



# Sand Dunes

@257A MYRTLE BEACH, SC



3,4,& 5  
Bedroom Plans

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# *Sand Dunes*

@25TH MYRTLE BEACH, SC

Nestled along the sun-kissed shores of Myrtle Beach, Sand Dunes at 25th stands as an exclusive enclave of just six meticulously curated lots, offering a rare opportunity for discerning homeowners to craft their dream single-family residence in a setting of unparalleled intimacy. Unlike sprawling developments that dilute the sense of community, this boutique collection ensures privacy and tranquility, where neighbors become cherished friends and every home reflects the personal vision of its owner. Imagine waking to the gentle whisper of ocean breezes and the golden glow of dawn over the dunes, all while embracing the timeless charm of coastal living—where sandy pathways lead to pristine beaches and the rhythmic lull of waves provides a soothing soundtrack to everyday life.

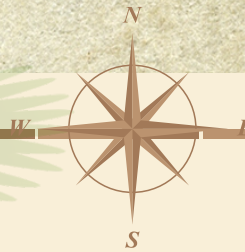
What truly sets Sand Dunes at 25th apart is its prime location, mere minutes from Myrtle Beach's vibrant array of world-class restaurants, thrilling attractions, and endless entertainment options, yet tucked away in a serene pocket that feels worlds apart from the hustle. Here, you can savor fresh seafood at a nearby bistro one evening and return to your private oasis the next, blending convenience with the allure of seclusion. This limited-edition community isn't just a place to live—it's a canvas for creating lasting memories, where the charm of small-scale luxury meets the excitement of beachside adventure, inviting you to build a legacy in one of Myrtle Beach's most coveted hidden gems.



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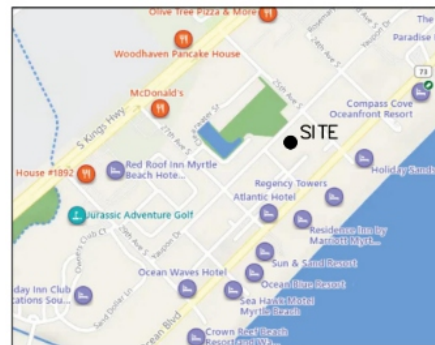




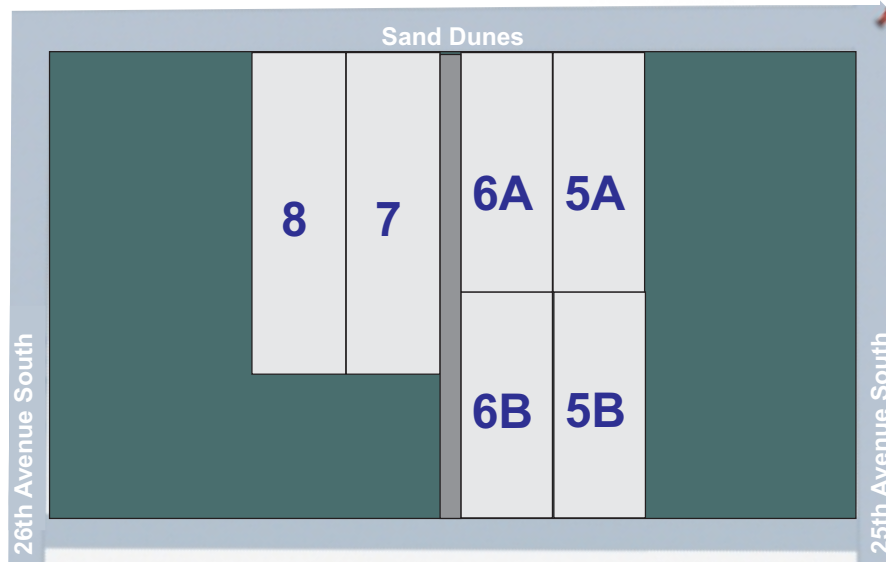
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@25TH MYRTLE BEACH, SC

## Site Plan



LOCATION MAP



3 Minutes off the beach! 3rd Row





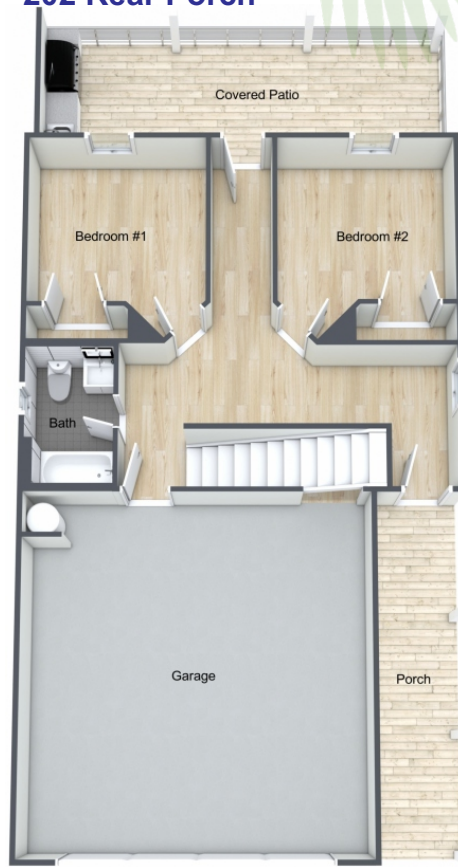
# Sand Dunes

@25TH MYRTLE BEACH, SC



**Square Footage**  
**2676 Total Under Roof**  
**552 1st Floor**  
**1136 2nd Floor**  
**1688 Total Heated**  
**433 Garage & Storage**  
**111 Entry Porch**  
**202 Rear Porch**

