

# S T. SIMONS *Grand*

## DESIGN FEATURES:

All villas feature direct oceanfront views.  
Generous balconies overlooking pool, ocean,  
and courtyard.  
Nine foot ceilings throughout.  
Ground floor covered parking.  
Three elevators servicing each floor.  
Concrete frame construction.  
Double walls between villas with air space,  
fiberglass insulation, and sound deadening design.  
Controlled access through security entrance.  
Lushly landscaped grounds.  
On-site property management office.

## INTERIOR APPOINTMENTS:

### *Kitchens*

Tile flooring.  
Raised panel cabinetry.  
Separate pantry.  
Quality electric appliances.  
Wet-bar.

### *Master Bath*

Linen closet.  
Large garden tub.  
Separate shower with glass enclosure.

### *Guest Baths*

Marble vanity tops with integral sinks.  
Tile flooring.

## AMENITIES:

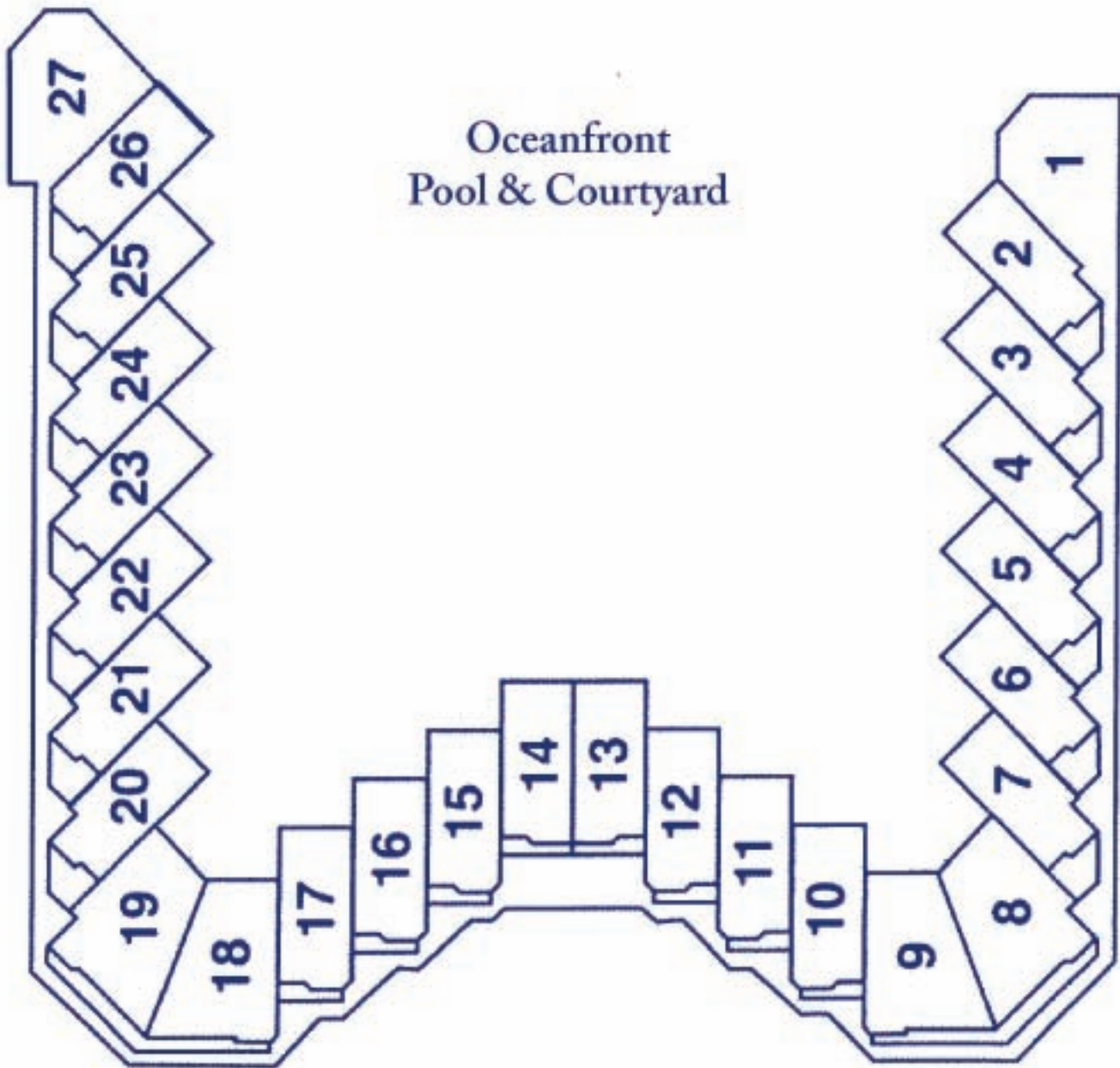
Spacious floorplans and living areas.  
Foyer and entry hall.  
Laundry room to accommodate washer and dryer.  
Lockable owner's storage closet  
Lockable beach storage area under building.  
Oceanfront heated swimming pool.  
Separate children's pool.  
Oceanfront hot tub  
Pool area bathroom.  
Private beach boardwalk.  
Nighttime property patrol.  
Lagoon with gazebo.  
Barbecue and picnic area.  
11.3 Acres of condominium property.

