



FREDERICA REALTY

HOME SITE 167 ~ 49 HATTON LANE
MARSH FRONT HOME





49 HATTON LANE

Marshfront Home

This coastal-inspired Lowcountry home radiates timeless authenticity — upon arriving, one feels like they have “come home.” The welcoming sight of a beautiful front porch overlooking the majestic live oak canopy is indicative of the warmth of the South. This home is perfectly situated with a commanding view of the marsh, offering magnificent sunsets beyond. The two-story great room offers rough-sawn cypress ceilings with beams and opens to the screened terrace, complete with a summer kitchen and a second living and dining space with a wood-burning fireplace. The butler’s pantry and wet bar located off the kitchen allow for wonderful storage, a bar area for entertaining, as well as an out-of-the-way spot for staging a meal.

A large first-floor primary retreat with adjacent home office accommodates one-story living. Two generous guest suites upstairs, complemented by a bonus room over the garage with living and dining space as well as a fourth bedroom and bath, allow for expansive living space for a family or entertaining guests when you need it.

Endless glass with floor-to-ceiling windows, wood wall details, top-of-the-line appliances, as well as many custom features throughout. The first-floor office, adjacent seasonal closet, and master dressing area can be converted back into a first-floor guest suite for a fifth bedroom and bath.

Features

- 4,514 heated square feet
- 1.56 acres with oak canopy
- Hardie Board and brick exterior
- Cedar shake roof
- Great room offers ship lap panel wall detail, fireplace and rough sawn cypress ceilings with beams
- Dining room with floor to ceiling windows and ship lap wall detail
- 1st floor primary bedroom
- 1st floor office
- Kitchen offers butler’s pantry with wet bar, center island and Thermador professional appliance package
- Back hall features large laundry room with sink, abundant storage, and built-in’s for mudroom
- Screened porch with wood burning fireplace, beamed ceilings and summer kitchen option
- Primary suite features ship lap detail ceiling, 9 x 15 walk in closet and luxurious master bath
- Second story offers two guest suites
- Bonus room over the garage offers living, dining, breakfast bar as well as a 4th bedroom and bath
- Three car garage with storage and carriage style doors
- 7 1/4” wide plank, long length, engineered white oak flooring throughout first floor
- Trane 16 seer electric HVAC systems with programmable thermostats and humidistat
- Prewire distributed audio w/ volume controls on screen porch, master, gathering room
- Structured wiring package cable/data/phone in each bedroom, screen porch, great, office
- Spray foam insulation – open cell in attic and blown in walls
- Tankless gas hot water heaters
- Pella Proline/Lifestyle series windows
- Security prewire and trim, contacts on all doors, first floor operable windows w/ 2 keypads
- Well for irrigation



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