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21 Red Cardinal



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Located oceanfront along the pristine, white beach of Sea Pines...



...on Hilton Head Island, South Carolina. This home was artfully designed to blend the classic lines inspired by Frank Lloyd Wright with the softening, elegant touch of the Orient. The blend is inspired and imbues the home with symmetry, grace and balance. Custom artistic touches throughout the home offer pleasing nuances of individuality, warmth and a clever usage of space and materials. And if that is not enough, the teaming panoramic views of the gentle dunes, the peaceful swath of white beach and the rhythmic breaking of the ocean waves add to the outdoors Zen in keeping with the homes overall harmony with its natural surroundings.

The exterior front of the home begins to set the stage with lush landscaping minimizing the home's impact on its surroundings. Red-stone pavers soften the courtyard car and garage area. The front entry features a Koi pond with fountain and introduces the dynamics between the Orient and Frank Lloyd Wright appeal with in the symmetry of the exterior wood façade.



The foyer is a marvel of exquisite artistry that brings warmth to an otherwise open area with expansive windows that invite the outdoors within. The foyer walls have been hand-painted by artist Joey Doolan with wispy trees featuring whimsical touches of birds and butterflies. This pleasing motif extends up into the second floor and feels as if nature itself is casting its charm throughout the main living space and is accented with a rare, white Italian marble floor.



Stained-glass, double oak doors emphasize the Frank Lloyd Wright motif and invite guests into the family room. Built-in oak cabinets continue the theme and offer media storage as well as book shelves on either side of a classis oak mantle granite fireplace. Red and khaki plaid window treatments frame a pool and deck view reaching out further to manicured dunes. The family room sports a fabulous oak bar with bowed lines to soften the lines and add roomier seating. Overlooking the bar is another example of superb artistry in the form of a backlit stained-glass coal point continuing the color scheme and theme of the main family room doors. The bar is complete with ice-maker, refrigerator and dishwasher with loads of storage. Blue, bistro lights offer color accent.





A 100-gallon aquarium situated within a wall system looks through into a spacious exercise room off to the right of the family room. The exercise room features padded green carpeting and mirrors on wall opposite sliding glass doors to pool deck to bring in the outdoors.



This room leads into a most unusual utility bathroom. White tiles with green tiled accents open this versatile space. To the left, a sauna has been remodeled to serve as a Wine Grotto – complete with wine bar, Sub Zero wine cooler, red tiled floor and mirrored walls to expand the feel of this space. To the right is a step-in steam shower. Further into this spacious bathing area is a double-oak door linen closet, separate toilet and a dual vanity with red, blue and green accents.



This bathing area is connected to a guest bedroom with windows stretching the length of the bedroom draped in khaki window treatments with muted colored dots and natural-dyed sisal carpeting. A pocket door leads into a spacious walk-in closet with built-in shelves. Through this closet is a secondary storage closet with two fire safe built-in floor safes. With head and central air vents, this closet would make a great cedar closet.



On the other side of the great family room are two additional guest bedrooms with a shared connecting bathroom. The room closest to the foyer currently serves as a den/office replete with the signature expansive windows on one wall, built-in stained oak cabinets on a second wall, dual oak closet doors and natural wool carpeting. A lighted collector's cabinet with lock provides an excellent showcase for precious items.





The connecting dual vanity bathroom is a treat in artistry. The bathroom floor is a mosaic of hand-laid miniature tiles blended with diminutive crushed gold tiles. The crushed gold tile motif is blended into a larger white tile pattern in the shower/bathtub area. Chrome and brass fixtures carry the theme throughout the bathroom.



A pocket door leads into a private toilet. The far side of the bathroom leads into an oceanfront guest bedroom with windows adorning two walls. Green striped silk window treatments and cornice with natural-dyed wool carpet give this room a fresh, relaxing feel. Double-oak doors give way to spacious closets. A sliding glass door leads out onto the covered pool deck with swing.



