APPEAL, AND UNCOMPROMISING CONSTRUCTION QUALITY. Each floor plan partners large, well-planned spaces with designs inspired by the Arts and Crafts movement of the 19th century. Exquisite craftsmanship and natural materials abound with a variety of interior layouts and thoughtfully selected exterior choices to create and preserve diversity and integrity within the neighborhood.

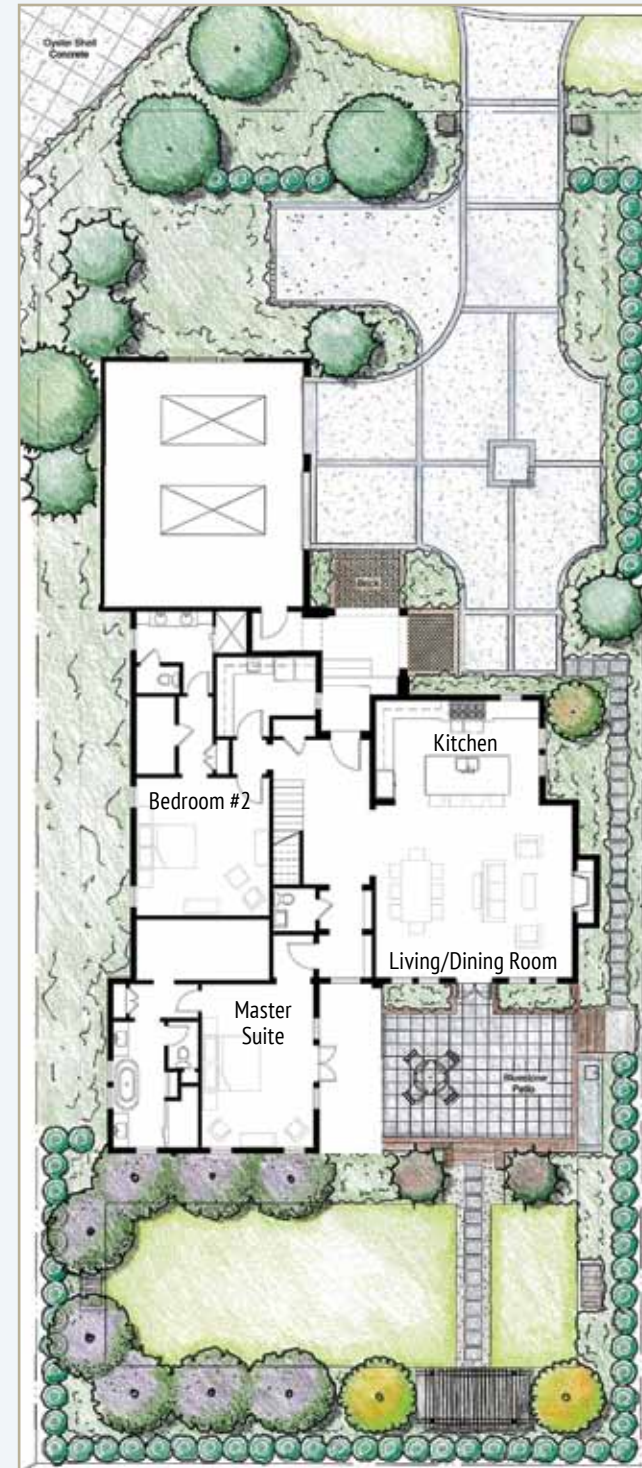


The Ibis

4 BEDROOMS • 4.5 BATHROOMS • 2,941 HEATED SQ. FT.

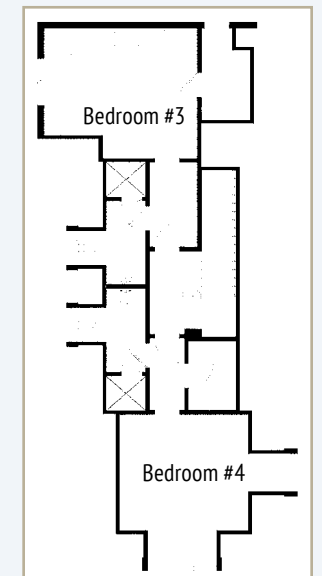
KIAWAH ISLAND CLUB MEMBERSHIP
IS AVAILABLE FOR PURCHASE WITH THIS PRODUCT.

