

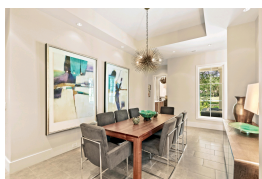
# 56 Cotillion Ct. Georgetown, SC 29440

**\$1,878,000 :: 3 Bedrooms / 3.5 Bathrooms**

(843) 478-8061



**Subdivision:** Debordieu Colony  
**Middle School:** Waccamaw Middle School  
**High School:** Waccamaw High School  
**Square Feet:** 3142  
**Home Style:**  
**Year Built:** 2013  
**MLS ID:** 2413793



### Description of property at 56 Cotillion Ct.:

Founders Golf Membership Available with this home. The New Buyer is Grandfathered in with this transferrable Membership- not available any more!!! Nestled in the prestigious Gated Debordieu Colony, this elegant 3-bedroom, 3.5-bathroom ranch-style home, All on one floor, offers serene living and is located on a cul-de-sac of a very quiet street in the community. All the mature Oak trees and Beautiful Landscaping throughout the development gives you a feeling of Home and away from the hustle and bustle of today's fast pace. The Entrance of this Home sets the stage, a porcelain tile walkway, entry porch and beautiful custom made Mahogany Glass Paneled French Doors greet you. Once inside, a formal living room adorned with slate wallpaper and just one of the many gorgeous and well thought of Light Fixtures. The outside becomes an extra room with a view to the expansive rear terrace, lush landscaping, and lawn with plenty of room for a pool and 215 feet of direct 13th Hole, Golf Course Views. Breath-taking and a great layout for entertaining. The gourmet kitchen boasts Downsview custom cabinetry, excellent quality, modern design with a spacious island with seating, white granite countertops, sliding cabinet panels opening to a coffee bar and pantry and many other unique features. The Kitchen is a show stopper very sleek and well laid out for a Master Cook!!! The kitchen opens seamlessly to the cozy family room, which features a wet bar and ample seating, and also allows access to the back terrace. I love the separation from the kitchen, but easy access to the Dining Room, creating the perfect setting for entertaining and family get togethers. This home flows so well and is a very Happy Home!!! Only One Owner!!! Looking for the next to make this, their Homestead. The private spacious master suite is a sanctuary with a comfortable sitting area, and a luxurious bathroom featuring his and her wash basin, a vanity/makeup area, a walk-in shower, and a water closet. Custom designed his and her closets with organizers add to the suite's appeal. Two guest suites, each with their own private bathrooms, offer comfortable accommodations for visitors. Also, allowing for separation between the guests and master suite and the entertaining areas. This home also includes an office conveniently located next to the kitchen, a beautifully decorated powder room for guests, and a large laundry room for convenience. Throughout the home, porcelain tile flooring is complemented by carpeted bedrooms. The property includes a 2-car attached garage and a separate golf cart garage. Plenty of Storage!!! The beautifully landscaped yard backs up to the 13th fairway of the award-winning Parkland course. Debordieu Colony is a haven of luxury, offering 6 miles of beachfront, along with marshes, creeks and forests. A boat ramp provides access to the Inlet and the Atlantic Ocean, and there are miles of hiking, biking, and golf cart trails, all within a 24-hour manned security gate. The exclusive Debordieu Club, accessible by membership only, offers outstanding amenities including a

private Pete Dye golf course, a tennis club, a fitness center, swimming pools, a golf clubhouse, and an ocean clubhouse. Located just south of Pawleys Island and north of Georgetown and Charleston, Debordieu Colony promises a lifestyle of unparalleled elegance and leisure. A Real Treat to See... The Home was designed and decorated with perfection. Come See for Yourself!!!

#### Lot features

- Sprinkler/Irrigation
- Porch
- Washer Hookup
- Carpet
- Tile
- Gated Community
- Security Service
- Double Oven
- Dishwasher
- Microwave
- Refrigerator
- Range Hood
- Dryer
- Washer
- Owner Only
- Yes
- Beach Rights
- Boat Ramp
- Clubhouse
- Gated
- Owner Allowed Golf Cart
- Private Membership
- Pet Restrictions
- Security
- Tennis Court(s)
- Community
- Outdoor Pool
- Central
- Beach
- Boat Facilities
- Clubhouse
- Golf Carts OK
- Gated
- Private Beach
- Recreation Area
- Tennis Court(s)
- Golf
- Long Term Rental Allowed
- Pool
- Short Term Rental Allowed
- Legal/Accounting
- Security
- Skylights
- Breakfast Bar
- Bedroom On Main Level
- Kitchen Island
- Stainless Steel Appliances
- Solid Surface Counters
- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Underground Utilities
- Water Available
- Skylight(s)
- Cul-De-Sac
- Flood Zone
- Near Golf Course
- Irregular Lot
- Outside City Limits
- On Golf Course
- Ranch
- Golf Course

**This listing was provided courtesy of CENTURY 21 Boling & Associates**

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