



**ALMOST SOLD OUT!**

# COTTAGES ON THE MARSH

NEWLY BUILT  
GATED COMMUNITY  
FROM THE  
**400's**



MODEL OPEN DAILY  
10:00AM-5:00PM

CALL TODAY!

## MARSHFRONT LIVING

MARSH WALK, SUNRISE GAZEBO & KAYAK LAUNCH

CLUBHOUSE & POOL OVERLOOKING MARSH

100 YEAR OLD LIVE OAKS

GATED, WITH GREENSPACE & TRAILS

NATURAL GAS COMMUNITY

WORLD CLASS BIRD WATCHING

## CHERRY GROVE BEACH

VOTED #1 BEACH IN SC AND #11 IN THE USA

LESS THAN 1 MILE WALK/GOLF CART TO BEACH

**KING ONE**  
PROPERTIES  
INTERNATIONAL

VOTED 5 YEARS BEST REAL ESTATE COMPANY  
AND VOTED BEST REAL ESTATE DEVELOPER

**843-497-9100**



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9713 N KINGS HWY #203  
MYRTLE BEACH, SC 29572



## COTTAGES ON THE MARSH

Hello from the beautiful shores of Cherry Grove Beach!

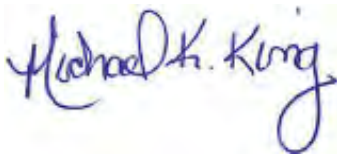
As most of you know, Cherry Grove Beach was voted the #1 beach in South Carolina and #11 in the United States for its overwhelming beauty and minimal commercial development. We here at Cottages On The Marsh are very proud of that recognition and as developers we have taken great pride in developing this one-of-a-kind community by maintaining the pristine aesthetic of the marshland nature scape and it's 100+ year old live oak trees while still providing all the firstclass amenities one would come to expect in today's communities.

Cottages On The Marsh is an enclave of 50 home lot packages in Cherry Grove on the beautiful marshlands of the North Strand! This gated community will no doubt win numerous awards and get local, regional, and national attention in the months to come. Boasting ¼ mile of marsh front, 100+ year-old live oak trees, a beautiful clubhouse and swimming pool directly on the marsh, a marsh walk, a sunrise gazebo, an estuary boasting over 1 acre of greenspace, a nature walking trail, natural gas community, a kayak launch, and world class bird watching!!! The low HOA fee of \$176 also includes the mowing of your grass!!! All of this within walking/golf cart ride to the beautiful shores of Cherry Grove Beach!!!

If Cottages On The Marsh is a community you've been waiting for, please act today! Remember there are only of few lucky homeowners that will ever be able to live in this nature drenched community. Don't let this opportunity pass you by!!!

Thank you again and we look forward to helping you become a part of this one-of-a-kind development!!!

With kindest regards,



Michael K King- Developer

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COTTAGES ON THE MARSH

# THE DEVELOPMENT

## COMMUNITY FEATURES

- PRIVATE, GATED COMMUNITY
- NATURAL GAS COMMUNITY
- UNDERGROUND UTILITIES
- PRIVATE KAYAK LAUNCH

## CLUBHOUSE FEATURES

- CLUBHOUSE AND POOL OVERLOOKING MARSH
- MEETING ROOM/BUSINESS CENTER
- FIREPLACE, FULL KITCHEN, WORKOUT CENTER
- ACCESS TO MARSH WALK, LEADING TO SUNRISE GAZEBO

## CHERRY GROVE BEACH

- VOTED #1 BEACH IN SOUTH CAROLINA
- VOTED #11 BEACH IN THE USA



## NATURAL FEATURES

- 100 YEAR OLD LIVE OAK TREES THROUGHOUT
- LESS THAN 1 MILE TO CHERRY GROVE BEACH
- NATURE & WALKING TRAIL AROUND THE ESTUARY
- TRAILS MAINTAINED IN PART BY COASTAL CAROLINA UNIVERSITY STUDENTS
- QUARTER MILE OF MARSH FRONT
- WORLD CLASS BIRD WATCHING

# THE HOMES

## MODERN STYLE HOMES WITH A CLASSIC FLAIR

- HARDI BOARD SIDING, WITH STACKED STONE
- METAL ROOF ACCENTING
- HEATED SOFT FROM 1645-3395
- HARDWOOD & TILE IN ALL LIVING AREAS, MASTER BEDROOM & BATHS
- TILE SHOWERS, GRANITE/QUARTZ COUNTER TOPS THROUGHOUT HOME
- BLACK, STAINLESS STEEL APPLIANCES
- OVERSIZE BASEBOARD, CHAIR RAILING, CROWN MOULDING
- LAWN CARE MAINTAINED BY HOA



PRICING FROM THE **\$400's** TO THE **600's** OFF MARSH  
**\$500's** TO THE **900's** ON MARSH

## ENERGY & SMART HOME FEATURES AVAILABLE

- SMART HOME TECHNOLOGY WITH MOBILE ACCESS
- SECURITY SYSTEM WITH INTERIOR CAMERA, DOORBELL CAMERA, DOOR & WINDOW CONTACTS W/MOBILE ACCESS
- ENERGY EFFICIENT THERMOSTATS & WATER SHUT OFF WITH MOBILE ACCESS

\*PRICING SUBJECT TO CHANGE WITHOUT NOTICE.

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# PRICE OPTIONS

## HOMESITE PRICING

PRICING BELOW DETAILS THE BASE PRICING (INCLUDING THE BASE PRICE HOMESITE) FOR EACH OF OUR MODEL HOMES. MOST HOMESITES HAVE A HOMESITE PREMIUM THAT YOU ADD TO EACH MODEL PRICE, PLUS ANY OPTIONS FOR THE FINAL PRICE.

