



# THE DREAMIEST HOME IN THE LOWCOUNTRY

*334 Good Hope Road*





# A COASTAL ICON

## *The Dreamiest Home in the Lowcountry*

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Builder: Shoreline Construction

Architect: Court Atkins Group

Designer: Brian Patrick Flynn

Welcome to an exquisite Lowcountry estate nestled in the exclusive Berkeley Hall golf community of Bluffton, South Carolina. This newly built home spans approximately 3,090 square feet of artfully designed living space, blending Southern charm with modern luxury. Crafted by Shoreline Construction in collaboration with renowned designer Brian Patrick Flynn, the residence showcases a perfect fusion of Lowcountry elegance and contemporary comfort. Every detail has been considered – from the finely-crafted architecture to the earthy tones and coastal textures that echo the natural beauty of the Lowcountry. The result is a turn-key furnished home that feels inviting, luxurious, and utterly move-in ready, with professional interior décor and high-end finishes throughout.









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## 334 GOOD HOPE ROAD

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Step inside to a light-filled great room with soaring ceilings and an open-concept layout that seamlessly connects the living, dining, and gourmet kitchen areas. Oversized windows and glass doors frame stunning views of the lush golf course, blurring the line between indoor and outdoor living. The chef's kitchen is equipped with top-of-the-line appliances, custom cabinetry, and even a separate prep kitchen pantry for staging meals and extra storage. Just off the kitchen, you'll find a spacious laundry and mudroom complete with a pet spa – a dedicated pet washing station to keep your four-legged family members pampered.

The home offers three generous bedroom suites, including a luxurious primary suite on the main level. The primary bedroom is a private retreat unto itself, featuring ample natural light, a spa-like ensuite bath, and even French doors to a secluded porch – perfect for morning coffee amid tranquil views. Upstairs, two well-appointed guest bedrooms each boast their own ensuite bathrooms, providing comfort and privacy for family and visitors.

An open loft lounge on the upper level creates an additional gathering space – ideal as a game room, media den, or casual living area for grandchildren and guests to relax. Throughout the interior, bespoke design touches by Brian Patrick Flynn lend a cohesive sense of style, from designer light fixtures and statement wall coverings to the artful mix of coastal hues and textures that evoke a sophisticated Lowcountry vibe.





Step outside to an entertainer's dream: a private outdoor oasis with a sparkling open-air pool, fireplace, built-in grills, pizza oven, and a dining pergola made for lingering evenings. Offered fully furnished and move-in ready, this is a rare opportunity to own a nationally recognized design gem nestled in one of the Lowcountry's most exclusive enclaves.







# OUTDOOR OASIS

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*A resort-style pool and multiple entertaining areas make the backyard a true outdoor oasis.*

Designed for ultimate outdoor living, the backyard is nothing short of breathtaking. Step out to expansive covered porches and a shaded veranda that offer elegant open-air living spaces for lounging or dining al fresco. At its heart, a sparkling pool shimmers invitingly, surrounded by ample seating and lush landscaping for a private, resort-like ambiance. One end of the pool area is anchored by a grand outdoor fireplace, creating a cozy focal point for cool Lowcountry evenings under the stars.

Cooking and entertaining outdoors is a dream thanks to the state-of-the-art summer kitchen. This fully equipped outdoor kitchen features multiple grilling stations and cooking appliances – including a built-in gas grill, gas griddle, smoker, and even a pizza oven – allowing for everything from casual barbecues to gourmet meals dining al fresco. Nearby, an expansive pergola with a designer dining set provides a shaded spot to enjoy meals and cocktails, complete with an al fresco media setup (outdoor TV lift cabinet) and integrated LED lighting for evening ambiance. Whether hosting a lively party or enjoying a quiet afternoon by the pool, every inch of this outdoor oasis has been optimized for leisure and entertainment. From the travertine patio to the comfortable lounge areas, it's an entertainer's haven designed to make the most of Bluffton's year-round outdoor lifestyle.















































