

REAL HOMES

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At Ease

Escaping the hectic pace
of Washington, D.C.,
a family finds serenity
in the Lowcountry.

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DURING THE COURSE of their 20-year marriage, Ryan and Jennifer McCarthy have never lived near family — a reality shaped by Ryan’s career as a U.S. Army Ranger, and, subsequently, as a political appointee in Washington, D.C., serving in the Bush, Obama, and Trump administrations. The couple, originally from Chicago, dreamed of someday hosting family and friends in a home in the South, building memories in a place where they could set down roots and eventually retire.

As an active family, they were looking for a community that offered recreational sports, and they definitely wanted to be on the water. “We had been to the usual spots — Charleston, Isle of Palms, Kiawah — then a friend suggested Palmetto Bluff, South Carolina. We went to check it out and just instantly fell in love,” recalls Jennifer.

“All the ideas that we talked about and wanted for so many years — it’s all here.”

— *Jennifer McCarthy,*
homeowner



One of the properties they visited was a completed home designed by Pearce Scott Architects, built by Shoreline Construction, and fully furnished and decorated by Furnish by Shoreline. The couple liked the floor plan and loved the interiors, but wanted to tweak some elements to make it their own. Working with the architect, they were able to modify the design to fit both their lifestyle and the parameters of their waterfront lot.

The long and narrow property presented some challenges. “We knew from the beginning that we were going »

to have to work around a nice live oak in the middle of the property,” says David McKinley, senior project manager at Pearce Scott Architects. “This sparked some creativity in finding other ways to introduce outdoor space between the multiple structures.” By positioning the house toward the rear of the lot, he explains, they acquired “a welcoming entry for family and guests, but also privacy from neighboring sites.”

Because the McCarthys lived up North, they needed a contractor with great communication skills to oversee the project and chose Shoreline Construction.

Furnish by Shoreline, the company’s interior design division, worked closely with the couple to guide them through the many decisions. Jessica Gibson managed the construction selections like flooring, cabinetry, countertops, plumbing and tile, while Katie Dalzell handled the furnishings, window treatments, paint, and wallpaper.

“The clients had a very clear vision for their new home,” notes McKinley. They wanted a traditional Lowcountry exterior, an open-concept interior, and uninterrupted views to the water from the main living space. »



Architectural elements like oyster tabby, Savannah brick, and a standing seam metal roof were incorporated to achieve the classic Southern character the homeowners coveted.

A dedicated guest cottage was high on the McCarthys' priority list to provide visitors with their own private space. The casita, as they affectionately call it, is a stand-alone residence mirroring the detail and comforts of the main house with a fully-equipped kitchenette and a spacious bathroom. Thibaut's Hayworth wallpaper — a bold graphic pattern in deep blue and turquoise — accentuates the vaulted ceiling of the cottage, while plush furnishings and textural layers complete the cozy retreat.

Ryan commandeered the carriage house for an office and man cave. He is now able to showcase pictures and mementoes he had collected over the years but never had a great space to display. For example, Shoreline built a custom case for Ryan's "challenge coins" (medallions typically exchanged in the military as tokens of recognition and camaraderie) amassed over his years of service and added a meaningful gift to the collection in the form of a commemorative coin engraved with a rendering of the Palmetto Bluff home.

Jennifer's vision for indoor/outdoor living was realized with a screened-in porch that spans the length of the home. Folding glass doors allow the porch and great room to become one large, seamless space. The outdoor fireplace surround and flooring are clad in oyster tabby, in keeping with the region's vernacular. Equipped with every amenity — an outdoor kitchen, furnishings from Birch Lane and Summer Classics for lounging and dining, a big-screen TV, and expansive views to the dock and water beyond — it's no surprise this has become the family's favorite gathering place.

The interiors of the home balance livability with personal style. Gibson describes the McCarthys' aesthetic as "Lowcountry modern with a touch of glam." Jennifer admits she is not afraid of switching things up and being a bit adventurous, especially when it comes »





to color and pattern. “We kept the main area pretty neutral but were given the flexibility of adding pops of other colors throughout,” says Dalzell. The overarching goal was to create a comfortable, relaxed home that would be welcoming for friends and family.