1.	<u>SANDERLING</u>	<b>\$449,900</b>
		1645 HSQFT NON PREMIUM LOT
2.	<u>SANDPIPER</u>	<b>\$474,900</b>
		1850 HSQFT NON PREMIUM LOT
3.	<u>EGRET</u>	<b>\$499,900</b>
		2200 HSQFT NON PREMIUM LOT
4.	<u>OSPREY</u>	<b>\$524,900</b>
		2404 HSQFT NON PREMIUM LOT
5.	<u>HERON</u>	<b>\$579,900</b>
		2815 HSQFT NON PREMIUM LOT
6.	<u>WOODSTORK</u>	<b>\$634,900</b>
		3164 HSQFT NON PREMIUM LOT
7.	<u>PELICAN</u>	<b>\$669,900</b>
		3395 HSQFT NON PREMIUM LOT

## ADDITIONAL ADD ON OPTIONS

ELEVATOR:	<b>2 STOP: \$24,000, 3 STOP: \$27,000</b>
APPLIANCE UPGRADE:	<b>CAFE SERIES: \$3,600 MONOGRAM SERIES: \$9,000</b>
SCREEN PORCH:	<b>\$5,500-\$8,000</b>
EXTERIOR RAILINGS:	<b>GLASS: \$18,000-\$23,000 CABLE: \$7,800-11,750</b>
TREX DECKING:	<b>\$5,000-6,100</b>
VENTLESS GAS FIREPLACE:	<b>\$2,200 (INDOOR) \$4,200 (OUTDOOR)</b>
ADDITIONAL WALL PAINT COLOR:	<b>\$550 PER COLOR</b>
ADDITIONAL GAS OUTLETS:	<b>\$550 EACH</b>
OIL RUBBED BRONZE FIXTURES:	<b>\$1,100-\$1,400</b>
SMART HOME:	<b>\$1,500-\$2,200</b>
GENERATOR (PRE WIRE, GAS LINE WITH PLATFORM):	<b>\$4,000</b>
DECOR SWITCHES/RECEPTACLES:	<b>\$750-\$1,000</b>
FULL ROOF METAL:	<b>\$16,000-\$24,000</b>
GARAGE FLOOR EPOXY PAINT (ALL PLANS):	<b>\$2,600</b>
UPGRADED SIDING PACKAGE:	<b>\$11,600 (SANDERLING &amp; SANDPIPER) \$13,200 (EGRET)</b>

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## STANDARD FEATURE SHEET (PAGE 1)

### EXTERIOR

- CEMENT BOARD SIDING AND TRIM PER PLAN (LAP, SHAKE, BOARD AND BATTEN)
  - BOARD AND BATTEN NOT STANDARD ON SANDERLING, SANDPIPER & EGRET
- 5/4 PRESSURE TREATED DECKING, TREADS AND LOUVERS
- VINYL HANDRAILS ON ALL PORCHES
- ARCHITECTURAL SHINGLES AND STANDING SEAM METAL ROOF ACCENT AND DETAILS PER PLAN
- UNDERGROUND UTILITIES
- 5" SEAMLESS GUTTERS
- BEAUTIFUL LANDSCAPE PACKAGE PER PLAN
- MULTI-ZONE IRRIGATION
- SHERWIN WILLIAMS PREMIUM PAINT IN SELECT COLORS

### INTERIOR

- 10' MAIN LEVEL CEILING HEIGHTS, 9' GARAGE, 9' THIRD FLOOR CEILING
- 8' TWO PANEL SQUARE DOORS ON MAIN LEVEL, 6'8" TWO PANEL SQUARE DOORS ON ALL OTHERS
- 7.25" TALL BASEBOARDS THROUGHOUT
- 4.5" CROWN MOLDING IN FOYERS, KITCHENS, LIVING ROOM & MASTER AND TREY CEILINGS (PER PLAN)
- JUDGES PANEL IN DINING ROOM
- TRAY CEILINGS (PER PLAN)
- STAINED HARDWOOD STAIRS AND HANDRAILS
- BRUSHED NICKEL FIXTURES
- GE PROFILE APPLIANCE PACKAGE (REFRIGERATOR NOT INCLUDED)
- PEERLESS PLUMBING FIXTURES
- TANKLESS GAS HOT WATER HEATER
- COMFORT HEIGHT TOILETS

\*\*\*BUILDER RESERVES THE RIGHT TO CHANGE SPECIFICATIONS/MATERIALS OF EQUAL QUALITY AT ANY TIME\*\*\*



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# FEATURES

## STANDARD FEATURE SHEET (PAGE 2)

### INTERIOR (CONTINUED)

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BIRCH CABINETS WITH SOFT CLOSE DOORS AND DOVETAIL DRAWERS

RAISED HEIGHT VANITIES

GRANITE COUNTERTOPS THROUGHOUT

LOW VOLTAGE LOCATIONS IN ALL BEDROOMS AND LIVING ROOMS

BRUSHED NICKEL DOOR LEVERS

SHERWIN WILLIAMS PREMIUM PAINT IN SELECT COLORS

3X6" SUBWAY TILE BACKSPLASH IN KITCHEN

1" BEVELED EDGE MIRRORS OVER ALL BATH SINKS

TILE SHOWER IN ALL MASTER BATHS

SKIRTED TUB WITH TILE WALLS IN ALL GUEST BATHS

3/8" HEAVY GLASS FRAMELESS SHOWER DOORS ON ALL MASTER BATH SHOWERS

### QUALITY ASSURANCE

---

ONE YEAR LIMITED BUILDERS WARRANTY

PRE-DRYWALL WALK THROUGH

PRE-SETTLEMENT INSPECTION TO ENSURE QUALITY AND COMPLETENESS

11 MONTH WALK THROUGH FOR MATERIAL AND WORKMANSHIP DEFECTS

8 YEAR STRUCTURAL WARRANTY

MANUFACTURER WARRANTY ON ALL APPLIANCES, FIXTURES & EQUIPMENT

*\*\*\*BUILDER RESERVES THE RIGHT TO CHANGE SPECIFICATIONS/MATERIALS OF EQUAL QUALITY AT ANY TIME\*\*\**





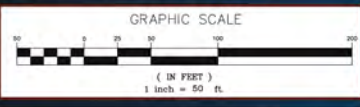
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# OUR COMMUNITY



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## COMMUNITY SITE PLAN



**\*\*ARTISTIC RENDERING. MAY NOT REPRESENT ACTUAL TOPOGRAPHICAL FEATURES AND LANDSCAPING. SPEAK TO YOUR KINGONE AGENT ABOUT AVAILABLE HOMESITES AND PRICING.**

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# PRIVATE CLUBHOUSE



## CLUBHOUSE FEATURES

- CLUBHOUSE AND POOL OVERLOOKING MARSH
- MEETING ROOM/BUSINESS CENTER
- FIREPLACE, FULL KITCHEN, WORKOUT CENTER
- DIRECT ACCESS TO MARSH WALK
- COMMUNITY EVENTS
- FEATURED SUNRISE GAZEBO
- GOLF CART PARKING



