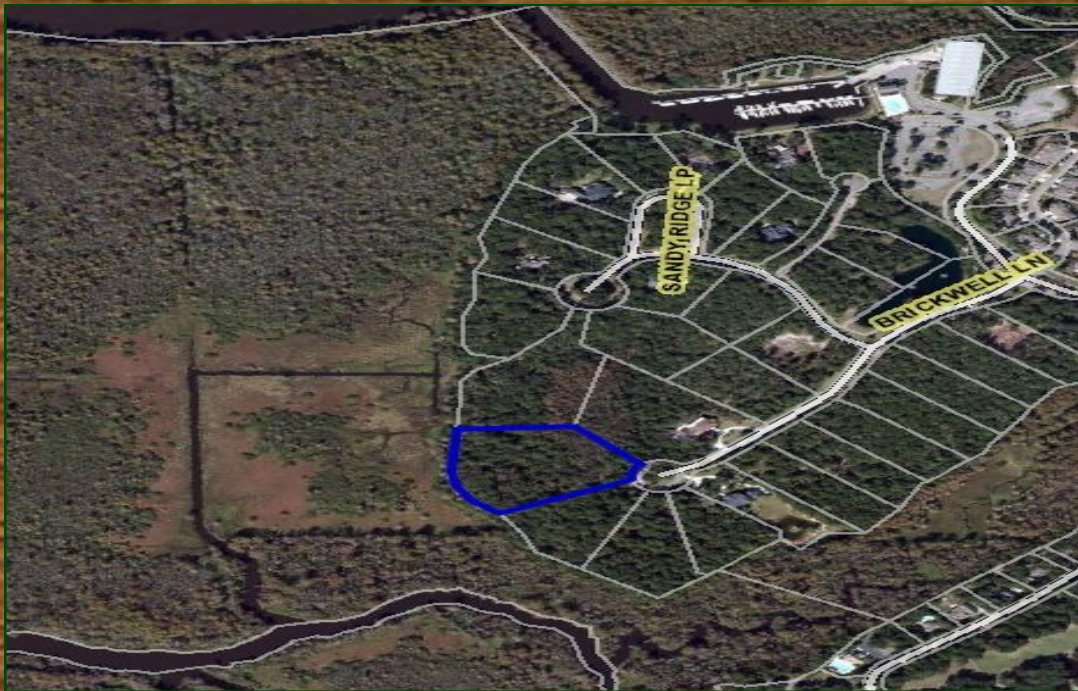




Commercial Real Estate

Island Estates

Lot 13



Acreage:
4.1+/- Acres

Zoning:
Residential

Location:
**Litchfield
Beach,
SC**

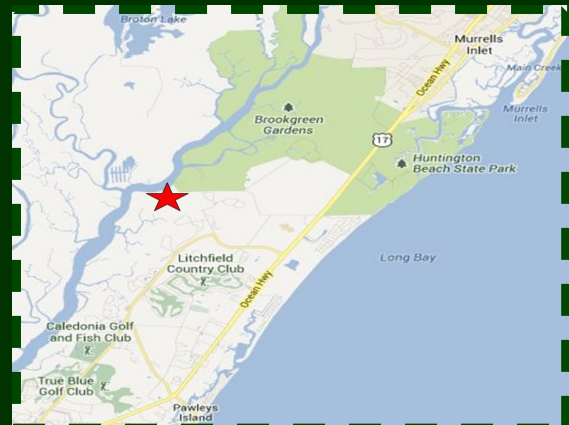
- Located in The Reserve community in Litchfield
- This lot is the largest Residential Lot in Island Estates Community
- Overlooks historic Rice Fields; 328 ft of frontage overlooking Marsh Land
- Access to Private Marina on Intracoastal Waterway
- Private beach access through Litchfield by the Sea
- Gorgeous Greg Norman Golf Course and Clubhouse
- Georgetown County TMS# 04-0195L-013-00-00