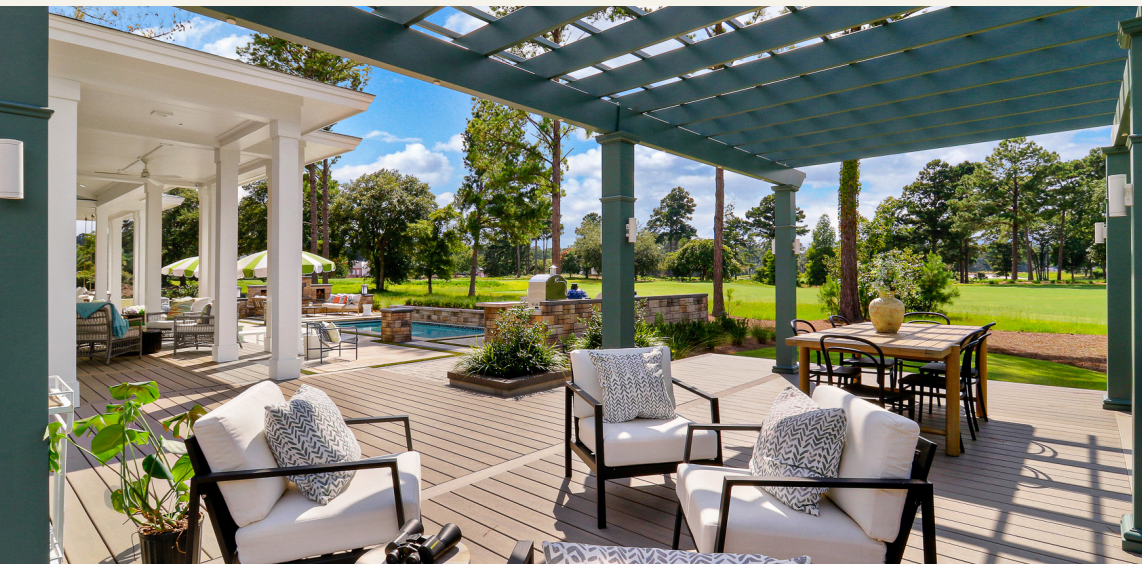
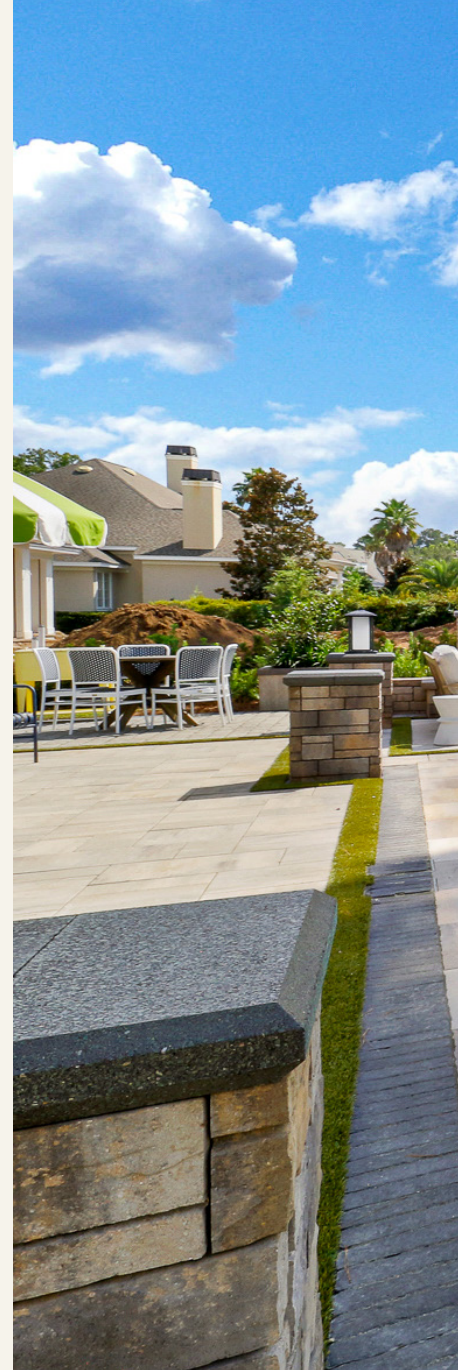


