**\*\*ARTISTIC RENDERING. BUILDER RESERVES RIGHT TO CHANGE FINAL BUILD APPEARANCE WITHOUT NOTICE.**

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# THE SANDERLING

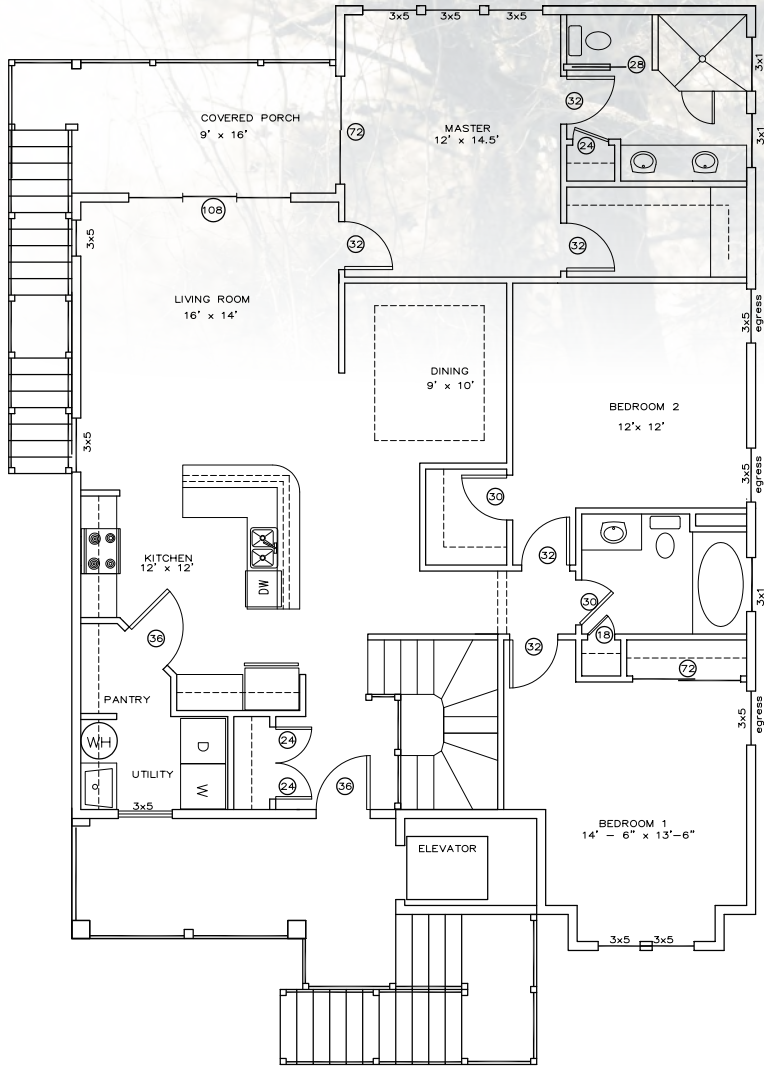
3528 TOTAL SQUARE FOOTAGE



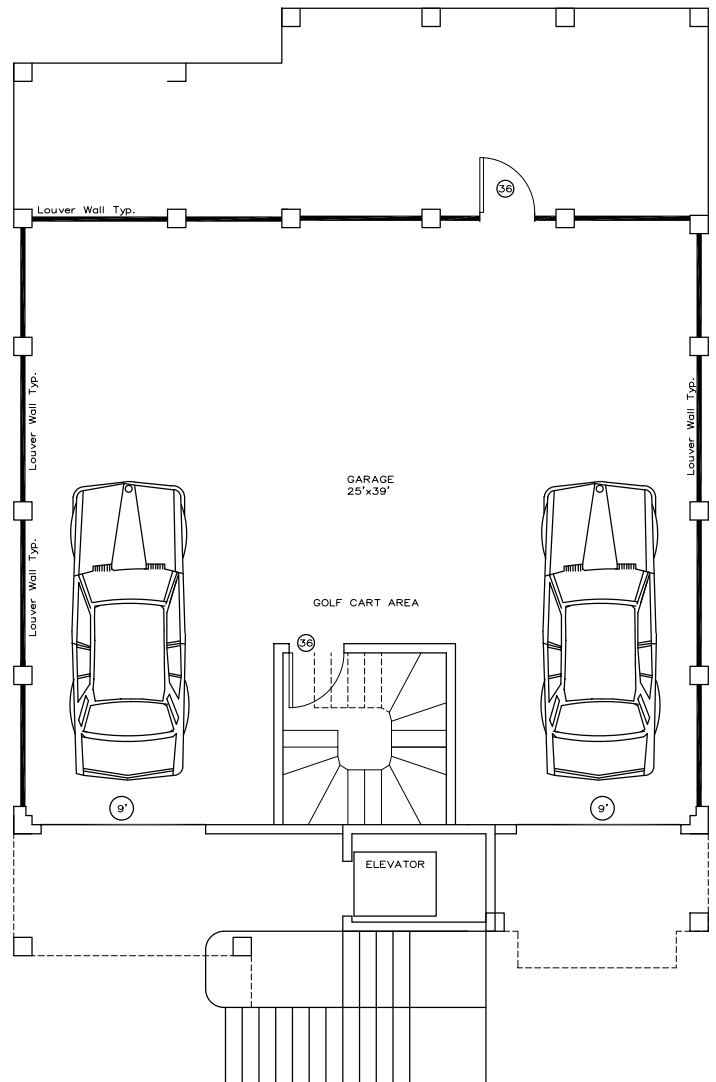
1645  
HEATED  
SQUARE  
FEET

3 BED, 2 BATH, 1 LEVEL

The Sanderling is designed to offer ample living space while still maintaining a cozy aesthetic. The master offers a dual vanity sink and standing shower, with a shared bathroom for the 2nd and 3rd bedrooms. Semiprivate dining area.