PRICE: \$499,000.00

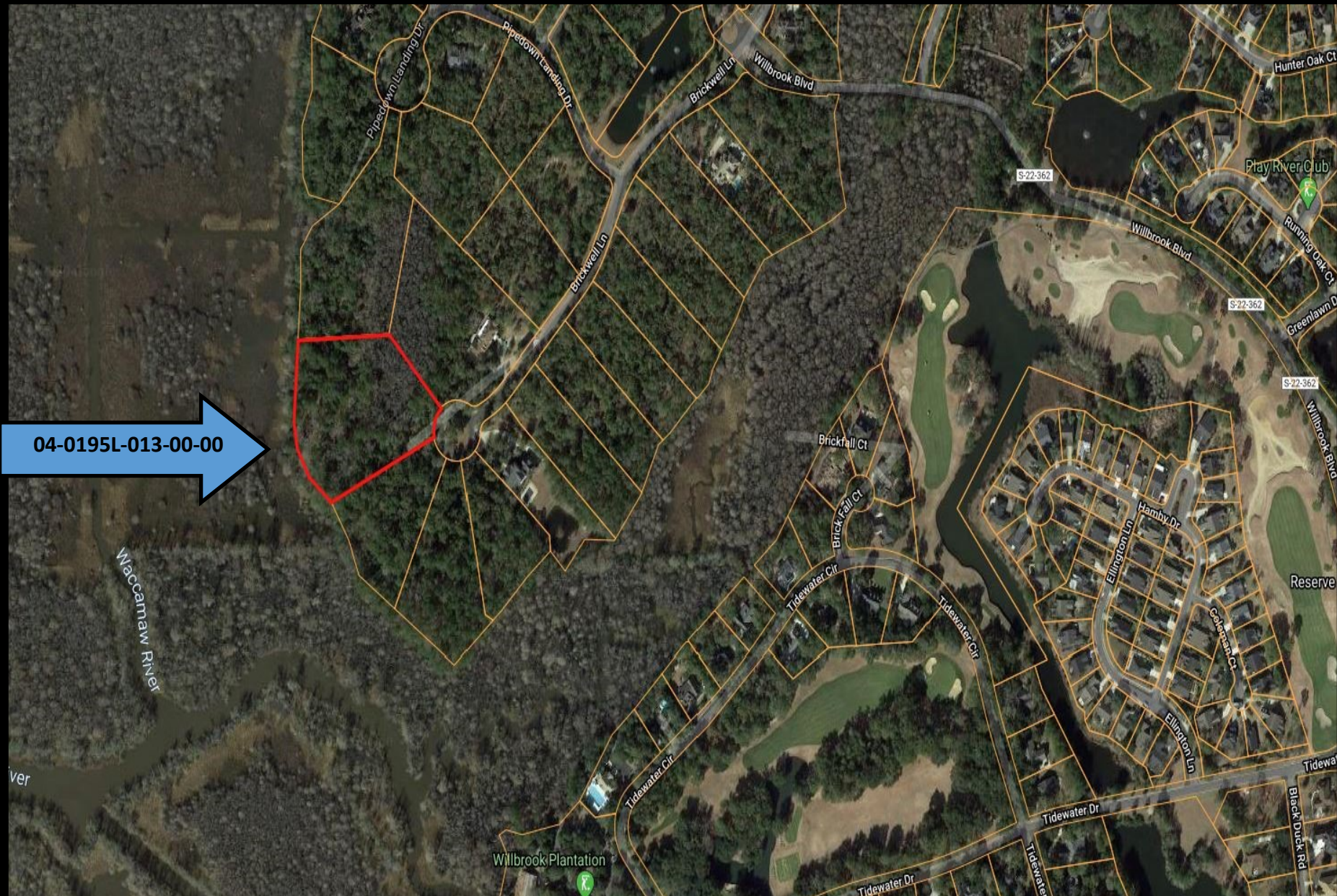
Contact Us At:

