

EXPLORE  
*the Lowcountry*

HILTON HEAD *and* BLUFFTON  
SOUTH CAROLINA



Southern  Communities



SEA PINES

Long known for its pristine beaches and unrivaled golf, **Hilton Head Island's** full-time population is growing as past vacationers choose to call the picturesque *island home.*



HISTORIC  
BLUFFTON

Just west of the island is **Bluffton**, a riverside town draped in equal amounts Spanish moss and Lowcountry tradition that gracefully balances its growing popularity with *small-town charm.*



Located on the southernmost end of the South Carolina coast, Hilton Head Island and the town of Bluffton are 20 miles north of Savannah, Georgia, and 95 miles south of Charleston, SC.

The area is easily accessible by car and air.



## **Traveling To and From**

By air: The Savannah-Hilton Head International Airport (SAV), is a 45 to 60-minute drive from the area, and taxis and rental cars are readily available. Also, Hilton Head Island Airport offers flights via American Airlines, however, the airport is primarily used for private aviation.

By car: Highway 278 provides a straight and easy route between Hilton Head Island-Bluffton and I-95. The drive takes approximately 15 minutes (from Bluffton) to 45 minutes (from the island).



## **Arts and Entertainment**

Hilton Head's Arts Center of Coastal Carolina, a 349-seat theater, hosts visiting performers and artists throughout the year, as well as full-scale productions of Broadway and theater classics. The Hilton Head Symphony Orchestra is also a popular evening-out for visitors and residents alike with 70 musicians and world renowned soloists appearing at many concerts.

Hilton Head and Bluffton are also home to host of local art museums, galleries, dance companies, and community-based theater groups.

When it comes to festivals and special events, Hilton Head and Bluffton rival any metropolitan area. From the well-known events like the Hilton Head Island Wine & Food Festival and Concourse d'Elegance, to long-time favorites like the Gullah Festival and Bluffton Arts & Seafood Festival, every month offers a variety of reasons to get out and enjoy the community.



## **Dining**

Finding new dining options is never a problem for area residents, thanks to the more than 200 restaurants packed onto the island and a quickly growing number of options in and around Old Town Bluffton. From fresh seafood and authentic Italian, to new Southern and farm-to-table, there are choices to fit any palate, occasion or budget.



## Shopping

High-end boutique shopping is a hallmark of island life. The recent addition of the Shelter Cove Towne Centre has brought even more choices for clothing, jewelry and beyond. Just off the island in Bluffton, the Tanger Outlets offer a variety of brand-name and designer outlet stores. Bluffton also offers most common big-box stores and national retailers.



## Golf

Thanks to an annual PGA tour stop (RBC Heritage) and over 25 championship courses, Hilton Head Island is internationally known as a golf destination. With names like Fazio, Nicklaus, Palmer, Love and Dye, the list of legends who have left their footprint on the island is a veritable Who's Who list of course design.


The area also offers a good variety, from private club and bucket list experiences like Harbour Town Golf Links, to resort and public courses, golf is an oft-played and much-loved sport among island residents.



## Healthcare

The area offers a range of health care providers, specialists and hospitals, which continues to grow along with the area's population. On the island, Hilton Head Hospital offers emergency, surgical and cardiac services as does Coastal Carolina Hospital near Bluffton.

About 30 miles north, Beaufort Memorial Hospital offers additional specialty care. In addition, Savannah to the south and Charleston to the north offer major healthcare facilities.



Visitors and residents alike enjoy a relaxed coastal lifestyle where nature has been carefully preserved. Local ordinances prohibit bright street lights, tall buildings and brightly colored buildings to preserve the beauty of the night sky, the natural look of the island and habitats for sea turtles, dolphins and giant oak trees. Golfing, tennis, biking and water sports are a way of life thanks to easy access to the Atlantic Ocean, May River and dozens of creeks, lagoons and other waterways.



A dirt road winds through a dense forest of large, moss-covered trees in the Lowcountry. The trees are thick with Spanish moss, and the ground is covered in fallen leaves. The scene is peaceful and scenic.

LIVING IN  
*the Lowcountry*

HILTON HEAD *and* BLUFFTON  
SOUTH CAROLINA





**COLLETON RIVER**

28 SEVEN OAKS DRIVE  
\$9,950,000 • MLS#361349

Set on over 9 acres of maritime forest with nearly 500 ft. of river frontage, Seven Oaks is a unique masterpiece perfectly designed to capture the pristine waters of the Colleton River. A true American Castle graced with a combination of masterful construction & opulent finishes. Neither words nor photos can convey the full extent of this home's grandeur.

**RICH REED**  
843.368.3040 | RichReed@CharterOneRealty.com

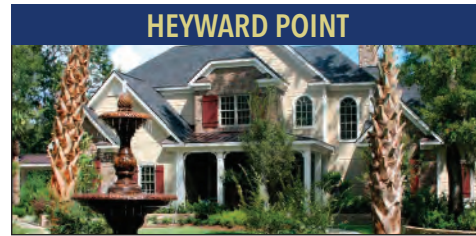


**OLDFIELD**

24 CARRIER BLUFF  
\$1,595,000 • MLS#372009

High tech riverfront home built by Marler Construction, designed by Court Atkins. High-end quality exudes throughout. Integrated digital services let you control the home from any mobile device.