1st Floor



Ground Floor

Renderings not to scale  
Plan subject to change without notice



# THE SANDPIPER

3925 TOTAL SQUARE FOOTAGE

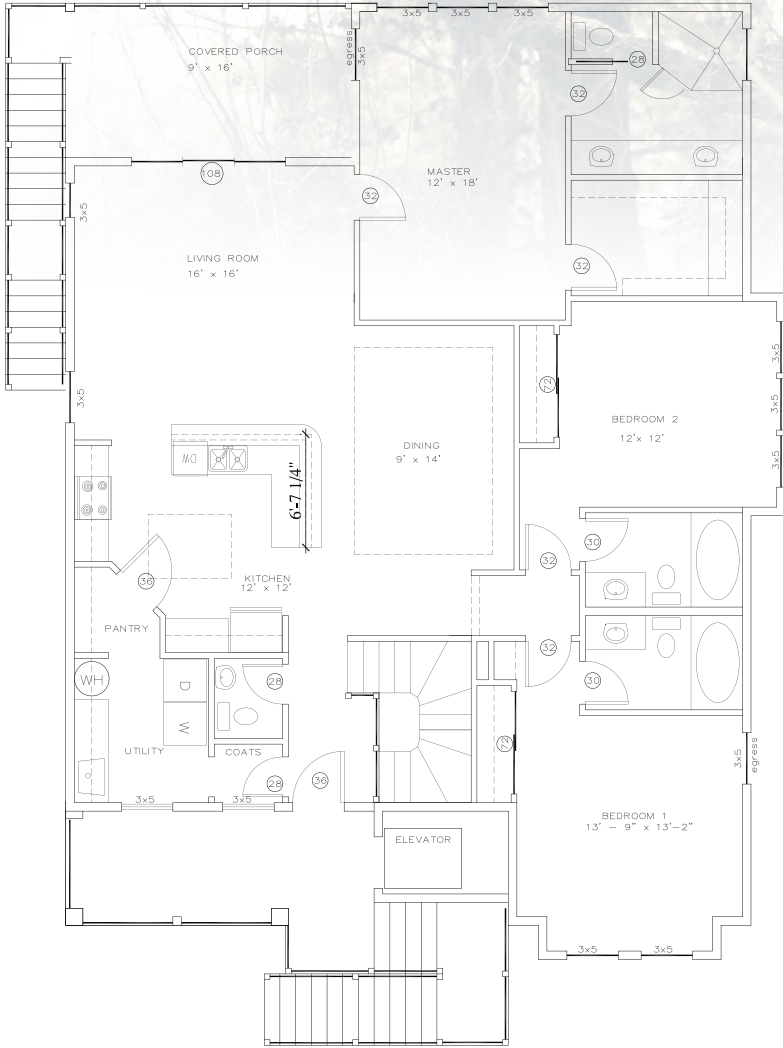
COTTAGES ON THE MARSH



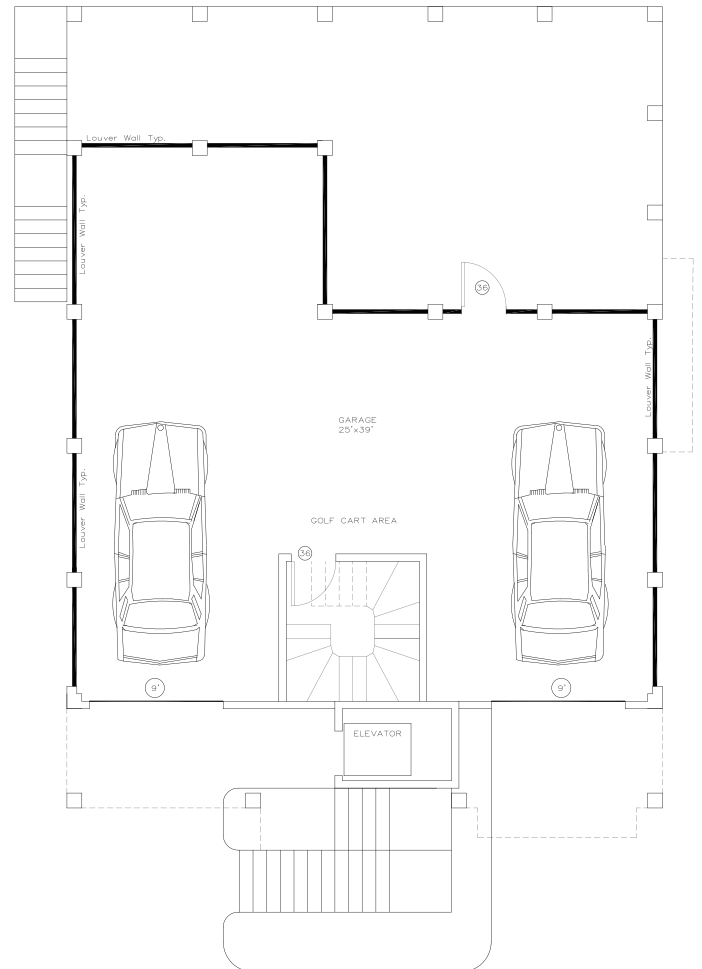
1850  
HEATED  
SQUARE  
FEET

3 BED, 3.5 BATH, 1 LEVEL

This model features additional storage in the garage, an optional elevator, as well as a covered porch. This layout offers an open concept kitchen, living, and dining area, and ample natural light coming from the covered patio. The master bedroom offers a double vanity and a walk in closet, offering plenty of clothing space.