Phone: 843-449-0441

E-mail: info@wacclt.com

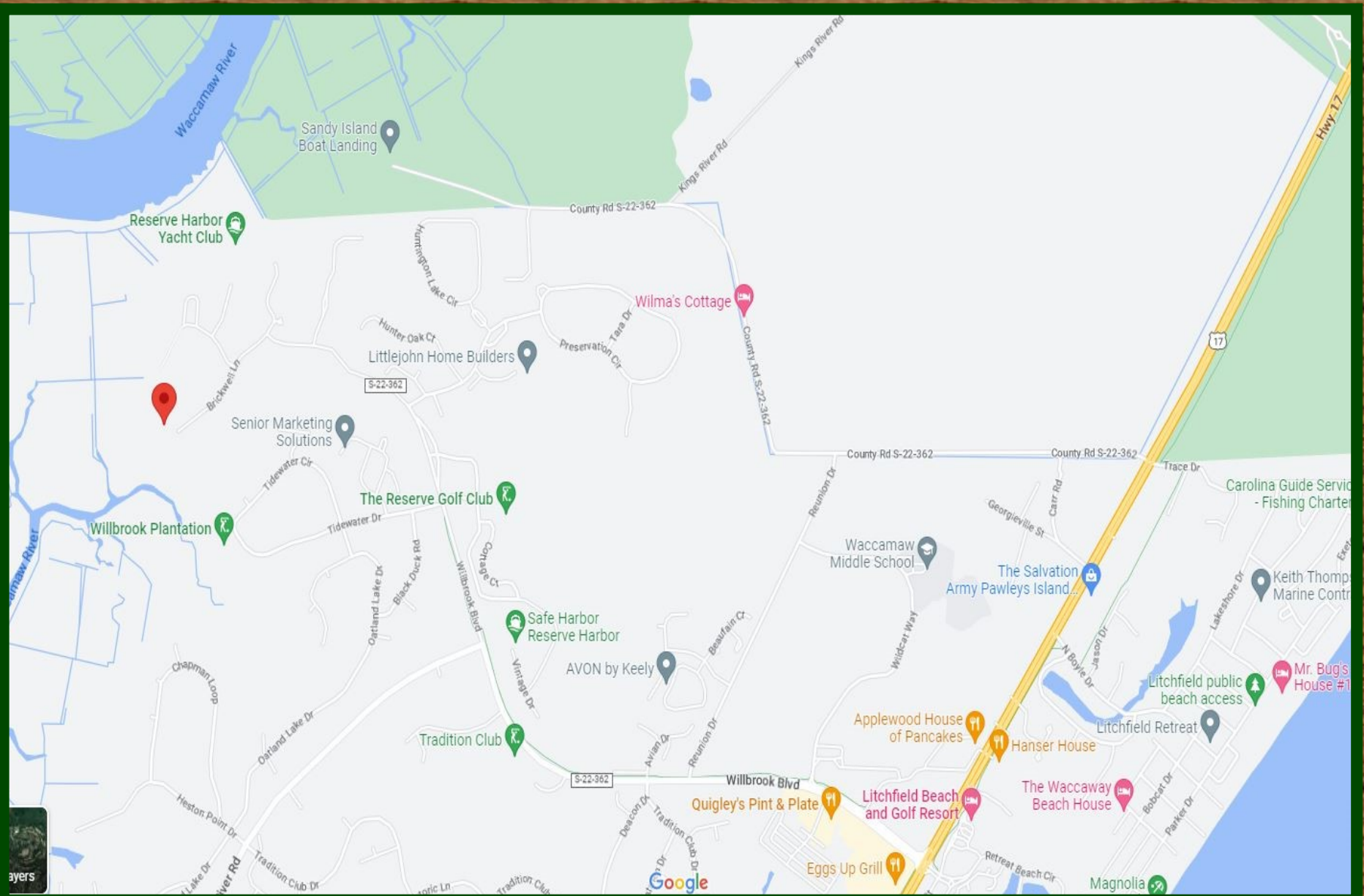


ISLAND ESTATES LOT 13 @ THE RESERVE AT LITCHFIELD

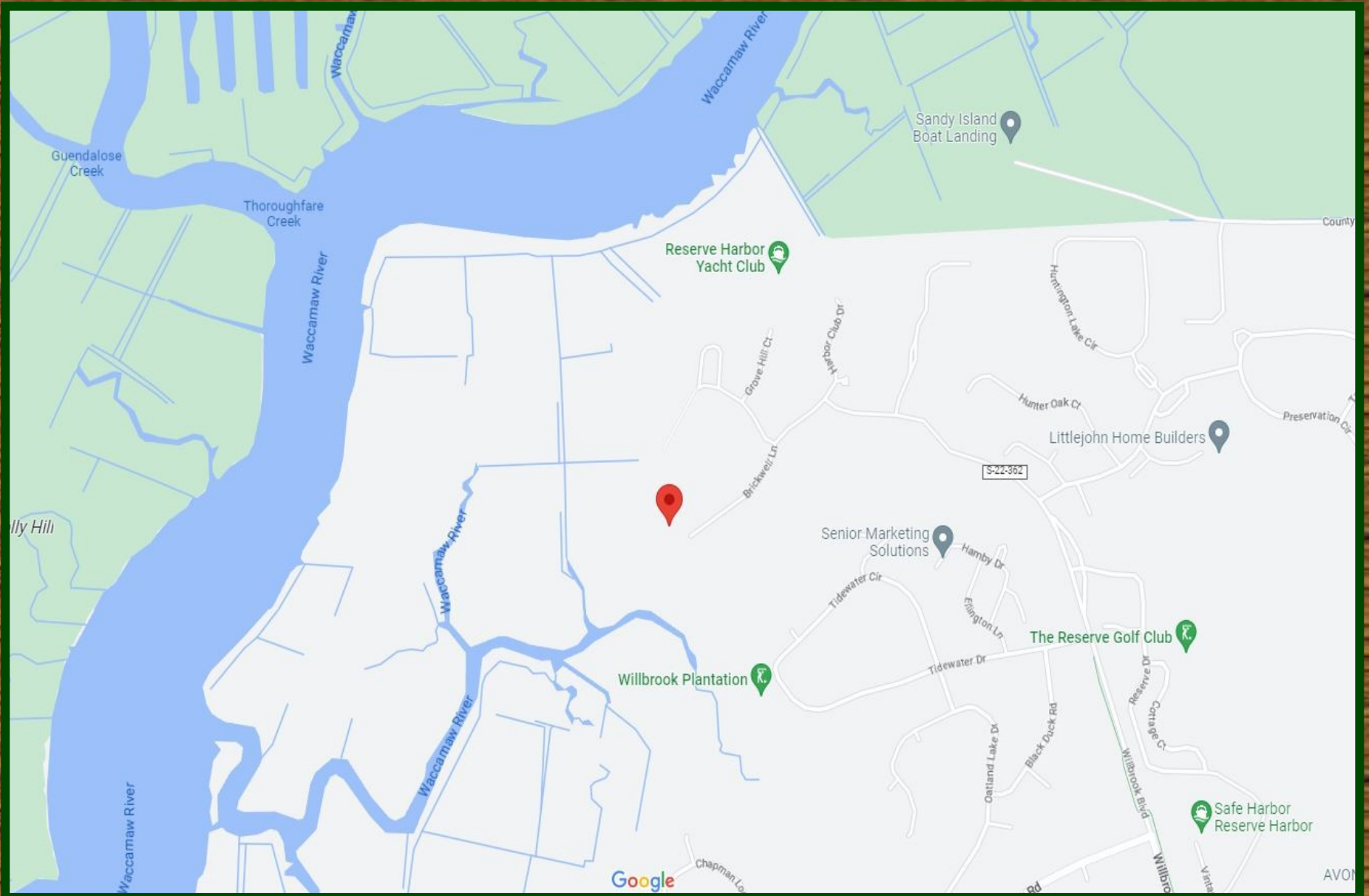


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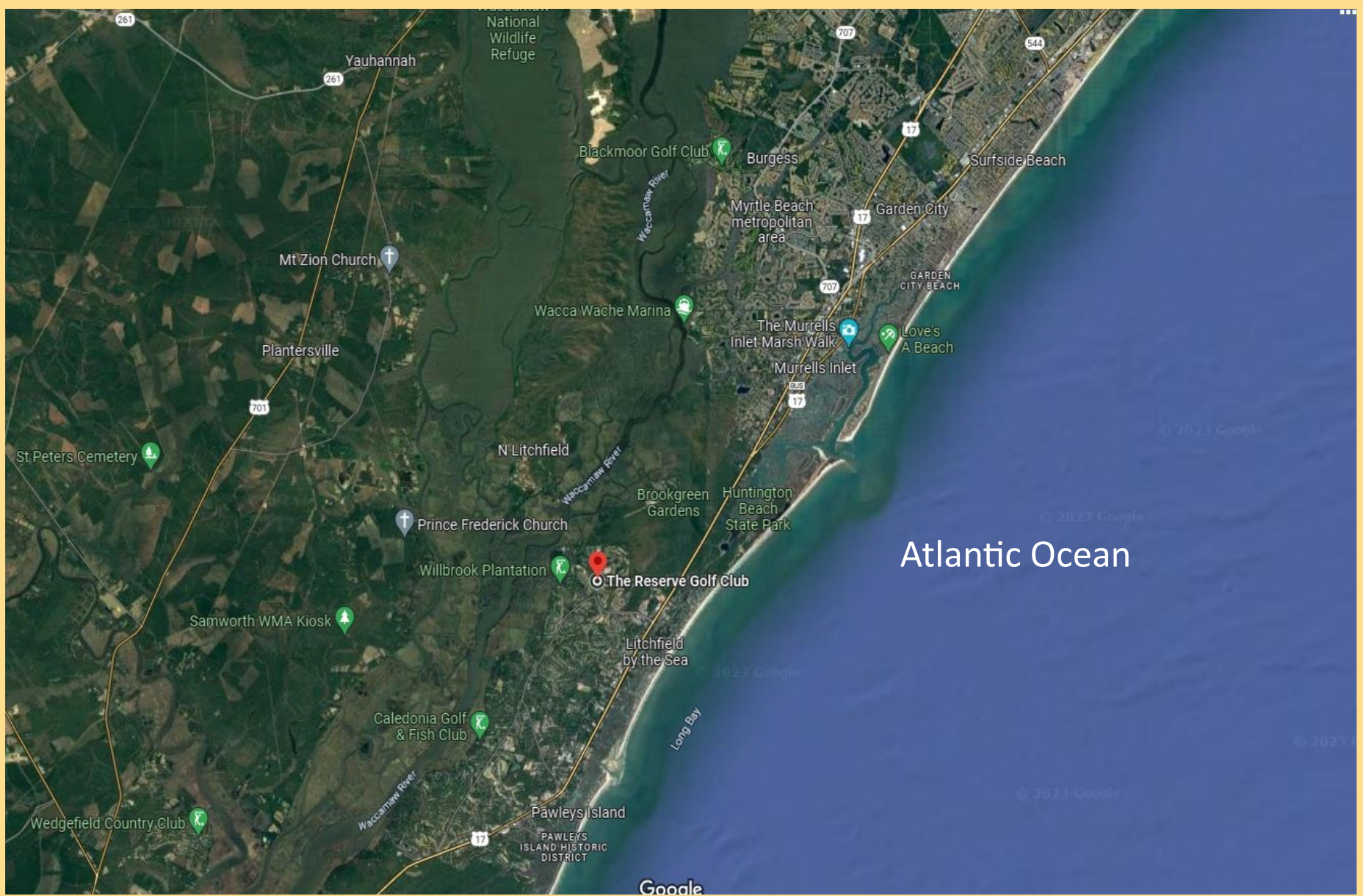
Island Estates—Lot 13 @ Litchfield Beach, SC



Island Estates—Lot 13 @ Litchfield Beach, SC



Island Estates—Lot 13 @ Litchfield Beach, SC



GOLF AT LITCHFIELD PRESERVE



Recognized as one of the Top 200 Residential Golf Courses in the U.S. by Golfweek, our Greg Norman design poses a formidable test for golfers of all skill levels. Fast and fun, there is a tee box for you on this 7,200 yard, par 72 tract.

"My ultimate goal wasn't to create an extremely difficult course, just one that's very challenging. So while you won't have to hit straight every hole, you're always going to have to think straight." – Greg Norman

Players and course evaluators nationwide rave about the course's unique natural design that conforms to its low-country wetland surrounding. Bordering protected conservation areas and 160 acres of natural wetlands, part of the experience is crossing the charming wooden bridges that link our fairways. Inspired by the perfection of nature itself, The Reserve's Golf course feels as if it has always been here.

From the bag drop to the finishing hole, The Reserve staff provides a great experience each time you play. Our talented golf professionals are esteemed teachers and ready to help you with any part of the game, whether it's to straighten out your drive or take a few strokes off your final score. A variety of individual or group lessons are available as well as continual member clinics.



THE
Litchfield
 COMPANY
 REAL ESTATE
 LLC

P.O. Box 97/14240 Ocean Highway 17
 Pawleys Island, SC 29585
 (843) 237-4000
www.thelitchfieldcompany.com