**THE BRADFORD GROUP**  
843.290.8121 | Matt@BradfordGroupSC.com

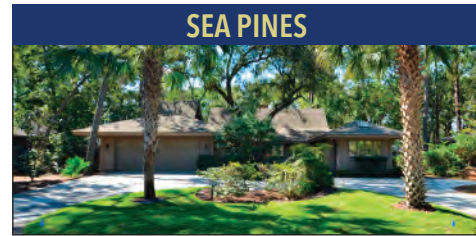


**HEYWARD POINT**

129 HEYWARD POINT ROAD  
\$1,269,000 • MLS#362144

Inviting home ideal for enjoying one's privacy while also being entertaining. Zero-entry pool, poolside tiki bar, theatre room over garage, chef's kitchen w/gas cooktop, & much more! 5br/4ba/2 hba set on 1.6 acres. A must see home!

**RICH REED**  
843.368.3040 | RichReed@CharterOneRealty.com



**SEA PINES**

69 CLUB COURSE  
\$639,000 • MLS#371973

Home re-done, upgraded & modernized in 2016-2017. Kick off your shoes and enjoy this poolside setting on the Sea Pines Club Course. 3 br, 3 1/2 ba + studio. Fenced in newly resurfaced pool.

**MARVIN HALL**  
843.384.7632 | Marvin@MarvinHall.com



**LONG COVE**

4 OAKMAN BRANCH ROAD  
\$614,900 • MLS#359359

Perfect setting for living the Hilton Head Island life. With a plush outdoor living area, updated interior, South End location, and World Class golf this is an outdoor oasis for Hilton Head Island buyers.

**VINCENT HARRISON**  
843.422.2029 | HiltonHeadPro@gmail.com



**CALHOUN STREET PROMENADE**

30 PROMENADE STREET  
\$498,000 • MLS#358951

New construction with commercial & residential space. The building overlooks the community park in the popular Calhoun Street Promenade. Excellent tenants & rental history. Opportunity is knocking!

**SHEREE BINDER**  
843.298.7062 | ShereeBinder@gmail.com



**MOSS CREEK**

15 CEDAR LANE  
\$999,999 • MLS#355559

EXTRAVAGANT DEEP WATER PROPERTY. Unconventional home! Looking for the creative & discretionary purchaser with design insight & capabilities to re-create one of the Lowcountry's most prestigious homes. Over 12,000 sqft with 5br/4fb/5hba + atrium with pool.

**ALLISON COBB**  
843.338.7256 | Allison@CharterOneRealty.com



**OLDFIELD**

31 OLDFIELD WAY  
\$859,000 • MLS#365404

Allison Ramsey designed & built by Yestermorrow. This master craftsman built 4 br, 3 ba, 3,208 sq ft lakefront home has a master bedroom and an additional bedroom and full bath on the first floor. The first floor also boasts a flex room that can be used as dining room, den, office.

**THE BRADFORD GROUP**  
843.290.8121 | Matt@BradfordGroupSC.com



**BELFAIR**

161 SUMMERTON DRIVE  
\$799,000 • MLS#357745

STYLE & BEST VALUE IN BELFAIR! Well built STUNNING custom home w/ dramatic 2 story entry & 1st flr master. Perfectly sited for long lagoon views. Light filled & open floor plan exude classic elegance.

**ALLISON COBB**  
843.338.7256 | Allison@CharterOneRealty.com



**HAMPTON HALL**

32 GLENCAIRN AVENUE  
\$435,000 • MLS#372380

Looks across from the covered front porch to full length of lagoon, backs to woods, fenced yard with screened porch. 2563 SF with 3 br, office/den, 2-1/2 ba. Large kitchen with center island.

**MARVIN HALL**  
843.384.7632 | Marvin@MarvinHall.com



**HILTON HEAD PLANTATION**

80 MYRTLE BANK RD  
\$429,000 • MLS#372124

Fully remodeled Hilton Head Plantation home. 80 Myrtle Bank Dr is ready for a new owner. 2017 remodel includes: all new CORETec flooring, brand new kitchen, electrical fixtures, plumbing fixtures, etc.

**VINCENT HARRISON**  
843.422.2029 | HiltonHeadPro@gmail.com

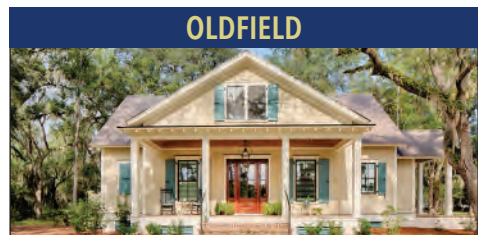


**HAMPTON HALL**

81 GLENCAIRN AVENUE  
\$409,000 • MLS#367503

Perfect home for those looking to simplify and enjoy life. Great open concept layout, one level living, located in award winning Hampton Hall Club. Best amenities for the money in all of Bluffton.