## OTHER INFORMATION:

Built in 1998.  
Annual taxes are approximately 1% of sales price.  
Association dues include: water/sewer, pest control,  
building insurance, trash removal, grounds and  
building maintenance, on-site management, reserve  
funding, and pool upkeep.

*For additional purchase and/or vacation rental  
information, please contact Hodnett Cooper at  
888-638-4750 or visit [hodnettcooper.com](http://hodnettcooper.com)*

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## Massengale

3 Bedrooms, 3 Baths

2100 Sq. Ft. of Living Area

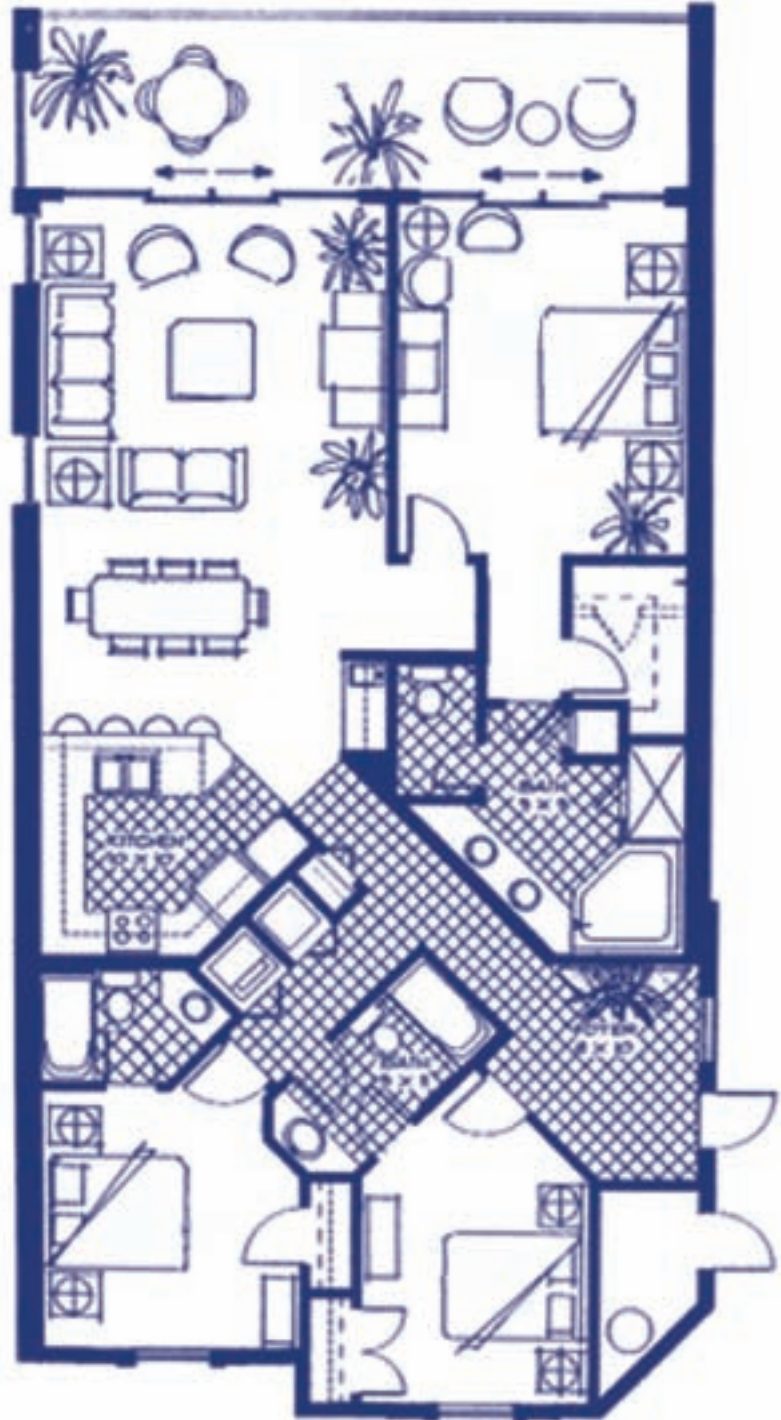
460 Sq. Ft. of Balcony

Full Kitchen

Large Living/Dining Area

Panoramic Ocean Views

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**Guale**

3 Bedrooms, 3 Baths

1674 Sq. Ft. of Living Area  
240 Sq. Ft. of Balcony

Full Kitchen  
Large Living/Dining Area

Beautiful Ocean Views

# S T. SIMONS *Grand*

## Gascoigne

4 Bedrooms, 3 Baths

2181 Sq. Ft. of Living Area

307 Sq. Ft. of Balcony

Full Kitchen

Large Living/Dining Area

Beautiful Ocean Views