## Islamorada



Level 1



Level 2





# Sand Dunes

@25TH MYRTLE BEACH, SC



**Square Footage**  
3055 total Under Roof  
920 First Floor  
1318 Second Floor  
2238 Total Heated  
285 Garage & Storage  
103 Entry Porch  
216 Rear Porch

## Sombrero



Level 1



Level 2





# Sand Dunes

@25TH MYRTLE BEACH, SC



**Square Footage**  
2676 Total Under Roof  
552 1st Floor  
1092 2nd Floor  
1644 Total Heated  
433 Garage & Storage  
111 Entry Porch  
202 Rear Porch  
2nd Floor Front Porch 44

## Largo



Level 1



Level 2





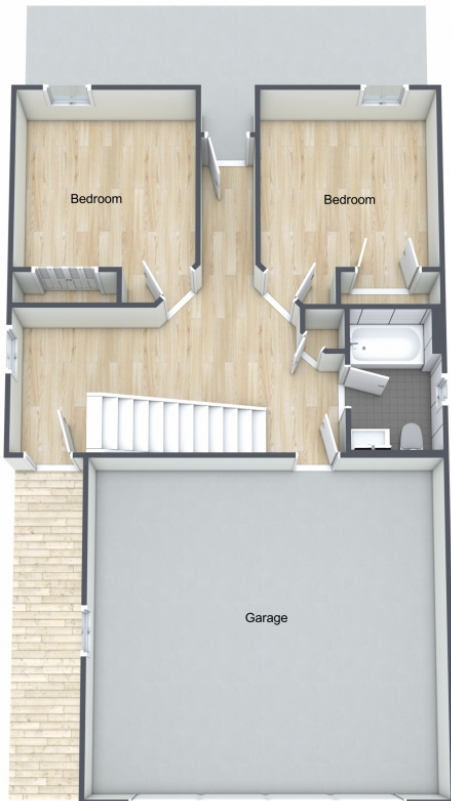
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@25TH MYRTLE BEACH, SC



**Square Footage**  
**2676 Total Under Roof**  
**552 1st Floor**  
**1136 2nd Floor**  
**1688 Total Heated**  
**433 Garage & Storage**  
**111 Entry Porch**  
**202 Rear Porch**

## Marathon

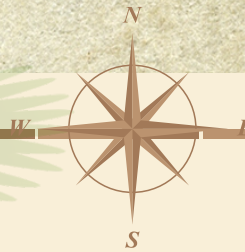


Level 1



Level 2





# Sand Dunes

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## Features List

### Features:

- Energy Efficient Heat Pump (Electric)
- Insulation System - R-30 Ceilings - R13 Walls
- Underground Utilities
- Energy Efficient Water Heater - 50 Gallon
- Floor System - Ground floor: raised slab w/vapor barrier- Second Floor: Engineered Truss System
- Whole House Wrap System

### Exterior Features:

- Single Hung Vinyl Windows with Insulated Glass
- Concrete Drives with Concrete Front Walk
- Roofing - Galvalume plus Metal
- Optional Concrete Patio
- Fiber Cement Siding in an array of colors
- Complete Landscaping Package with Irrigation.

### Interior Features:

- Upscale Trim Package
- Laminate & Tile Flooring
- Tray Ceilings per plans
- Fireplace with Wood Mantel & Tile Hearth (Optional)
- Pre-wired for Ceiling Fans in living area and all bedrooms
- Pre-wired for cable TV & Phones (5 each)
- Smoke / CO2 Detectors
- 2 Wall Colors - Latex Paint
- White Semi-gloss Trim - Latex Paint
- Garage Walls with painted sheetrock finish (per plan)
- Lighting Allowance

### Kitchen Features:

- Smooth Top Self-Cleaning Range
- Granite Kitchen Counter Tops (From Builder Selection)
- Dishwasher
- Refrigerator (Side-by-side)
- Garbage Disposal
- Stainless Steel Double Bowl Sink
- Microwave Over Range
- Choice of Cabinet Finishes
- Wood Laminate or Ceramic Tile Flooring
- Stainless Steel Appliances (Optional)

### Quality Assurance

- One year limited builder's warranty
- Pre-settlement inspection
- Manufacturers warranty on fixtures, appliances, and equipment