Also on the first floor is an oversized laundry room with utility sink and shower, as well as laundry chute connected to the master bedroom closets, under stairs storage space, coat closet, and entry to garage and 3-story elevator. A mechanical room houses the downstairs hot water heater, an HVAC unit with April Aire filter, reverse osmosis system and an in-wall central vacuum.



The foyer leads up to a stained-oak stairwell with a carpet runner held in place by bronze-finished stays. The stairwell is graced with custom wrought iron railings with décor that is decidedly Asian. At the top of the stairs is the semi-second floor elevator entry.

Opposite the elevator is a hallway leading to a guest suite. The hallway wall features a unique in-wall frame designed to enhance a gorgeous piece of art. The floor leading to the guest suite is faux-painted to resemble a rich wood inlay pattern.



A few short steps lead up into the guest suite which, again, bears the trademark expansive wall of windows. This room features a small kitchenette complete with dishwasher, refrigerator, white oak painted built-in pantry closets with ample storage space and a bank of high windows with plantation shutters. A tray ceiling with fan really opens up the room. Silk green window treatments and leaf patterned wool



carpet compliment the lush treed view through the sliding glass door leading onto a large sun deck. The adjacent bathroom is nicely lit with a skylight enhanced with decorator moulding and a white-tiled shower. The vanity has a beautiful double beveled mirror and the flooring is marble. A large double linen closet adds even more storage space.



Back out onto the landing, a few steps up and to the right, is the third elevator door. This area also leads to a private office with floor to ceiling built-in locked file drawers, cabinets and shelving. One wall is devoted to a window with lush tree views with a hint of ocean view.



There is also an artistically enhanced half bath with modern sink décor. The main focal point is the half arched vault ceiling with a faux red Venetian finish signed by the artist. Braided rope trim and up lighting enhance the ceiling. A beautiful custom cut glass window finishes this unique space.

Back out into the living space is the open dining room to living room area. The entire back wall carries on the hand painting of wispy trees from the main foyer and adds a few whimsical flourishes of butterflies and bamboo. The ceiling throughout is constructed with strong stained oak beams with a muted-colored tile inlay for an artistic touch. The floor



tiles are laid upon a heated flooring system which extends into the kitchen area and master bath.





The dining area has a vaulted, tray ceiling with up lights that draw attention to the bronze, faux-painting which blends in harmony with the custom bronze, Asian-themed wrought iron railing that looks out onto the two-story foyer windows creating a loft affect. The dining area is graced with a handsome rounded custom-designed, crystal chandelier. A built-in wet bar with ice maker lines a wall and is nicely lit with recessed lights to enhance the glass cabinets.

The living area continues with the tile inlay which encompasses the space upwards to meet the cathedral ceiling. A custom cut rug defines the Living Room. A panoramic window



takes in all the beauty and tranquility offered via oceanfront living and is framed with a khaki and vine window treatment that is automated and has a secondary see-thru auto-shade for especially bright days or for evening privacy. The fireplace wall has a chiseled marble effect with a walnut mantle and looks into the kitchen dining area. Track lighting with dimmer switches sets the right mood in this room. On either side of the fireplace is an entry into the kitchen area that is capped with built-in bookshelves.



The kitchen is a chef's dream. Green onyx countertops expand into both kitchen prep and dining areas. Extra-wide countertops provide a great deal of space for food preparation and bistro swirled stripe lights set the stage. The main kitchen area is an arsenal of culinary delights. Behind the bookshelf end-cap is a Miele dishwasher. A deep double sink offers instant hot and cold filtered water. A Dacor double warming oven resides underneath a Wolfe four-burner gas stove. Above is a commercial strength overhead vent complete with cleaning faucet and lighting. A Wolfe double convection oven is off to the right followed by a double-door walk-in pantry with wood shelves, plenty of storage and a spot for the microwave. To the right of the pantry is a Sub Zero six-compartment refrigerator-freezer. The kitchen cabinets are custom made by Marshland Millworks and offer some hidden storage nooks and recessed lighting behind glass cabinet doors. The tile inlay pattern within wood beams continues throughout this space in keeping with the artistic theme throughout the upstairs living area. The countertop continues into the dining area creating more under counter storage for bake ware and general storage. The opposite wall hosts the fireplace with an oak mantle stained to match the kitchen cabinets and a wrap-around of the chiseled marble effect wall. A beautiful bistro track lighting fixture with crystal accents graces the seating area. Windows and a sliding door embrace the picturesque beach scene beyond.