Heavy timber framing at the front entrance suggests an English countryside cottage. Interior touches including a signature round window and an open view to both courtyard and garden expand on the charms of the Ibis.



< FIRST FLOOR WITH LANDSCAPE PLAN

Kitchen	12' x 16'
Living/Dining Room	23' x 20'
Master Bedroom	13' x 19'
Bedroom #2	15' x 16'



^ SECOND FLOOR

Bedroom #3	13' x 15'
Bedroom #4	13' x 12'

The Egret

4 BEDROOMS • 4.5 BATHROOMS • 3,016 HEATED SQ. FT.

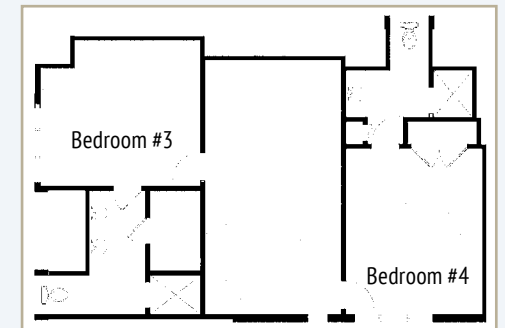
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Distinguished by bracket detailing, the Egret front entry reflects the classic C.F.A. Voysey aesthetic. Inside, a stair hall accessorized in beaded ship lap wood paneling offers an initial glimpse into the great room beyond.



< FIRST FLOOR WITH LANDSCAPE PLAN

Kitchen	14' x 17'
Living/Dining Room	19' x 28'
Master Bedroom	16' x 17'
Bedroom #2	13' x 15'



^ SECOND FLOOR

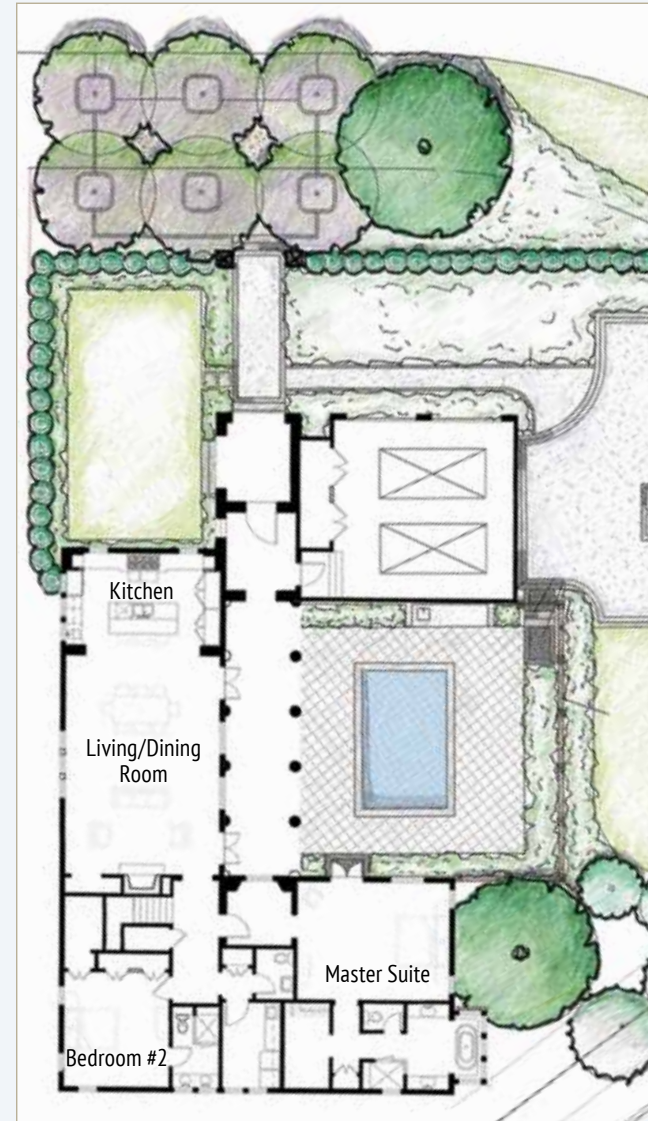
Bedroom #3	13' x 11'
Bedroom #4	14' x 12'

The Heron

4 BEDROOMS • 4.5 BATHROOMS • 3,127 HEATED SQ. FT.

KIAWAH ISLAND CLUB MEMBERSHIP
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Beyond the English garden setting defining the Heron's front entrance, an inspiring loggia awaits. Here, bordered by copper lanterns, a lush garden blooms within the inviting brick courtyard.