2 FIRST FLOOR PLAN  
A101 SCALE 1/8" = 1'-0"



1 GARAGE FLOOR PLAN  
A101 SCALE 1/8" = 1'-0"

Renderings not to scale  
Plan subject to change without notice





# THE EGRET

4380 TOTAL SQUARE FOOTAGE

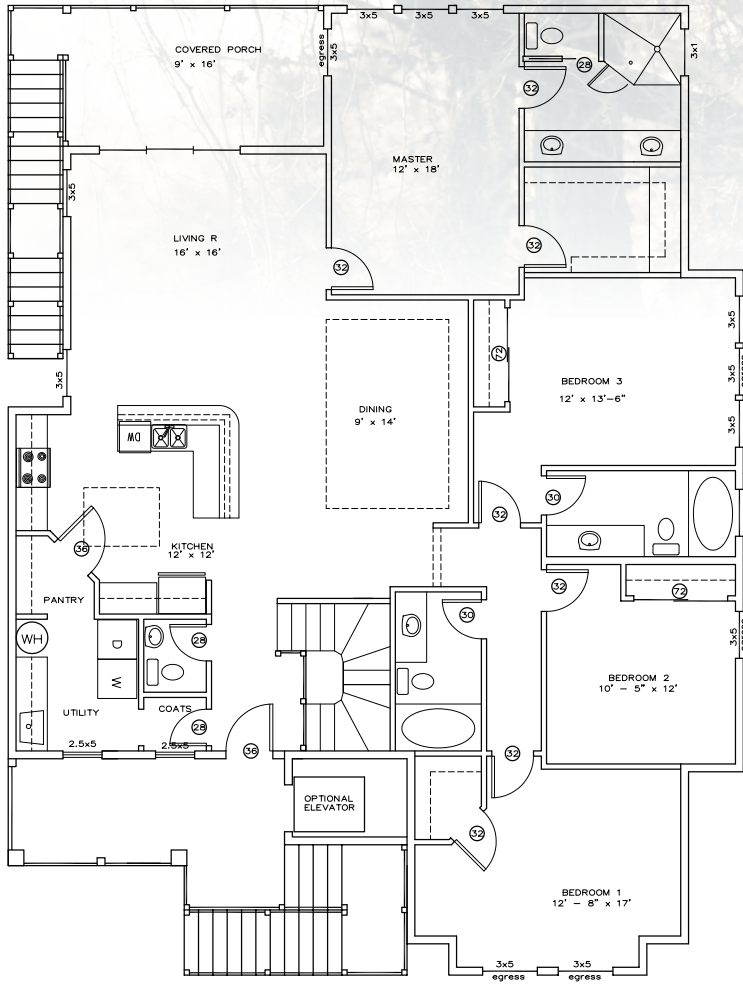
COTTAGES ON THE MARSH



2200  
HEATED  
SQUARE  
FEET

4 BED, 3.5 BATH, 1 LEVEL

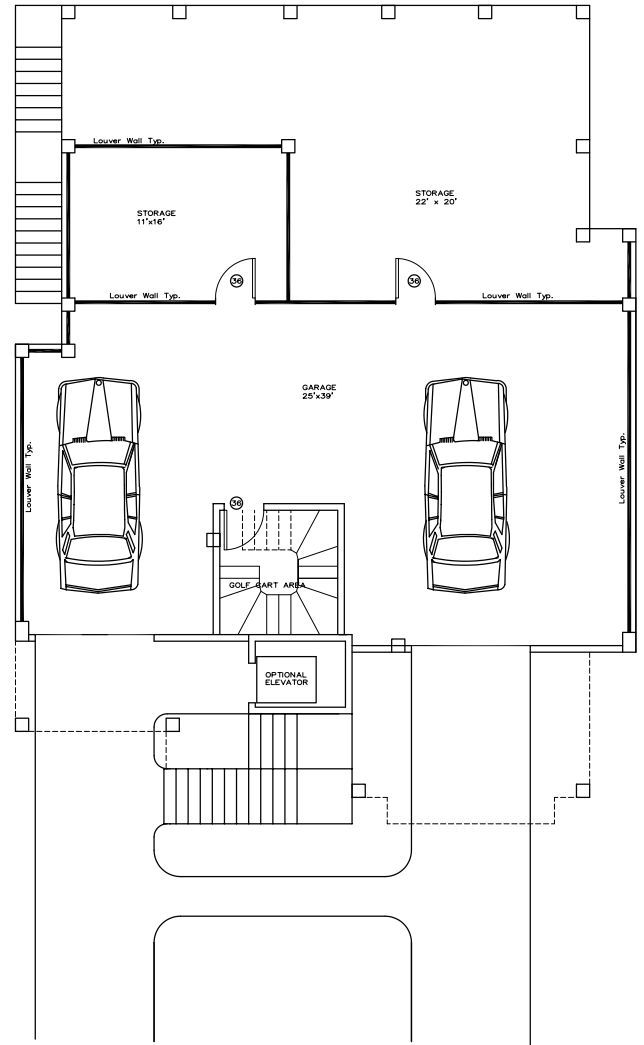
2 FIRST FLOOR PLAN  
A101 SCALE 1/8" = 1'-0"



2,220 HSF

The Egret offers the perfect balance for a homed for entertaining and for comfortable living, with an open concept kitchen, living and dining area and four ample size bedrooms. The master and 2nd bedroom offer private baths with an additional full guest bath. The master bathroom includes both a premium soaking tub and walk-in shower with optional elevated fixtures.

1 GARAGE FLOOR PLAN  
A101 SCALE 1/8" = 1'-0"



Renderings not to scale  
Plan subject to change without notice



# THE OSPREY

3894 TOTAL SQUARE FOOTAGE

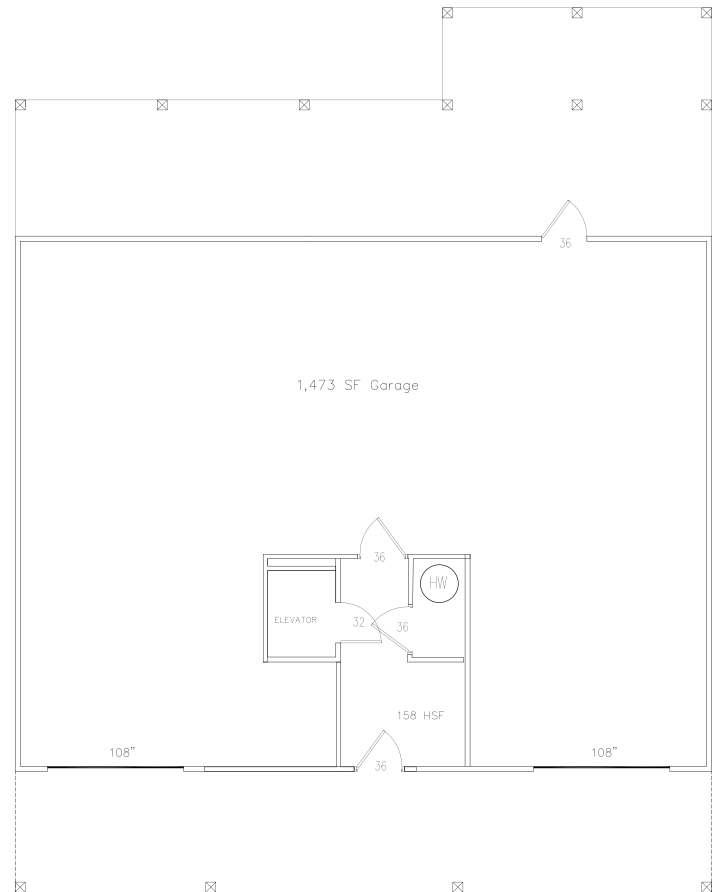
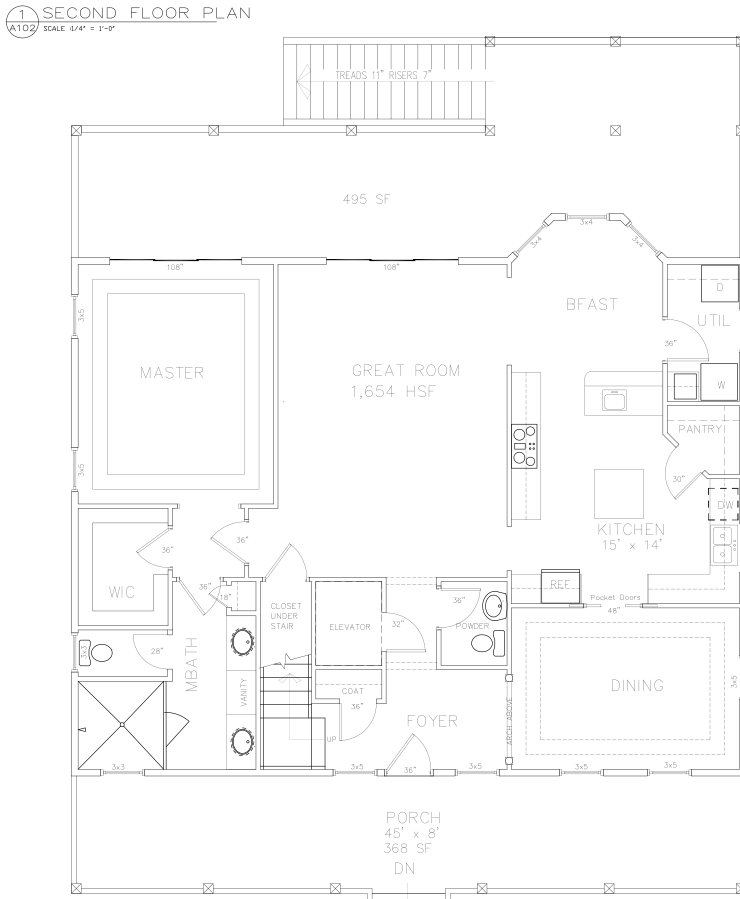
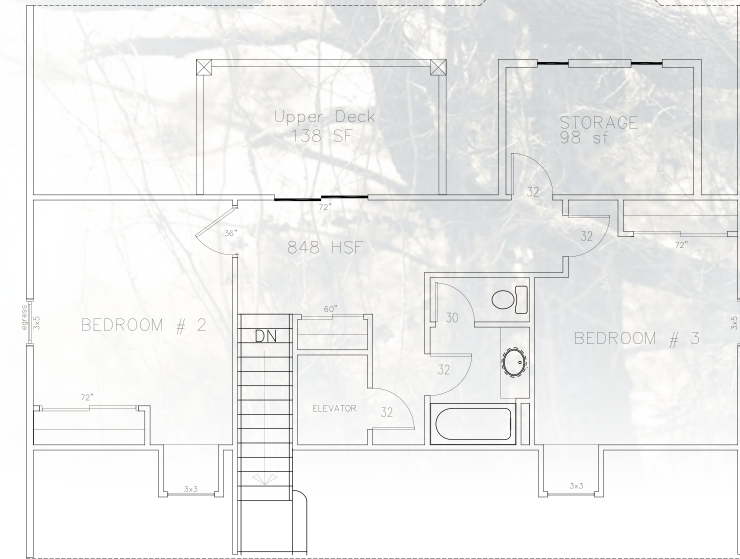
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2404  
HEATED  
SQUARE  
FEET