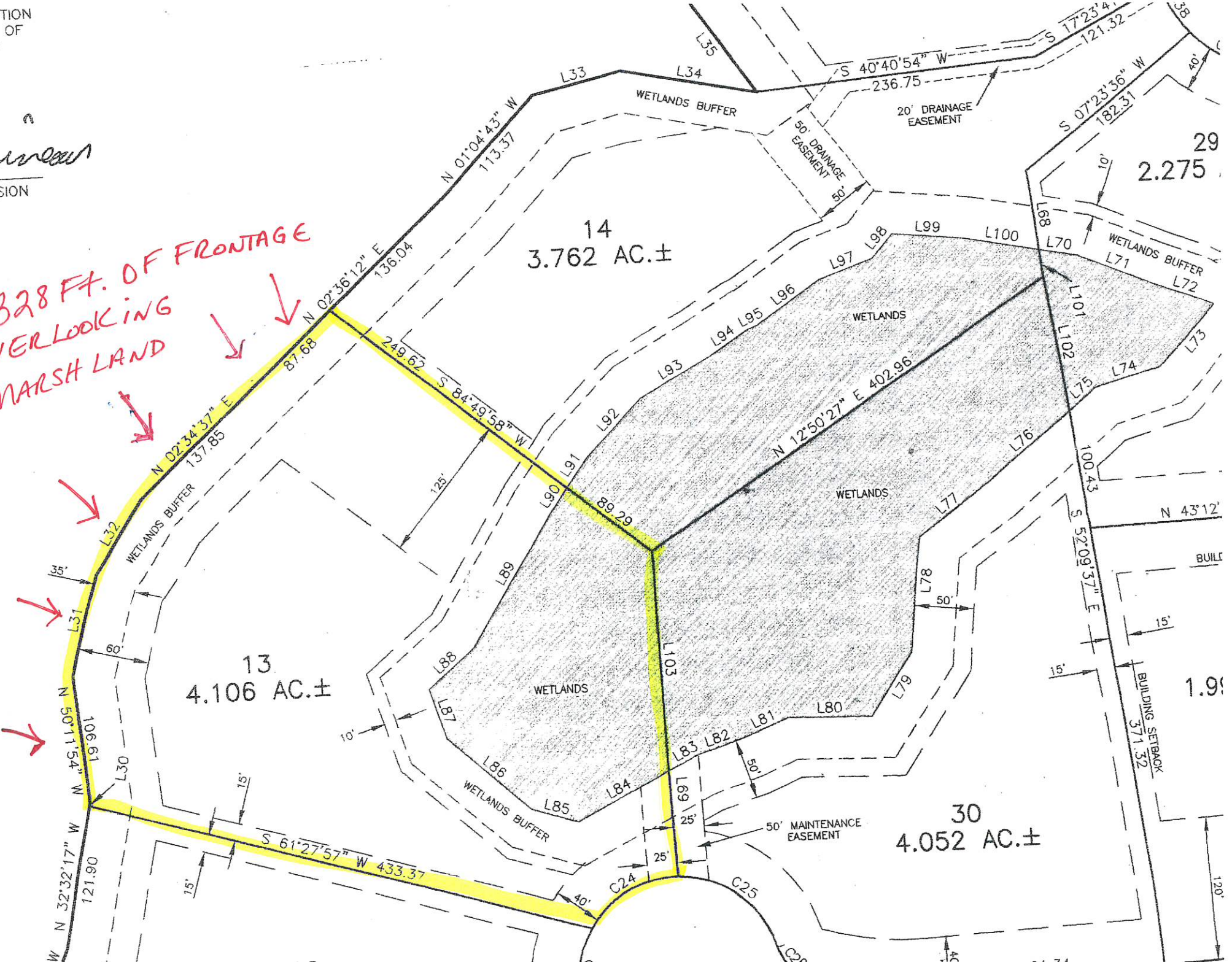


The Reserve
AT LITCHFIELD

This conceptual plan represents the projected future development of The Reserve at Litchfield as envisioned by the developer. It will be modified and altered during the years required to build The Reserve at Litchfield in response to changing requirements of governmental agencies and financial institutions, the changing needs of property owners as determined by the developer, changing financial conditions and increased knowledge of ecological needs. S10

Mission
MISSION

**328 FT. OF FRONTAGE
OVERLOOKING
MARSH LAND**



29
2.275

BUILT
1.99

120'

FOR RECORDING
 THE SUBDIVISION REGULATIONS
 IN CAROLINA, WITH THE EXCEPTION
 ARE NOTED IN THE MARSHES OF
 THAT IT HAS BEEN APPROVED
 BY THE CLERK OF COURT.

MARSH, PLANNING COMMISSION

*All Frontage
 View over Marsh*

*328 Ft.
 OF Frontage
 over looking
 MARSHLAND*

NOTE: LOT 14, ISLAND STATES, PHASE 1 OF THE
 SUBDIVISION REGULATIONS SHALL BE PROVIDED
 OWNER GRINDER STATION.

MARSH &
 OLD RICE PADDIES

RICE FIELDS

1 &
 PADDIES

WILBROOK
 FIELD-BY
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