



THE COTTAGES AT SEVENTH



thehoffmangroup
REAL ESTATE SALES & MARKETING
www.cottagesat7th.com
843-848-8900





THE COTTAGES AT SEVENTH

The Cottages At Seventh

Introducing The Cottages At Seventh North Myrtle Beach's Newest Vacation Homes Village



The Hoffman Group, a leading real estate firm in the Myrtle Beach area, is pleased to announce the sales launch of THE COTTAGES AT SEVENTH. Four benefits make THE COTTAGES AT SEVENTH one of the most desirable real estate purchases in years: new construction, exceptional pricing, low interest rates, and location east of Highway 17!

Beyond the twin entrance gates at 7th Avenue South in North Myrtle Beach, the developer has created an Islands-inspired "oasis" that promises to provide everything you desire in your beach home lifestyle.


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NOTE: All renderings, maps, landscaping, elevations, and plans are based on artist conceptions or computer generations for illustration purposes. They are not to scale and are not guaranteed. The Developer/Builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. Product type is subject to availability.



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The Cottages At Seventh



The two or three bedroom beach cottage floor plans, named after popular South Carolina islands, are available in either a 2-story townhouse style or a 1-level plan. Each cottage also features a golf cart garage, fully-equipped kitchen, and multiple up-grade options.

The varying hip or gable lines of the glistening metal roof and the tropical colors of the HardiPlank siding on the four and five-plex buildings contribute a low-key, easy-living environment.

The 7th Avenue South location provides centralized access to both North Myrtle Beach and Myrtle Beach. Across from the main US Post Office on a residential non-through street, the site is an easy golf cart ride to the beach and convenient to shopping, restaurants, family amusements, theatres, and all the other attractions the area is famous for.

Demand has been high, sales have been strong and pricing has increased accordingly. Act today to have first choice on the inventory best suited to your needs.

Visit the on-site sales office or call The Hoffman Group at 843-848-8900.

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Amenities



VILLAGE AMENITIES

- Central Location East of 17, immediate access to restaurants, shopping, entertainment, attractions
- 3-minute golf cart ride to the beach
- Open-air Pavilion/Pool and lounging area
- Community bulletin board/mailbox center
- 3-, 4- or 5-plex buildings of HardiPlank siding and galvanized metal roof provide a vacation neighborhood with easy living, low key atmosphere for enjoying all of life's bests

COTTAGE AMENITIES

- Golf cart garage
- Privacy fencing and ground level patio
- Washer/Dryer connection
- Full Kitchen Appliances (range, refrigerator, microwave, dishwasher) - choice of color, style
- Choice of "Interiors Specifications Package" featuring:
 - Legacy Advantage Series Cabinetry
 - Granite Kitchen Countertops
 - Kitchen/Baths designer 18x18 tile flooring
 - Living Areas wood laminate flooring
 - Bedrooms deluxe carpeting, padding

Images from the Model Home Interior

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Plan Pricing



Edisto
One Story
3 Bedroom/ 2 Bath
Golf Cart Garage
1028 TSF
\$192,900 interior
\$194,900 corner



Isle of Palms
One Story
2 Bedroom / 2 Bath
Golf Cart Garage
828 TSF
No longer available



Fripp
Two Story
3 Bedroom / 2.5 Bath
Golf Cart Garage
1363 TSF
\$223,900 interior
\$225,900 corner



Kiawah
Two Story
2 Bedroom / 2 Bath
Golf Cart Garage
1195 TSF
No longer available

**HOA FOR EACH UNIT @
\$168/month covers:**

- Community amenities and landscaping
- Common electric
- Trash removal
- Basic Cable / Wi-Fi
- Building insurance
- Water/Sewer – both common areas and unit
- Home interior pest control service

Each owner will be responsible for HO6 contents insurance, unit electric, telephone, premium cable



