

MODERN FORTRESS TOWER 1 – HERITAGE SHORES, CHERRY GROVE, SC
Modern Luxury Waterfront Investment Property · Heritage Preserve Island, Cherry Grove SC · Ocean Access with Private Dock, boat lift, and Jet Skis

MODERN FORTRESS PRICE AND RENTAL INCOME POTENTIAL

PERFECT 1031 TAX EXCHANGE INVESTMENT

INCREASING VALUE ASSET WITH INCREDIBLE INCOME POTENTIAL THAT INVESTOR CAN THOROUGHLY ENJOY.

- Current list : **\$2,985,000**
- Heated sq ft: **4,108** → appraised at \approx **\$729/sq ft (5500 sqft including terraces/decks)**
- Positioned **above the prevailing \$600K–\$2.3M band** for typical Horry County waterfront homes, justified by:
 - New 2026 construction
 - Preserve-island location minutes from the beach by land and or water
 - Million dollar views of marsh, sunrise/sunset, ocean, island, golf course, sunset bridge 20 miles away in NC.
 - Private dock + jet ski/boat dock setup
 - Resort-level backyard and amenity package
 - Ultra-modern design, stucco with elevator and full rental flexibility
 - **Potential Gross rental income exceeds \$300,000 per anum.**

Property Snapshot

- Address: **511 54th Ave N, North Myrtle Beach, SC 29582**
 - Island: **Heritage Shores Nature Preserve – Cherry Grove Marsh**
 - Status: **Under Construction – 1st quarter 2026 Delivery**
 - Type: **Raised Beach · Four Stories · Detached Island Luxury Waterway Residence**
 - Heated Area: **4,108 sq ft**
 - Total Under Roof: \approx **5,500–5,600 sq ft**
 - Bedrooms / Baths: **6 Bedrooms including penthouse lever · 5 Full Baths · 1 Half Bath**
 - Parking: **8-car including under-house parking & storage**
 - Zoning: **R-1 – Inside City Limits, Island-Channel Home/View, 60 Seconds to Atlantic Ocean, and Intra Coastal Access from personal, private backyard dock.**
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Location & Lifestyle

- **Heritage Shores Island Nature Preserve** – 7-acre island park minutes from the sandy beach with elevated boardwalks, observation docks and a 40-station interpretive trail through the Cherry Grove Marsh.
 - Direct access to **Channel (Cherry Grove) Inlet, barrier islands, and the Atlantic Ocean** by boat, jet ski, kayak, bicycle, or canoe — all from your **own backyard dock**.
 - Minutes to the **Cherry Grove Pier, the beach, Ocean Drive, and North Myrtle Beach** dining, shopping, and entertainment.
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Architectural & Interior Highlights

- **Modern Fortress Design Language**
 - Level 5 Clean white stucco with bold black glass trim and accents
 - Custom Aluminum railing systems on terraces and decks for unobstructed water views
 - Magnificent Oversize, Custom, Pivot front door, with Highest quality **Impact-rated** windows and doors throughout
 - **Interior Program**
 - 6 bedrooms including a **Penthouse primary suite on the main floor** with panoramic million dollar views of Atlantic ocean, Cherry Grove Marsh and sound, golf course, Sunset Island Bridge 15 miles away, porcelain floors, Custom Luxury kitchen, Custom luxury bathrooms including wet rooms, free standing slipper tubs with outstanding terrace views, 10' ceilings, 8' doors, floating and spiral stairs, coffered and trayed ceilings, wired with intention for excellent lighting, space, and atmosphere in mind.
 - Additional guest suites, media room / bonus space, and multiple living/rec zones
 - Designer kitchen with two **islands, breakfast bar, pantry, luxury stainless steel appliances, solid-surface countertops**, and gas cooktop range
 - Interior elevator shaft / elevator-ready plus interior laundry, utility, and storage spaces
 - **Finish & Comfort Features**
 - Tile flooring throughout main living areas
 - Vaulted and tray ceilings with beams, ceiling fans, and architectural lighting in key rooms
 - Two Tankless gas water heaters, central HVAC, and modern energy-efficient construction
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Outdoor Living & Amenities

- **Resort-Style Backyard**
 - Private **in-ground pool with spa / hot tub, gas fire pit**, and 23' waterfall aesthetic falling from second floor balcony.
 - Covered and uncovered outdoor living zones: Front and rear Terraces, **rear porch, decks, balconies, and patio areas**.
 - Space ideal for **outdoor kitchen / grill station and fire lounge**.
 - **Dock & Water Access**
 - **Private boat slip, floating dock, and jet ski docks** right on the channel behind this Modern Fortress.
 - Quick ICW/Channel access, deep-water ocean access that directly runs to the Atlantic.
 - **Extras**
 - Golf cart garage / parking, boat parking, and outside storage attached
 - No HOA and **SHORT TERM RENTAL WELCOME-ESTIMATING UPWARDS OF 250K-300K IN RENTAL INCOME** – excellent flexibility
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Income & Investment Story

Comparable Market Snapshot (Horry County – Waterfront)

- Typical Cherry Grove channel/inlet waterfront homes:
 - ~**\$1.6M–\$4.0M** for fine 5,000–10,000 sq ft homes.
- Higher-end, larger waterfront homes in Cherry Grove / North Myrtle Beach:
 - Around **\$2.3M** for newer/larger deep-water channel homes.
- Median waterfront list prices are pulled down by smaller, older inventory – none match **this scale + new construction + modern resort style + channel homes + preserve island setting**.