# MODERN COMFORT & TECHNOLOGY

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No detail has been overlooked when it comes to modern comfort and convenience. The home is equipped with smart home features throughout, offering effortless control of lighting, climate, security, and entertainment. A state-of-the-art security system is installed for peace of mind, and smart thermostats and integrated sound system mean you can set the perfect ambiance with a touch of a button. Energy-efficient construction and high-end materials ensure that this home is as practical as it is beautiful, keeping maintenance low for years to come.

Perhaps one of the most unique features is the golf simulator located in the garage – your very own in-home golf experience. The attached garage not only accommodates vehicles; it doubles as a personal golf center, complete with an immersive simulator setup for year-round practice and play. A private golf cart is also included and ready to whisk you around Berkeley Hall's scenic courses. From smart irrigation in the landscaped gardens to pre wiring for electric vehicles, this home seamlessly blends luxury with innovation, catering to the needs of today's discerning homeowner.















## LOCATION & LIFESTYLE

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Situated on 0.52 acres along the fairway in Berkeley Hall, this property offers panoramic golf course views and a coveted lifestyle for golf enthusiasts. Berkeley Hall is a premier private club community known for its two world class Tom Fazio golf courses, which provide an unparalleled experience for players of all levels amid stunning Lowcountry scenery. As a resident, you'll enjoy the tranquility of a low-density neighborhood with high-end amenities – from an elegant clubhouse and fitness center to riverfront leisure at the community's River Park. Miles of walking trails, spa services, tennis, and social clubs ensure that whether you seek relaxation or activity, there is always something to engage in.

Beyond the gates, the charms of Bluffton and the Lowcountry await. Bluffton, SC is famed as a golfer's paradise, boasting numerous top-ranked courses and a vibrant golf culture that attracts enthusiasts year-round. The community sits along the May River, offering picturesque Southern scenery and opportunities for boating, fishing, and nature exploration. When you crave a change of pace, Hilton Head Island's pristine beaches are just a short drive away across the bridge, and the historic streets of Savannah, GA are only 25 miles away– close enough for an easy day trip to enjoy fine dining, shopping, and arts. Here, you truly have the best of Lowcountry living: a peaceful retreat with the conveniences of both a resort and a small town, all in one.



# Property Highlights

334 GOOD HOPE ROAD

## HIGHLIGHTS

- All weather decking (Trex) on front and back porch areas with built-in lighting
- Gas fireplace with floating wood mantel and shiplap surround in Great Room
- Skylights in Great Room, Scullery, Outside Patio, Primary Bath, and upstairs Guest Rooms with VELUX Active automated shades
- Wide plank White Oak flooring
- Smart alarm wireless security system from SimpliSafe
- State of the art video doorbell
- Samsung 65" The Frame QLED 4K UHD Smart Tizen TV w/ Teak Frame in Great Room
- Sleep Number mattresses
- Lithium battery powered temperature sensor to protect yourself from frozen or bursting pipes in the winter and set an upper temperature limit to protect pets, paintings and plants during the warmer months.
- Front driveway with durable stone pavers
- Faucets, shower heads and other kitchen and bathroom accessories from Delta Faucet
- Hurricane protection- storm fabric panels included

## GREEN FEATURES

### ENERGY EFFICIENCY

- Solar Panels: The home is equipped with solar panels to harness renewable energy, reducing reliance on fossil fuels.
- High-Performance Windows: These windows minimize heat loss and improve insulation, contributing to lower energy bills.

### WATER CONSERVATION

- Rainwater Harvesting System: This system collects rainwater for irrigation and other non-potable uses, promoting water conservation.
- Low-Flow Fixtures: The bathrooms and kitchens feature low-flow faucets and showerheads to reduce water usage.

### SUSTAINABLE MATERIALS

- Recycled and Locally Sourced Materials: The construction includes materials that are either recycled or sourced locally to minimize environmental impact.
- Eco-Friendly Paints and Finishes: Non-toxic paints and finishes are used throughout the home to improve indoor air quality.