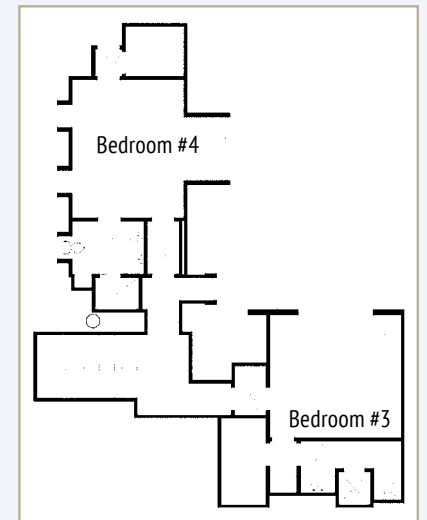


< FIRST FLOOR WITH LANDSCAPE PLAN

Kitchen	11' x 20'
Living/Dining Room	28' x 20'
Master Bedroom	15' x 19'
Bedroom #2	13' x 15'

∨ SECOND FLOOR

Bedroom #3	13' x 14'
Bedroom #4	15' x 12'



PRINCIPAL FEATURES: EXTERIOR

- Incorporating elements such as buttresses, Vermont slate, clay tile or wood-shingled roofs, copper guttering and textured or smooth stucco infused with seashells, all exteriors will reflect the traditional Arts and Crafts aesthetic.
- Eight color painting allowances for entire cottage.
- Courtyards with brick and tabby lined with brick entry driver and entry walkways.
- Hardscape and landscape plans designed by Kiawah Partners. All aspects of the plan are included in the landscaping allowance.

PRINCIPAL FEATURES: INTERIOR

- Fine craftsmanship with a generous feel attending multiple spaces.
- Some ceilings 10' tall rising to 12' in the living/dining rooms.
- Woodworking throughout will emphasize strength and quality of materials: typical doors will be 7'6" with a width of 1 ¾", windows will have 2" thick wooden sill.
- Manufactured in Europe by Gayko, generous, small-paned windows will grace each cottage.
- Hardwood floors in living/dining spaces with many stain options.
- Kitchens will showcase top-of-the-line convenience: 48" side-by-side Sub-Zero refrigerator/freezers, Wolf ranges (6 burners with multiple combinations to employ grills/two ovens/gas cooktops, electric ovens), Bosch dishwasher for quiet efficiency.

- Each kitchen will feature a Sub-Zero undercounter wine cooler and Wolf convection/microwave.
- Kitchen cabinetry, styled by craftsmen, will utilize wood doors and drawer fronts.
- Kitchens and bathrooms boast 3-centimeter granite, marble, and limestone countertops available in multiple options.
- Plush carpeting in bedrooms (many choices available).
- A myriad of stone and tile choices are offered for the bathroom, each accessorized with Rohl plumbing fixtures.
- All stainless steel sinks in kitchen and laundry room.
- Whirlpool Duet washer and dryer appliances in laundry room.
- Smooth or rough-hewn wood will accentuate the ceiling of the living/dining room combinations.
- Pre-cast stone or wooden mantle and fireplace surrounds with gas logs and starter in the living room.
- Eight color painting allowances for the entire cottage.

UPGRADES

- larger patio fountain
- plaster walls throughout
- alternative cabinetry
- sliding doors between kitchen and dining room
- summer kitchen with appliances
- special wood flooring or trim
- wood floors in the bedroom
- special tiles or marble interior
- door alterations
- stone floors in living/dining areas
- alternative courtyard pavers



Cassique

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Floor plans indicate approximate square footage and may vary from actual design specifications.
All plans and specifications herein are works in progress and subject to change.

