

4110 Royal Tern - Special Features

- Architect was Allison Ramsey of Beaufort, SC. Their “Mariner’s Watch” plan was used to take advantage of the great views from the lot. The Mariners Watch floor plan was featured in Coastal Living Magazine and is an “upside down house” with the living areas on the top floor.
- It is the only Bahamian style home in Pointe West. It features wrap around porches, plantation shutters, and a plantation door on the front of the house.
- The lot was carefully selected as it is far enough back from the water to be somewhat protected from storm damage, yet it has spectacular unobstructed beach and bay views. Much of the views are across permanent subdivision green spaces and wetlands/nature areas and thus should never be obstructed.
- Built by John Dreiss of Purple Sage Construction with input from Lynn Sears, ASID of Dallas on the finish out and lighting plan for the interior, the home has heavy 8 foot tall interior upgraded doors along with the crown molding give the home a luxury feel.
- A key architectural feature is the impressive barrel ceiling on the third level. It is the first thing you see when you enter on the first floor from the street side staircase.
- There is 1520 square foot of decking. 760 open, 760 covered. The deck surrounding the top floor provides an almost 360 degree view. The covered deck on the bedroom level and over a 270 degree view from the bedroom level.
- There is a back staircase that provides accesses to all levels, so you can go from ground-floor patio without outdoor shower to the family room or bedrooms without passing thru the house. Many of the homes in Pointe West have exterior stairs that only go to one floor.
- Master Bath has large walk in shower and seating area. Bath in master is an imported French porcelain soaking tub
- Nest™ thermostats and an automated sprinkler system can be operated remotely by internet
- The family room has a large built-in desk with bookcase
- Kitchen has custom glass front cabinets and ample storage. There is also a large walk-in pantry, a removable island, and a built-in wine cooler
- The Laundry Room is on the same floor as the bedrooms, so you don’t hear the laundry going when you are in the family room. It’s very spacious with a mud-sink and loads of storage.
- The home is pre-wired for internet, cable, and stereo, with sound speakers on all decks outside, family room, and master bedroom and bath.