



THE CLIFFS AT KEOWEE SPRINGS

Phase 4, Homesite 301
724 Cliffs Vista Parkway
\$1,695,000

Set alongside one of Tom Fazio's most unique layouts, the 2008 *GOLF Magazine* Dream House is nothing short of incredible. There is plenty of space to entertain beyond the standard living space, including a bonus room, open and covered porches overlooking three of the eighteen holes of the Keowee Springs golf course as well as a spacious billiards room. In the interior, Old World elegance meets nature's bounty, with touches of European flair throughout. The main level features a Kitchen equipped with a wine cooler and double oven, complemented by a full *Kessick* wine cellar downstairs. The lower level, with dark wood stains, a bar and billiards, provides a perfect spot for 19th hole relaxation. The Master Suite and Guest Rooms return to the concept of a pure retreat, with refined color palette and eclectic furnishings. Hickory hardwood floors and tongue-and-groove ceilings frame the overall elegance. From the expansive windows and natural light to the mixings of textures and materials, like natural stone, slate and cedar shake, this is a Dream House in every way imaginable. A Full Golf membership is available for purchase.

For full details on this property, please visit
www.724CliffsVistaParkway.com



4 Bedrooms, 5 Full Baths

1.32-Acre Homesite, 5177 +/- SF DISTINCTIVE FEATURES

Main Level: 2620 SF Entrance: Experience the soothing sounds of a beautifully landscaped water feature as you enter on the property's paver drive. **Great Room (18x21):** Walk through the well designed foyer and experience breathtaking views of holes 6, 12, and 13 of Tom Fazio's golf course in the Springs. Allora displayed its attention to detail throughout the Great Room with vaulted tongue and groove ceilings, plenty of windows for natural lighting, exposed timber trusses, and a fireplace with a tile marble surround and marble slab hearth. **Kitchen (14x14.5):** A gourmet chef's dream which provides plenty of granite countertops for entertaining and panoramic views of the golf course. Some of the luxury features include a cathedral ceiling, oversized island with granite counters, farmhouse sink, bronze pendant lighting, glass tile backsplash with copper accents, serving bar which opens to the Great Room, Keeping Room, and a breakfast bar with swivel mounted flat screen TV. The appliance package features all KitchenAid Architectural Series II Appliances including a refrigerator, microwave, smooth glass cook-top, double oven, and wine cooler. **Breakfast Area:** A breakfast area like no other with a spectacular painted circular tray ceiling, pendant lighting, hardwood floors, and views of the golf course. **Screened Porch:** Incredible getaway with painted tongue and groove groin ceiling, flagstone gas fireplace, and a summer kitchen. **Dining Room (12x15):** Boasts painted wood paneling and a coffered ceiling. **Office (12x13):** Located off the Foyer and includes a coffered ceiling, pocket doors, and decorative light fixture. **Full Bath:** Offers pendant lighting and a tumbled stone tile shower with decorative glass tile inlay. **Master Bedroom (18.5x15):** Enjoy this luxurious retreat which provides golf course views, a double door entry, vaulted ceiling, access to back deck, chandelier, and a private hallway leading to the bathroom with built-in cabinetry and two walk-in closets. **Master Bathroom:** Built with some of the finest natural materials including slate flooring with stone accents, granite counters, two separate furniture style vanities with vessel sinks and tile backsplash, and tumbled stone tiled shower with seamless glass enclosure. Also features a vaulted ceiling, jetted tub with tumbled stone surround, and built-in cabinetry. **Laundry:** Tile floor, built-in cabinetry, and Corian counters.

Lower Level: 2076 SF Family Room (18x19): A perfect spot for relaxation which boasts dark wood stained walls, a coffered ceiling, fireplace with gas starter, flagstone hearth, and slate surround. Wet bar with built-in cabinetry, pendant lighting, rustic brick flooring, granite surfaces, decorative tile backsplash, and a KitchenAid ice maker and microwave. Access to covered flagstone patio with ceiling fans, and an impressive view of the golf course. **Billiard Room:** Another room perfect for entertaining includes built-in display cases, wood paneled columns, and a billiard light fixture. **Guest Bedroom #2 (15x19):** Carpet, walk-in closet, ceiling fan, door to covered porch, pocket door access to full bath, golf course views. **Full Bath:** Tile floor, decorative sconce lighting, spacious tile shower with seamless glass enclosure and bench seating. **Guest Bedroom #3 (13.5x19.5):** Carpet, walk-in closet, ceiling fan, tongue and groove ceiling, sliding glass door to private covered patio, golf course views, and a private full bath with tiled tub/shower combo. **Wine Cellar:** Custom Kessick Wine Cellar with bronze sconce lighting located off the family room. **Golf Simulator/Media Room (14.5x24.5):** Play a round at Augusta, Pebble Beach, or any other famous golf course from the comforts of your own home with the 350 square foot Full Swing Golf Simulator.

Upper Level: 481 SF Guest Bedroom #4 (15.5x17.5): Private bedroom located above the garage features carpet, walk-in closet, mountain views, and a Full Bath with floor-to-ceiling tile shower, tile flooring, built-in shelving, and quartz countertops.

Notable Features:

Jeld-Wen Premium Windows and Doors Natural stone and cedar shake exterior Tru-slate roofing Designer Door garage doors Two full car garage with golf cart storage Half round bronze aluminum gutters Recycled cellulose fiber insulation Fusion home audio system throughout the home Sherwin Williams interior and exterior paint Fireplaces by Majestic Fireplaces Atwood fine architectural cabinetry Hickory hardwood floors on main level Lower level carpeting by Mohawk

This information is deemed reliable, but not guaranteed. All specifications supplied by builder/seller, and subject to change or modification. It is the responsibility of the purchaser to verify. Cliffs Communities Real Estate, Inc. | 8 Plumley Summit Road



(356) 800.992.8068 | www.cliffscommunities.com

Wanda Reed-Hequembourg, Broker In Charge