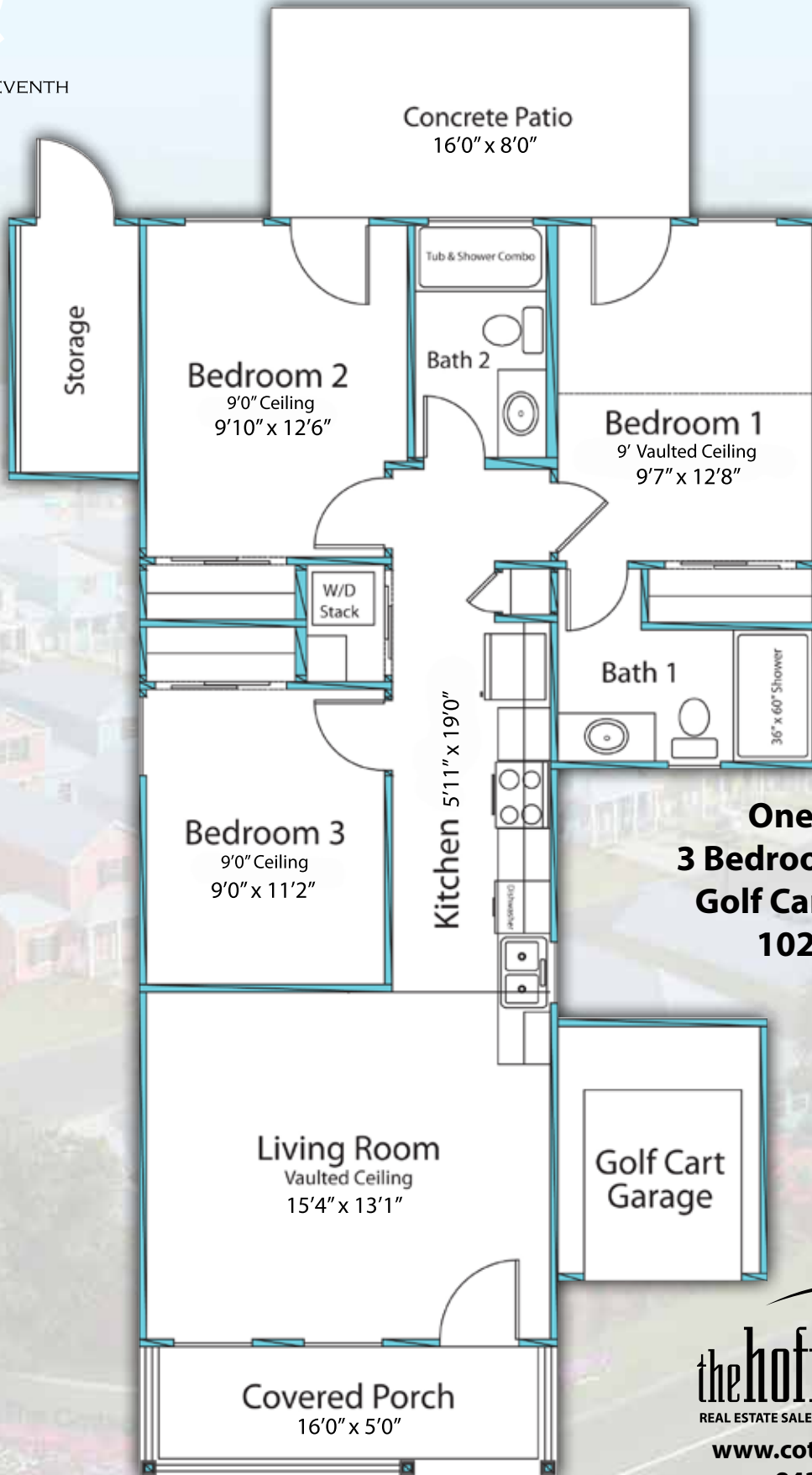
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THE COTTAGES AT SEVENTH

Edisto



**One Story
3 Bedroom / 2 Bath
Golf Cart Garage
1028 TSF**

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THE COTTAGES AT SEVENTH



Two Story
3 Bedroom / 2.5 Bath
Golf Cart Garage
1363 TSF



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THE COTTAGES AT SEVENTH

Isle of Palms



**One Story
2 Bedroom / 2 Bath
Golf Cart Garage
828 TSF**

**Golf Cart
Garage**

Garage location may
change to building
configuration and
county egress code.