To the other side of the dining/living room area is the master suite. The hall is wonderfully lit with a large skylight that features decorator moulding for a false ceiling accent. Two walk-in closets sit opposite one another. The walk-in to the left, features built-in smoked glass door storage shelves and hanging space with extra clothing conveniences such as a pull-out tie and belt rack. The opposite walk-in closet hosts the laundry chute and access to the attic, as well as built-in shelves and hanging space. On down the short hall is the Master Bedroom. This spacious room feels even more so with its sea foam green cantilevered tray ceiling with fan that blends harmoniously with sea foam green silk taffeta window treatments that frame a grand ocean view window and sea foam



green leaf patterned wool carpet that continues throughout the master suite. This ocean facing window also has auto drapes and an auto sunscreen for privacy on especially bright days. Built-in shelves house media component storage and matching built-ins on either side of ocean facing window offer space for favorite books. There are also windows on either side of the master bed and a sliding door out onto the sunny deck area.

On the other side of the master suite is the grand master bath. The bath is entered through a glass door in a glass wall with hand etchings of sea oats wafting in a gentle breeze. Directly in front is a beautiful stained and cut glass window of a sun setting over rolling ocean waves with soft clouds above a Jacuzzi tub that is framed in mute-toned baby bricks



and surfaced with a reddish-brown marble tile that extends out onto all the walls throughout the bath along with stained oak trim. On either side of the tub is a his and hers vanity with storage and separate toiletry areas. The step-in steam shower with dual shower heads recreates the feel of the outdoors with pebble flooring. The red marble continues throughout the shower and even into a cut away alcove storage shelf and a marble bench seat. Opposite the shower is a pocket door that closes into a private toilet.

The second floor sliding doors all lead out onto a wood deck with a glass guard railing to open up the decking to the environment. A shaded outdoor seating area sits directly outside of the kitchen dining area and is shaded by a shaded arbor. Spiral stairs lead down to a covered porch that runs the length of the house. White Italian marble covers this surface out to the pool deck and frames the pool and hot tub. The hot tub is raised so that it creates a gently cascading waterfall into the main lap pool which is 40' x 16'. An electric pool cover provides safety and preserves heat during colder months. A wading ledge runs the length of one side of the pool. The pool is lit underneath alongside its entire frame by recessed alternating colored lights. The pool deck area leads out to a wooden boardwalk with a hot and cold shower head and foot spray. The boardwalk continues a very short distance, up a few steps and over the dunes to the inviting white beach and rolling waves of the Atlantic.



Skilled landscaping has created a backyard/oceanfront oasis. Drip hoses throughout the manicured landscape, as well as irrigated landscaping between the dunes allows for a wider variety of plant species to thrive including hibiscus that is carefully protected from deer with fencing that blends into the landscape. A grassy lawn surrounds the pool area and is trimmed with red brick. An abundance of manicured dune oaks act as a wind break. Lush palm and tall pines line either side of the home, extending into the front yard area where the pine mainly dominates.



Itemized List of Property Features

Downstairs

- Entrance Foyer
- Coat closet
- Utility closet
- Family room with fireplace, two-sided aquarium
- Bar with counter seating, dishwasher, icemaker
- Exercise room
- Wine cellar
- Guest bedroom (off entrance foyer)
- Office (could convert to bedroom)
- Guest bedroom (oceanside)
- Two full baths
- Laundry room

Mid-Level

- Guest suite with full bath and linen closet
- Deck
- Kitchenette (small refrigerator, microwave, dishwasher)
- Separate thermostat

