



140 CUTTER CIRCLE
RIVERBEND



This stunning home is in Riverbend, a separate upscale, age-restricted community, but with access to the outstanding amenities of Sun City Hilton Head. Riverbend is located on the banks of the pristine Okatie River, an estuary where residents enjoy the natural beauty of a coastal environment. The custom homes are built to take advantage of the settings, but reflect the individuality of the owners.

Only a few of these homes enjoy a unique view of the Lowcountry marshes. This lovely home is one of them. The hard coat stucco, 50-year dimensional roof, and a driveway of two-color blended pavers, all come together to give the home a traditional and timeless presentation.

Once inside, the imported stone flooring installed in a French pattern, soaring coffered ceilings, and spacious, open floorplan are elegant and ideal for today's lifestyle. Immediately, one is drawn to the magnificent 14-foot window-wall framing the spectacular vista.

The entry is welcoming and spacious, with wall space for a special piece of furniture or art collection. There are many possibilities to adapt this home to personal taste.

The office/den is located on the right. French doors, Brazilian Tiger wood, 5" plank flooring, and wainscoting, all emphasize the quality and detail of this fine home. The arched windows make this room especially light and bright, ideal for handling business affairs or relaxing in a casual setting.

The dining room features a tray ceiling and is spacious enough to host memorable events with family and friends. The faux painted wall, wainscoting, and 7-inch crown moldings are chic additions to this elegant space.

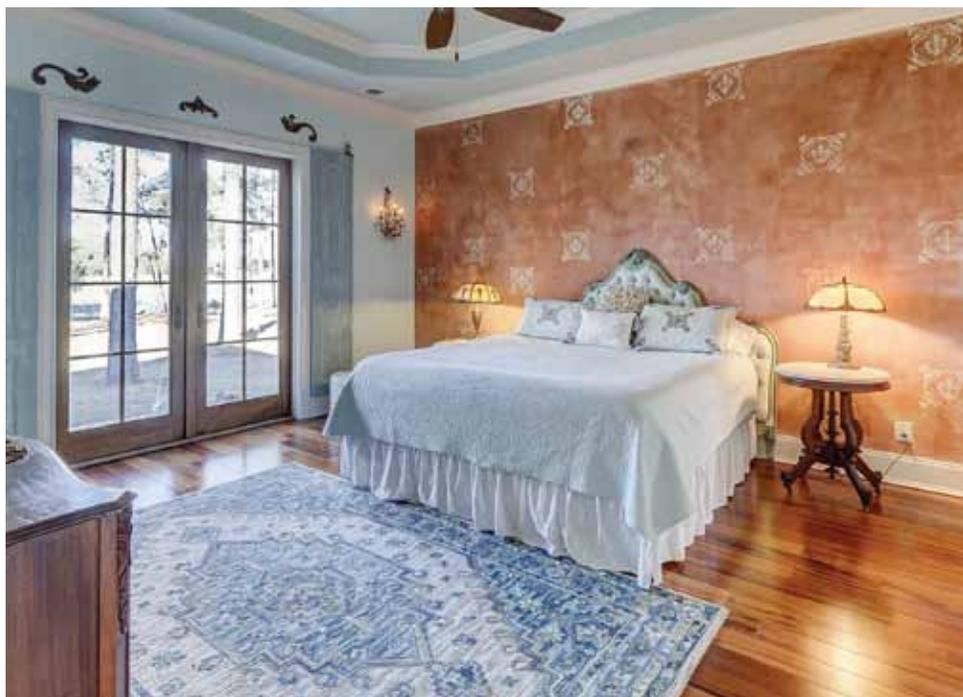
A stone European style fireplace creates a beautiful focal point in the living room and warms a chilly fall or winter evening. Owners and guests alike will be drawn to the windows to take in the long view and enjoy watching the birds that feed in the marshes at low tide. The room is elegant, equally inviting for a large get-together or for a leisurely time for two.

The kitchen is a chef's dream! Beautiful cabinetry, stainless appliances, attractive light fixtures and a built-in china cabinet with serving area add greatly to the space. The bar seating provides an opportunity for spouse or guests to be with the resident chef to visit and offer encouragement while the meal is being prepared.

The adjacent breakfast area is convenient for small dinners and is perfect when owners want to enjoy a quiet evening at home. Double doors lead to the screened porch. This outdoor area can be used for al fresco dining, morning coffee, or a glass of wine before dinner, all while being mesmerized by the ebb and flow of the tides.



