

HOUSE OF THE WEEK

Chandeliers on the Beach

By TROY MCMULLEN
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John McMannis

What: Four bedrooms, five full baths, in 5,655 square feet.

Where: Hilton Head Island, S.C.

Amenities: Three fireplaces, heated pool, loggia with dining area and grill, exercise room, 230 feet of oceanfront, three full kitchens, media room, outdoor terrace area of 1,921 square feet.

Asking Price: \$6.9 million / Opening Bid: *\$5.1 million

Listing Agent: Cora Bett Thomas Realty 912-233-6000

Due Diligence: Developer Dave McRorie and his wife, Gail, bought a three-acre parcel of land on Hilton Head Island in 1999 and began building five Mediterranean-style estates, part of a gated community. Two are now for sale, including this one, finished last June, called Toscana Mare. The four-story estate was designed by Group 3 Architecture and cost about \$4 million to complete, says Mr. McRorie. That includes the home's fixtures, among them nine chandeliers, some imported from Europe. (Antique furnishings in the home can be negotiated in the price of the sale.) The property on which the home stands cost \$2.5 million, Mr. McRorie estimates. Limestone imported from Lecce, Italy, is used throughout the home, including seven 12-foot-tall columns inside the residence.

**The opening bid is Weekend Journal's estimate of a reasonable starting point for negotiations to buy the property, based on past sales, prevailing market conditions and interviews with local real-estate experts.*

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