Upstairs

- Living room
- Dining room
- Upstairs bar area with icemaker
- Kitchen
- Two-sided fireplace with gas logs
- Powder room
- Office - extensive built-in wood locking file cabinets and storage
- Master suite – bedroom, bathroom, closets, fireplace with gas logs
- Deck off living room and kitchen with access from kitchen and master bedroom
- Electric sunshades in living room and master bedroom

Garage/Service Yard

- Oversized 2-car garage
- Cabinetry and painted floor on interior
- Electric garage door opener
- Refrigerator
- Service yard is lighted with shelving
- Potters bench

Outdoors

- Driveway with "Bluffton" tumbled blend two-sized brick (2007); edged in brick, new brick installed for planters
- Koi pond and small waterfall feature outside front door; light over koi pond controlled by timer in garage
- Motion sensor turns on exterior lights in columns and over garage doors
- Yard is fully irrigated – drip and spray
- Extensive landscape lighting including walkways, planters, trees
- Deer fence on right side of property
- Storm shutters installed by Roll-a-way. Primarily electric, a few are manually attached. All windows and doors can be covered.
- Upper deck – trellis with copper caps
- Front and rear decks and service yard refurbished in 2007-2008
- Outdoor decking is made from rain forest wood, expected to last for the life of the house

Pool

- Pool and Spa (1993)
- Pool storage chemical locker
- Pool service yard – pool heater, filter, spa pump, pool pump, chlorinator, etc. Jandy box external controls and circuit breaker box
- New pool and spa pumps (Premier Pool) – 2008
- Propane Heater (Year Round Pool) – 2005
- Surge protection, motor and pool cover – 2002
- Pool cover has pump to keep rainwater drained off
- Spa can be covered
- Closed-circuit TV camera can be set to monitor pool and patio area

Beach Walkway

- Hot and cold shower off beach walkway
- Sun deck
- Full beach walkway

Kitchen

- Fully remodeled in 2007
- Wolf cooktop with 4 burners and griddle, double ovens (convection/regular) and hood vent
- Miele dishwasher
- Sub-zero freezer and refrigerator
- Dacor double warming drawers
- GE microwave
- Instant hot water dispenser with Culligan reverse osmosis system
- Pantry with appliance 'nook' for microwave and coffee maker
- Heated floor

Master Suite

- Fully remodeled in 2007
- Fireplace with gas logs
- Curtains and blinds operated by remote
- Audio/video – wireless Crestron remote
- TV on moveable arm
- Skylights
- Touchpad for HVAC system and alarm system
- In floor heat in master bath
- Jetted tub
- Separate shower with steam unit
- Closet light timers
- Electric sunshades and drapes on windows and door to upper deck

Contact Listing Agent for complete list of Property Feature or go to property website: www.21RedCardinal.com



Sea Pines Resort - The Premier Choice Of Hilton Head Resorts with An Adventurous Spirit.

Experience a resort destination unlike any other. As a vast, 5,000-acre oceanfront retreat, The Sea Pines Resort has drawn generations of travelers and guests for more than 50 years. Experience the legendary charm of The Sea Pines Resort, which caters to every interest with boundless activities. Explore the endless ways to spend your stay beginning with our three distinctive golf courses and award-winning tennis facilities. Unwind with a leisurely bike ride, or immerse yourself in exhilarating water sports. Savor a gourmet selection of restaurants, or engage in upscale shopping. Indulge in a wealth of recreation. Signature features of this landmark destination include: Sea Pines has 5,000 acres of resort estate, consisting of four distinct neighborhoods, a 605-acre forest preserve, and five miles of pristine, sandy white beaches.



Love Real Estate Consultants is the only accredited resort & second-home property specialists exclusively servicing the Sea Pines marketplace.

As long-time residents of this community with over 50 years of combined real estate experience in Sea Pines, we understand the features and characteristics of the different neighborhoods found along our five miles of pristine beach. Our experience and knowledge allows us to advise our buyer clients on the subtleties of location and value as they relate to their future property, whether for investment rental purposes, second home purchases or retirement living. To our seller clients we offer unparalleled service in the promotion and marketing of their property by taking full advantage of all the innovations that technology makes available over the Internet.



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