“WHERE TIME IS
MEASURED BY TIDES
AND SUNSETS...”



The master suite provides the idyllic retreat. It is spacious and opens onto a garden patio through double doors. Double tray ceiling, stylish wall décor, and antique shutters add to this restful room. Owners will enjoy built in cabinetry in the large master closet for easy organization. The master bath is artfully designed with separate vanities, tub, and large European shower that are sure to please the most discriminating owners.

There are two other guest suites on the main floor, each with its own well-appointed bath that provides privacy and comfort to family and visitors. The separation between bedrooms is an added plus in the overall design.

The expansive room upstairs can be used as a fourth bedroom, bonus room, man cave, or for any purpose that is needed. It has a full bath and a built-in kitchenette for versatile living. The wood flooring has been carried into this area. The multiple windows make the room especially pleasant, even as a separate living quarter.





The first-floor laundry room, sizeable floored attic space and three-car garage add to the overall functionality of the home, while providing an abundance of storage. The garage floor has an epoxy finish for easier maintenance.



Another amazing feature of this home is the setting. It is nearly a half-acre site, and has open, unbuildable space directly behind the property with long saltwater marsh views. The twice daily tides create an ever-changing vista, adding a new dimension to time. Although there are many wooded, golf and lagoon views in the area, having a true Lowcountry view treats the owners to the special treasures of this nature-filled environment.



When the song was written, “Nothing could be finer than to be in Carolina”, surely, they were referring to this beautiful setting. This home is not to be missed!

HOME DETAILS

Custom woodwork throughout, including 7" crown molding.

Gourmet kitchen with expansive island with Blue Tides granite.

Imported marble flooring in entry.

Custom travertine in living areas installed in a French pattern.

Master bedroom has double doors leading to a private garden patio.

Master bath has marble counters and European style shower (without door).

Master closet has built-in cabinetry in a California style.

All other bathrooms have leathered granite counters, travertine floors and travertine bath enclosures, including the ceilings above the bathtubs.

Ceilings on first floor are 11', 13', and 14' with coffered ceilings in the living room and office. Bonus room has 9' ceilings.

Tray ceilings in the dining area, kitchen and downstairs bedrooms plus double tray in master bedroom.

Covered lanai features a 14' cathedral ceiling.

All bedrooms and bonus room have Brazilian 5" Tiger Wood plank flooring.

Construction Detail: Outside walls framed with 2 x 6 construction with R-30 insulation in ceilings and between garage ceiling and bonus room. Roof is a 50-year dimensional shingle. Heating and Cooling is a 3-zone variable speed system. Garage floor has epoxy paint surface.

Lot size: .48 acre, Home faces South

3439 square feet plus 210' lanai

3 car garage

RIVERBEND...A WORLD APART

Riverbend is located on the banks of the Okatie River, a tidal estuary where man and nature share the rich bounties of the Carolina coastal area. Homesites overlook the river, spring-fed lagoons and protected wetland areas.

The center of Riverbend is The Lodge, a community center with expansive windows and verandas to enjoy the stunning views to the river. It is an ideal gathering place for neighborhood get-togethers and can also be used for residents' private functions or special events. Southern charm and hospitality – this is the perfect place for discovering both.

On the river side of The Lodge, there is a large community pool, walking trails, and a community dock reaching out into the marshes. Owners can crab, fish, and kayak from here while enjoying the many species of birds and other Lowcountry wildlife. Having morning coffee or a glass of wine by the river is a good way to enjoy fabulous sunrises and sunsets.





Founded by Sun City, Riverbend is a separate, gated area with custom homes on larger lots for upscale living. However, residents here enjoy the benefit of low fees and have full access to the wonderful amenities of Sun City Hilton Head as part of their ownership. Golf, tennis, theater, fitness, bocce ball, dog park, walking trails, clubs, and much, much more are only a golf cart ride away. There is truly something for everyone.



While Riverbend is a world apart, it enjoys proximity to Hilton Head Island activities and its world-famous beaches. Old Town Bluffton and Beaufort are 20-30 minutes away, both fun communities to enjoy galleries, boutiques, and diverse restaurants. For interesting day trips or overnight ventures, the historic and captivating cities of Savannah and Charleston are nearby.



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Information deemed reliable but not guaranteed.

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