3 BED, 3.5 BATH, 2 LEVELS

Our Osprey plan exemplifies marshfront living, and is one of the optimal plans to be built on our marsh facing lots. It features a large front and back porch, as well as an upper deck on the second level. Enter into the foyer which sits adjacent to a private dining room with optional French Doors. This plan features an eat-in kitchen and breakfast area lit with ample natural light from the back porch. The master lies adjacent to the spacious Great Room, offering privacy from the 2nd and 3rd bedrooms on the second level. Additional storage is a feature of this home with an attic and extra garage storage.



Renderings not to scale  
Plan subject to change without notice





# THE HERON

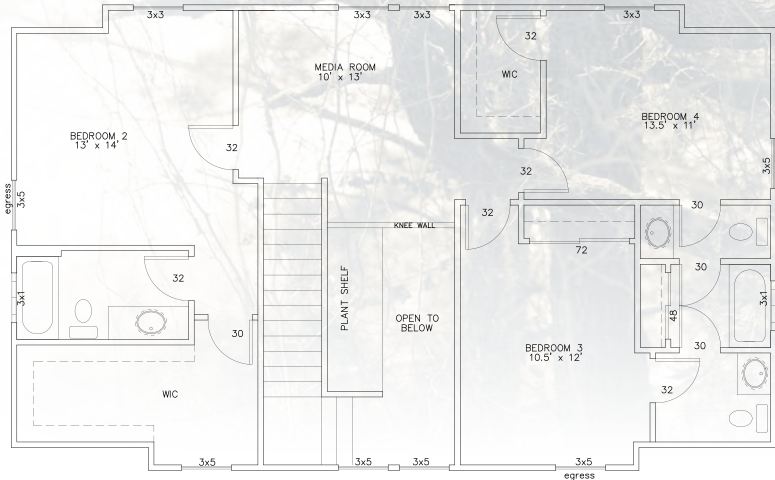
3920 TOTAL SQUARE FOOTAGE

COTTAGES ON THE MARSH

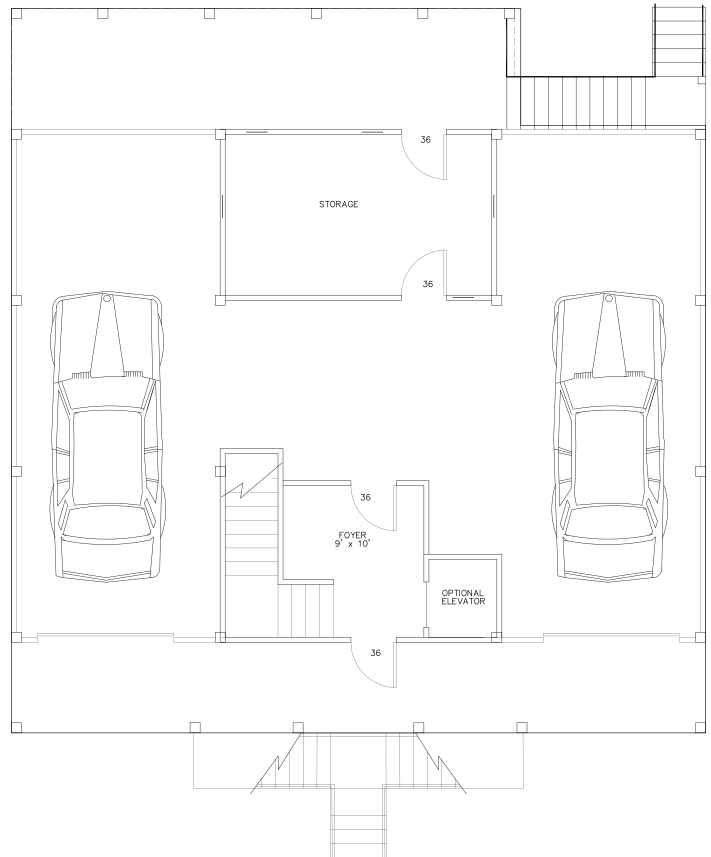
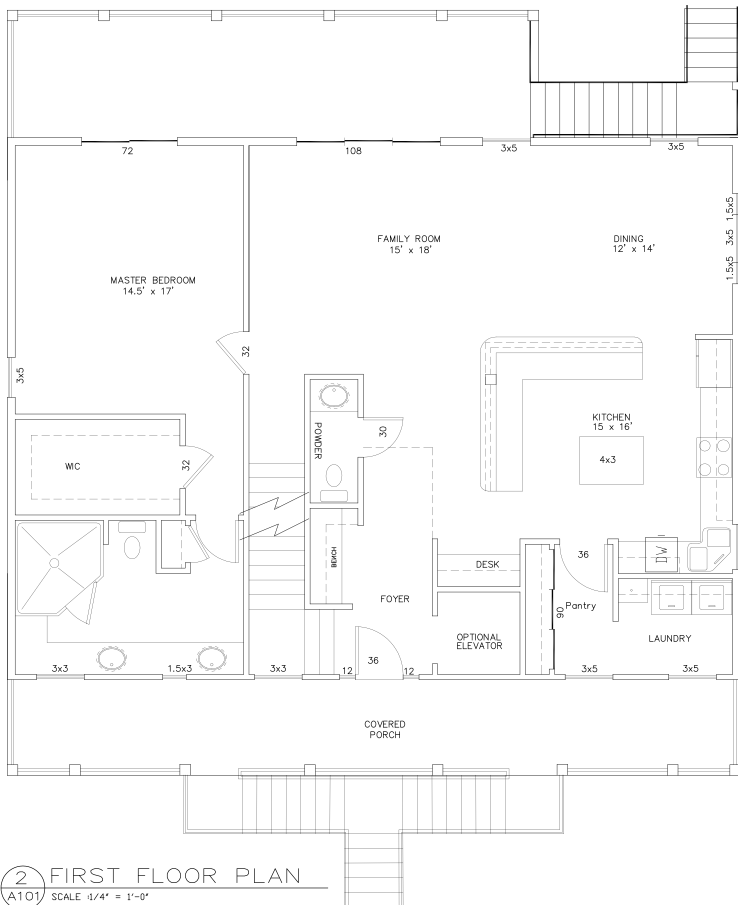