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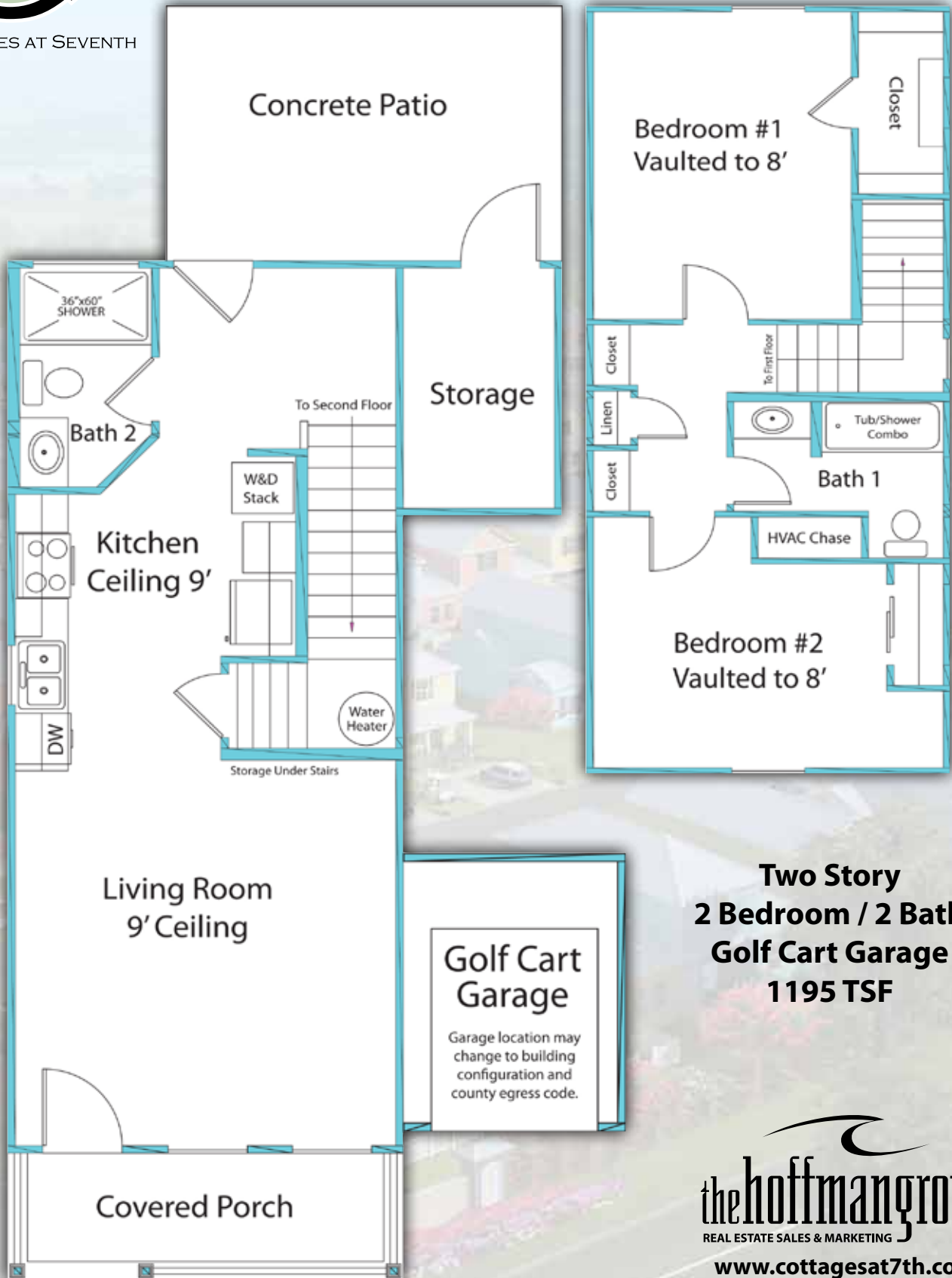
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Kiawah