Speaking of entertaining, the great room has an impressive 10-foot built-in wet bar, ready and waiting for a party. The open living and dining areas speak to each other in shades of blue, gray, and sage. Rowe sofas and chairs in creams and greige are accented with colorful side tables from Arteriors and grounded by a hand-tufted wool rug sporting a medallion design by Jaipur Living. In the adjoining dining area, a contemporary chandelier by Hudson Valley from Capital Electric Supply illuminates a Gabby dining table and CR Laine chairs. Window treatments dressed in Thibaut fabric pull all the elements together.

The custom zinc hood with brass strapping serves as a striking focal point in the kitchen, rivaled only by the dramatic Cambria quartz used on the countertops and repeated as a dramatic backsplash behind the range. The bold materials are balanced by the understated counter-to-ceiling wall tile in a soft neutral. »



Stained oak lower and island cabinetry is contrasted with upper cabinetry in Sherwin-Williams' Urban Bronze, a warm brown/gray with green undertones.

A fun and floral powder room wears Thibaut's vibrant Protea wallcovering juxtaposed with a fluted wood accent wall treatment. A rattan mirror by Cooper Classics and asymmetrical pendant lighting enhance the room's visual interest.

The primary bedroom features a Palecek canopy bed hand wrapped in lampakanay roping. Jennifer calls it "the big fancy bed," and confesses, "I just had to have it." Painted linen nightstands from Serena & Lily flank the bed, while bedding and draperies fabricated by Tailormade Draperies add a graphic pop in blue and green Schumacher prints. Natural woven window treatments by Coastal Chic add to the layered look. The en suite bathroom continues the tactile theme with a fluted white oak vanity.

Located in an opposite wing of the house, a well-appointed first-floor guest suite is tailored and sophisticated. A palette of deep tones is inspired by Schumacher's Velvet Leaves wallcovering, providing a dramatic backdrop for an upholstered bed by Bernhardt and bedding by Pine Cone Hill. The wallpaper colors are repeated in the rich tile found in the adjoining bathroom. Here, a zero-clearance shower was installed to accommodate the McCarthys' parents. "The clients were interested in the idea of aging in place and taking care of family members in the future," notes McKinley.

On the second floor, a designated craft room was transformed into Jennifer's office. She requested her favorite colors of sky blue and peach, and the designers delivered with bright built-ins, an upholstered window seat and Roman shades fashioned in Thibaut fabric.

The McCarthys' daughter expressed her personality when decorating her bedroom suite. "She wanted natural elements," notes Jennifer. Palm leaf wallpaper from A-Street Prints was chosen for the entryway, paired with a sculptural Troy Lighting Origami sconce in bronze with gold leaf. Her four-poster bed is dressed in creams and coral — a classic design



that will carry her through adulthood. Sleepovers with cousins and friends are always welcome with a bunk room located right next door.

From breaking ground to keys-in-hand, the home was completed in just 13 months. Since then, the family has already enjoyed fishing off the dock and gathering around the fire pit. They are making future plans to purchase an electric Duffy boat to explore the winding water trails behind the house. "We want to be down here all the time," she shares. "All the ideas that we talked about and wanted for so many years — it's all here." »



DETAILS

Neighborhood: Palmetto Bluff

Year built: 2024

Year purchased: 2024

Timeline of construction: 13 months

Number of bedrooms: 4 bedrooms in main house, bonus room above garage, and one-bedroom guest house

Number of bathrooms: 6.5

Square footage: Heated, 4,936 square feet; gross, 7,321 square feet

Architect: Pearce Scott Architects

Interior designer: Jessica Gibson and Katie Dalzell of Furnish by Shoreline

Builder/contractor: Shoreline Construction

Landscape: Earthworks

Kitchen design: Simply Carolina Kitchen & Bath

Bathroom design: Simply Carolina Kitchen & Bath

Furniture: Birch Lane, Cooper Classics, CR Laine, Gabby, Palacek, Rowe, Serena & Lily, Summer Classics through Furnish by Shoreline

Paint: Sherwin-Williams

Tile/flooring: Tile by Savannah Surfaces; wood flooring by Savannah Floor Covering

Rugs: Jaipur Living through Furnish by Shoreline

Lighting: Arteriors, Hudson Valley, Troy Lighting through Capital Electric Lighting

Accessories: Furnish by Shoreline

Windows/doors: Marvin

Art: Furnish by Shoreline

Fabrics and wall coverings: A-Street Prints, Schumacher, Spoonflower, Thibaut

Bedding: Pine Cone Hill

Window treatments: Coastal Chic, Tailormade Draperies 