2815  
HEATED  
SQUARE  
FEET

4 BED, 3.5 BATH, 2 LEVELS



Like the Osprey, the Heron plan features a porch encompassing the front of the home, where you enter directly into the foyer with an optional elevator. This is an open concept floorplan with a spacious dining area and family room overlooking the large kitchen. The main floor features a built in work space, as well as a large private master bedroom with a bathroom with both premium soaking tub and walk in shower. The three additional bedrooms on the 2nd floor surround the loft area, great as additional sitting room or entertaining area.



Renderings not to scale  
Plan subject to change without notice



# THE WOODSTORK

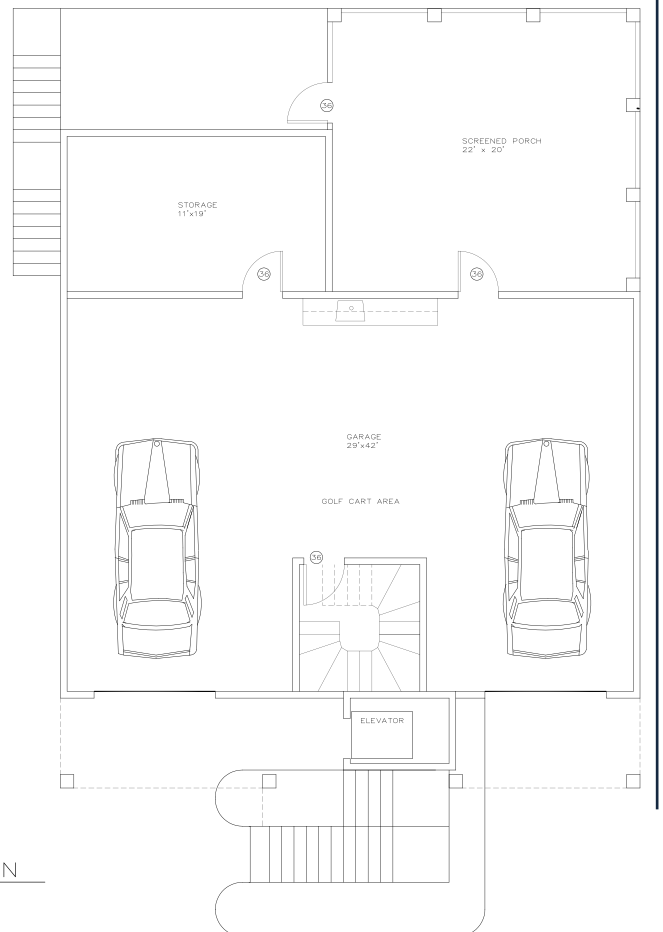
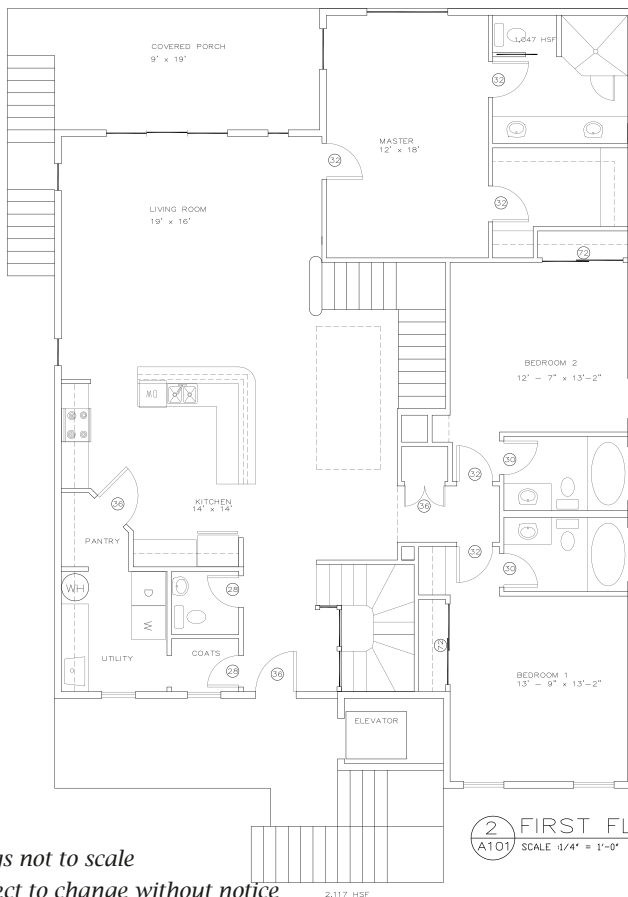
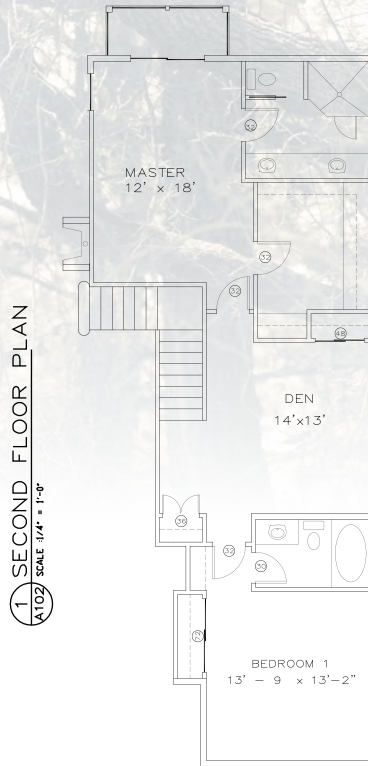
5509 TOTAL SQUARE FOOTAGE



3164  
HEATED  
SQUARE  
FEET

5 BED, 5.5 BATH, 2 LEVELS

The Woodstork is a large floor plan with a cozy front porch and stairs that are shaded by the detailed three pillared rooftop with stacked stone. The main level boast 3 bedrooms with a main floor master. The 2nd floor enters into a cozy den. The largest 2nd floor master offers both ample closet space, and a private viewing deck.