Implication:

Modern Fortress Tower 1 — **ultra-modern luxury, 4,100+ heated sq ft, 5,500+ under roof, fully waterfront with private dock and jet ski slip, on a preserve island** — sits *well above* typical comps. It commands a **premium price-per-square-foot** and positions as a **trophy asset** for both personal use and income.

Rental Potential (Estimate):

- Peak-season weekly rates for top-tier waterfront homes in the area: often **\$6,000–\$8,500+ per week**.
- With the scale, design, dock package, and resort pool, a realistic target pro-forma could be:
 - **Estimated Gross Annual Rental Income: ~\$250,000 – \$350,000** (subject to management, occupancy, and seasonality).

- Short-term and long-term rentals are allowed, with golf carts and motorcycles permitted for both owners and tenants
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Call to Action

Modern Fortress Tower 1 – Heritage Shores

Ultra-Modern Island Luxury · Cherry Grove Marsh · North Myrtle Beach, SC.

- **Request full floor plans & construction specs**
- **Schedule a facetime tour during finish construction**
- **Request pro-forma rental projections & cap rate scenarios**



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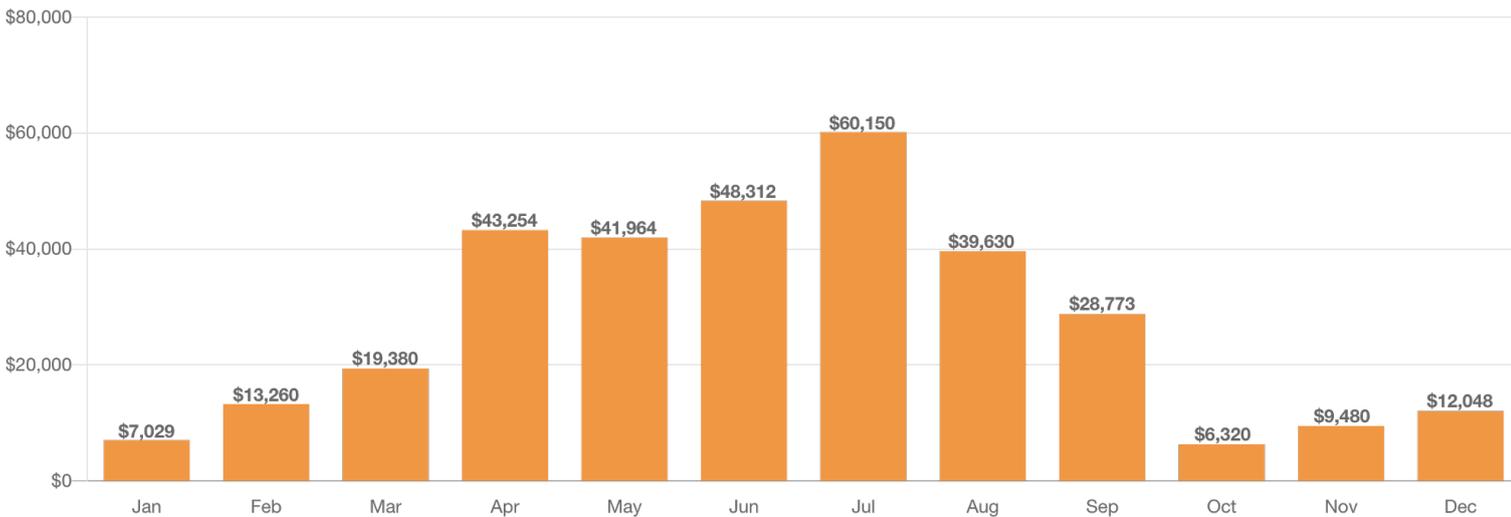
Average Property Details (Annual)

Rent Revenue	\$329,600
Average Daily Rate	\$1,379
Average Stay Revenue	\$5,214
Days Booked in Advance	180
Guest Nights Booked	239

