

Palmetto Home Magazine

presented by the Home Builders Association of South Carolina

2007

**The Pinnacle Awards:
South Carolina's Best Homes**

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American Dream**

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Home Builders Association
of South Carolina

Pinnacle Award

Category:
\$5 million or more

Steven J. Koenig
Construction

*Stunning Views,
Classic Standards*



This stunning residence, constructed by Steven J. Koenig Construction, Inc. of John's Island, South Carolina, was built on Kiawah Island, a barrier island nestled between the Atlantic Ocean and the marshes of the mainland of South Carolina. One of the most unique features of the residence is the magnificent views surrounding the home. At the front of the dwelling lies the expansive vista of the marsh and Bass Creek, while from the rear, there are views of the development's golf course extending out to ocean views. Built on the 11th green of The Ocean Course, a nationally acclaimed golf course with one of the toughest in the country, the home is located in a resort known for its outdoor activities, long stretches of beaches, and proximity to historic Charleston.

One of the most appealing features of the home is known to the owners as "the clubhouse." "The clubhouse," comprised of the entire third floor, is a cozy gathering place for the family, featuring a pool table, poker table, English bar billiards table, and a custom wet bar tucked into the roof line with a mirror reflecting the ocean view. A dry-stacked stone fireplace with a brown Sequatchie stone mantle, weighing an estimated 920 pounds, creates a central viewing area. Construction of the family room consists of solid post and beam trusses made of Douglas Fir and vertical random-width quarter-sawn Douglas Fir floor to ceiling paneling. The ceilings are 1 x 8 V-groove Douglas Fir.

Perhaps the most impressive feature in the house is the Tischler Und Sohn windows and doors with mahogany interior sashes. These windows were imported from Germany and scaled to fit the generous size rooms. Other special features include a reverse floor







plan which allows for views from the common areas, the sunroom, and the guest bathrooms.

The sunroom is comprised of a pair of 4 x 8 glass pocket doors that open into a cozy sunken room with handmade savannah grey brick flooring. At this sunken elevation, one feels that they are 'in the trees': the large windows solidify the feeling of being outside rather than inside.

The guest baths feature handmade crackle tile wainscot that flows into the showers. The tile is paired with travertine on the floors to create a custom look.

The master bath consists of Ming-green marble with white accent fixtures for a crisp clean finish. A large soaking tub is centered in the midst of a trio of windows overlooking the lot. The large master bedroom similarly has large windows allowing for beautiful views.

The spacious kitchen, with its large center island, is an ideal place for family to gather. Custom white cabinets, hardwood floors, and top of the line appliances, along with a hand-painted tile artwork reflecting the island scene, give the room its warmth.

The rear of the home features three stories of decking and balconies overlooking a comfortable pool with bench seating. The star of the show is once again the expansive vista of the ocean.

Steven J. Koenig Construction, Inc., has been building home on Kiawah for over 22 years and credits their relationships with subcontractors for the fine quality craftsmanship that has made many of their homes award-winners. The use of cutting edge technology, quality building products, and combination of new techniques with classic old standards are what make this home on Kiawah Island special. 🌿