**Two Story
2 Bedroom / 2 Bath
Golf Cart Garage
1195 TSF**



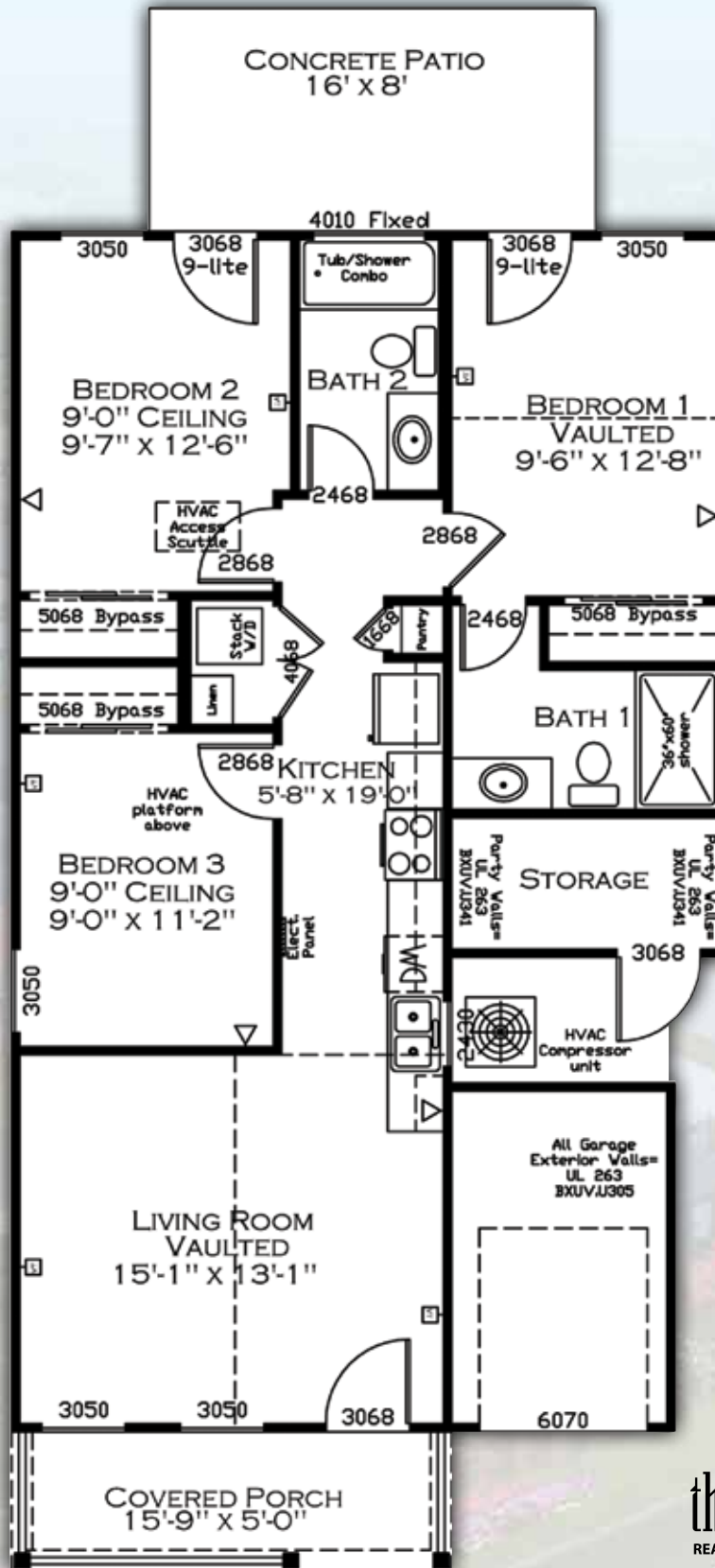
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THE COTTAGES AT SEVENTH

Edisto Alt



One Story
3 Br / 2 Bath
100 SF Garage
1114 TSF

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