### SMART HOME TECHNOLOGY

- Energy Monitoring Systems: Smart technology allows homeowners to monitor and manage energy consumption effectively, optimizing usage and reducing waste.





## Outdoor Living at its Finest

- Saltwater Pool with automatic cover with Aqualink Rainwater remover
- Full Outdoor Kitchen including:
  - Elements Gas Grill and Cooktop
  - Elements Kamado grill (smoker)
  - Elements Pizza Oven
- Covered porch area with skylights
- Built in high top bar area with seating for 6-8
- Outdoor dining area under pergola
- Samsung - 65" Class Terrace UHD Smart Tizen TV
- TV lift cabinet- with hidden built-in casters that allow the cabinet to be easily moved or swiveled.
- Wood burning outdoor fireplace and seating area
- Integrated LED lighting



# Property Highlights

334 GOOD HOPE ROAD

## GARAGE

- 2 car + cart bay
- 4 seat ICON golf cart- BRAND NEW
- State of the Art Murphy Golf Simulator- BRAND NEW
- Epoxy floor
- Storage options

## KITCHEN

- Large center island with under cabinet storage
- Matte black pot filler
- Additional prep and sink area with storage
- 33-inch, 16-gauge stainless steel apron front single bowl sink with WorkFlow™ ledge and a coordinating glass rinser
- Best-in-class reverse osmosis system for purified drinking water ( located in the cabinets below prep station)
- Pull-down bridge faucet
- Scullery with dishwasher and beverage refrigerator.
- Scullery- 16-gauge stainless steel undermount workstation sink with built-in WorkFlow™ ledge includes numerous accessories. The sink's black stainless pro-style kitchen faucet featuring Touch20® with Touchless™ Technology
- Kobe 36" Stainless range hood
- GE Café Wall Oven & Microwave- Self Cleaning, Convection
- GE Café 36" 5 burner gas range
- GE Café dishwasher- Energy Star (main kitchen)
- GE Café dishwasher (scullery)
- GE Café French Door Smart Refrigerator with ice and water dispenser
- GE Café refrigerator (scullery)

## LAUNDRY ROOM

- Pet feeding center with matte black pot filler with dual swing joint design
- Pet washing station with wall-mount hand shower
- Sliding dog gate
- 33-inch stainless steel apron front single bowl sink with curved apron front
- GE Washing Machine- 5 Front Load with Steam Wash- WiFi powered by SmartHQ
- GE Dryer- 7.8 Electric Dryer with Steam Dry- WiFi powered by SmartHQ



## MEDIA ROOM

- Circus tent inspired ceiling with trompe l'oeil design
- Sectional sofa
- Pocket Door
- Vizio - 65" Class The Frame QLED 4K UHD Smart Tizen TV

## PRIMARY SUITE

- Bedside panic buttons linked to home security system
- Separate door to outside living area
- His & Her Walk-in closets
- 60-by-32-inch freestanding tub with WaterSense® labeled tub filler uses at least 20 percent less water than the industry standard
- Walk-in shower with dual heads and 2 slide bar hand showers with thermostatic valves engineered so you don't experience a sudden and possibly unsafe change in water temperature because of running water elsewhere in the home
- Rain shower with UltraSoak™ Spray setting

## LOFT LOUNGE

- Second floor casual hangout area
- Modular sofa upholstered in performance fabric
- Round table for drinks and snacks
- Upholstered club chairs
- Five-in-one combo game table
- Giant four-in-a-row game on the wall that does double duty as interactive decor.

## SYSTEMS

- HVAC
  - System 1- 3.5 tons- American Standard
  - System 2- 3 tons- American Standard
  - Multi zone Capacity
  - Media/High Efficiency air filter
  - Humidity control
  - Energy recovery ventilators
- 2 Rinnai Tankless Water Heaters
- Screens (in storage)

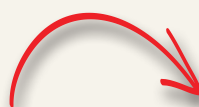




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