Renderings not to scale  
Plan subject to change without notice

2,117 HSF

Ground Floor





# THE PELICAN

6000 TOTAL SQUARE FOOTAGE

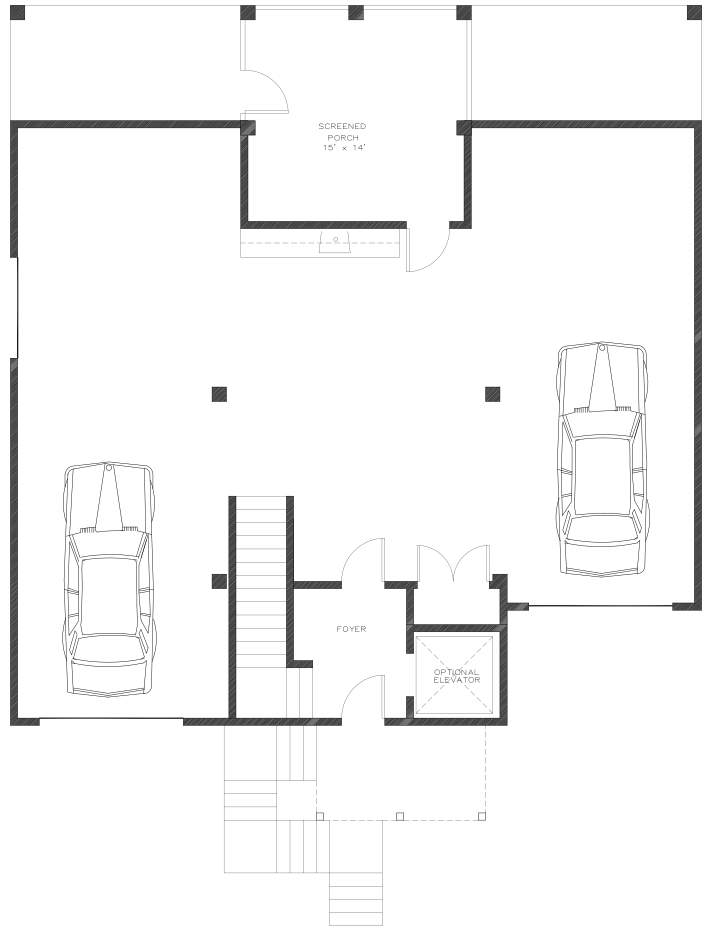
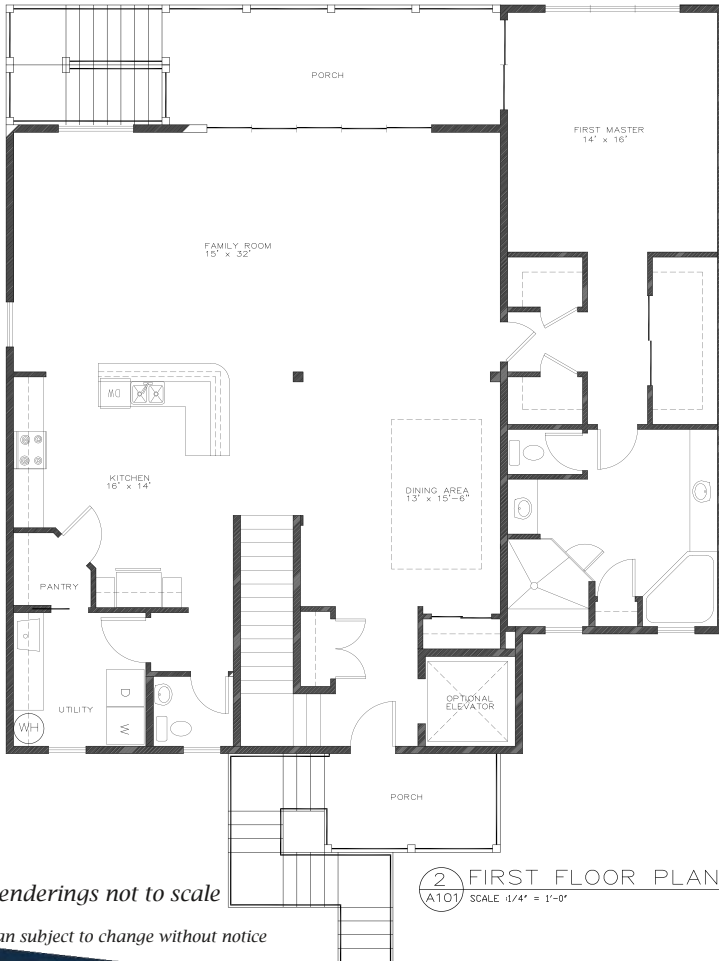


3395  
HEATED  
SQUARE  
FEET

5 BED, 4.5 BATH, 2 LEVELS

The Pelican is our largest floorplan. Enter either from the 3.5 car garage or shaded porch entry into the large family space with plenty of room for additional dining and entertaining. The kitchen features plenty of storage and a bar height granite counters. The main floor master offers the largest bathroom plan options, with private vanities, as well as dual closet space. The 2nd floor offers an additional master bedroom and three other sizable bedrooms and three full baths.

1 SECOND FLOOR PLAN  
A102 SCALE 1/4" = 1'-0"



Renderings not to scale

Plan subject to change without notice





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**AS WELL AS BEST REAL ESTATE DEVELOPER  
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**SPECIALIZING IN LUXURY HOMES, CONDOMINIUMS, COMMERCIAL  
& RESIDENTIAL DEVELOPMENT, & BUSINESS BROKERAGE**



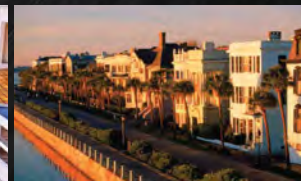
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WE ARE THE BEST ON THE BEACH AND ARE COMMITTED TO EXCELLENCE**

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