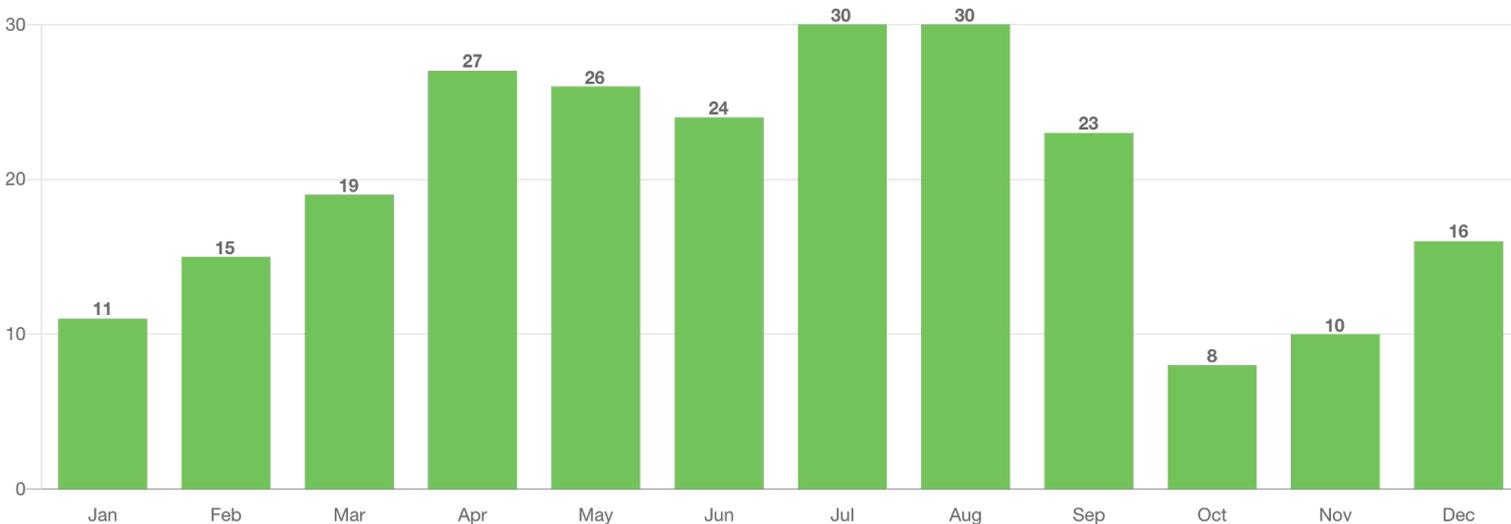
Comp Criteria

Sourced from: Two Years Back
 Bedrooms: 6
 Unit Type(s): House

Average Rent Revenue by Month

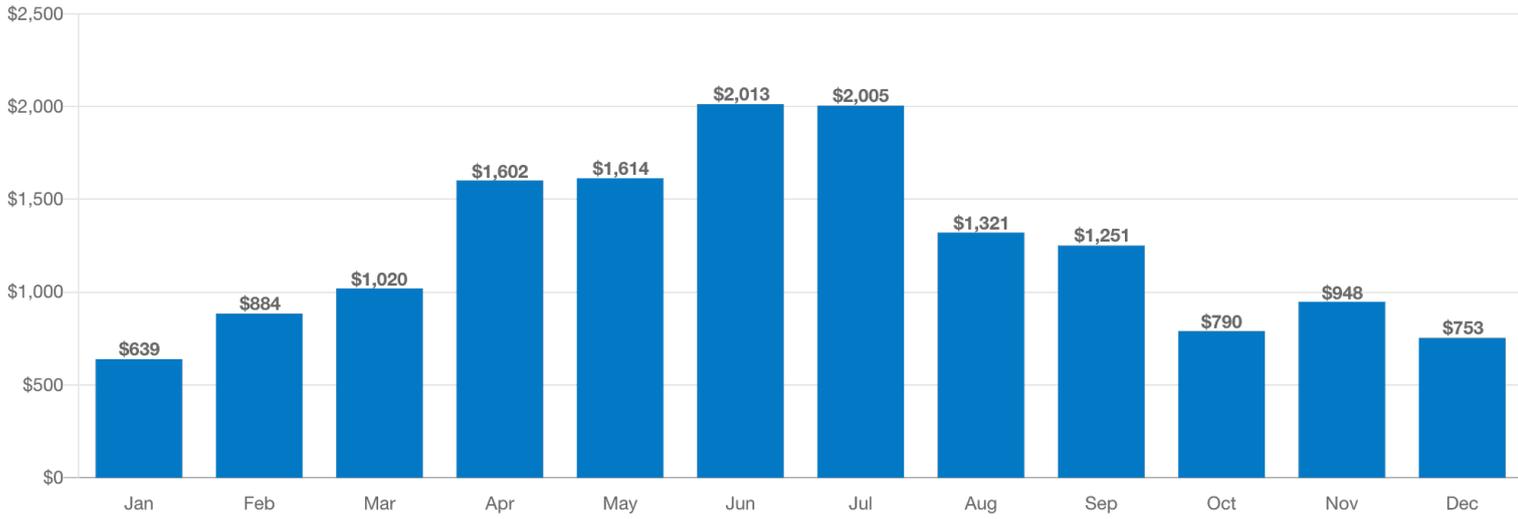


Paid Guest Nights





Average Daily Rate by Month



Average Booking Window by Month