**VINCENT HARRISON**  
843.422.2029 | HiltonHeadPro@gmail.com



**OLDFIELD**

15 BARLEYS GROVE  
\$775,000 • MLS#370729

Home boasts 3,477 heated sq ft with a metal roof, handicap access, reclaimed wood flooring, upgraded appliances, massive screened porch. 3br/3.5ba + upstairs common space and a media room.

**THE BRADFORD GROUP**  
843.290.8121 | Matt@BradfordGroupSC.com



**BELFAIR**

7 HUNTING COURT  
\$769,000 • MLS#363571

New home featuring 4 Bedrooms, 4.5 Baths + private study. Surrounded by a maritime forest, back porch provides the best in indoor-outdoor living with exposed beams, outdoor kitchen, and more!

**RICH REED**  
843.368.3040 | RichReed@CharterOneRealty.com



**BLUFFTON**

5 SMITH LANE  
\$689,900 • MLS#352323

Perfect location for a B&B or horse farm! Minutes from downtown Bluffton & Palmetto Bluff. The charming stucco home is perfect for entertaining guests & hosting special events & private gatherings.

**SHEREE BINDER**  
843.298.7062 | ShereeBinder@gmail.com



**MOSS CREEK**

40 CAT BRIER  
\$309,900 • MLS#361432

CALLING ALL INVESTORS! Terrific flow. Great Floorplan. Circular drive & lush landscaping welcome you to this classic Moss Creek home. Light & bright. BRING YOUR CREATIVITY.

**ALLISON COBB**  
843.338.7256 | Allison@CharterOneRealty.com

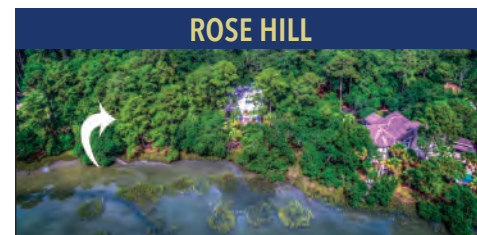


**PINE CREST**

45 GABLES LANE  
\$239,000 • MLS#372476

This lovely home features new flooring, a renovated kitchen, new countertops & backsplash, new hardware, freshly painted interior throughout, ceiling fans & newly installed heater & landscaping.

**SHEREE BINDER**  
843.298.7062 | ShereeBinder@gmail.com



**ROSE HILL**

53 ROSE HILL DRIVE  
\$174,000 • MLS#355776

Marsh & tidal creek view near the Colleton River! Perfect spot to design & build your dream home. Great trees & water views at high tide. View out to the river at rear. Equestrian side of Rose Hill.

**MARVIN HALL**  
843.384.7632 | Marvin@MarvinHall.com

*You're Never far from ONE of our 10 Charter One Realty Offices ...*

*Throughout Hilton Head Island & the Lowcountry, We're the ONE You Can Turn to for All of Your Real Estate Needs*





# Belfair

Belfair's grand entrance, the Avenue of Oaks, is **one of the most beautiful in the area**, and completely fitting for this naturally stunning private golf community. Belfair is located in Bluffton, on Highway 278, approximately 5 miles from the bridge to Hilton Head Island.

**Belfair features two championship courses designed by world-renowned golf course architect Tom Fazio.** Belfair's East Course is reminiscent of Scottish links golf, with windswept fairways and freshwater lakes and lagoons, while the parklands-style West Course features landscaped bunkering on every hole and rolling fairways.

Residents enjoy one of the country's **finest golf learning centers**, as well as a state of the art fitness and sports center, indoor pool, outdoor resort-style pool, tennis center, and almost 30 miles of walking/biking opportunities. The neighborhood also boasts a 42-acre chain of freshwater lakes, **perfect for nature watching or fishing.**

**Housing Types:** Homes, Golf Cottages

**Price Range:** \$350,000 to \$2 million

**Lot Pricing:** \$75,000 to \$360,000



- Gated Entrance
- Two Championship Courses by Tom Fazio
- 29-acre Golf Learning Center
- Clubhouse with Dining and Expansive Lawn
- Full-Service Fitness Center with Indoor Pool
- Resort Style Pool with Dining
- Tennis courts
- Basketball Court
- Dog Park
- Children's Pool and Playground



## Get Information

For more information, current listings or to schedule a visit, contact Vince Harrison:

843-422-2029 | [hiltonheadpro@gmail.com](mailto:hiltonheadpro@gmail.com)



# Berkeley Hall

Voted one of the “**25 Best Places to Retire in 2016**” by Forbes magazine, Berkeley Hall offers the finest in private club living in a uniquely Lowcountry setting.

Sitting on 980 acres bordered by the beautiful Okatie River, Berkeley Hall features two signature Tom Fazio “Core Courses,” highlighted by dramatic elevation changes, beautiful water features, and only 5 home sites per hole, making it one of the **lowest density private golf communities** in the southeast.

At the center of the community is the Amenity Village, anchored by the **35,000-square foot Jeffersonian-style clubhouse**, the social center featuring seven dining venues. Adjacent to the clubhouse is the fitness center and spa facility, spa treatment rooms, pools, racquet club, and the start of a 9-mile Greenway Trail System.

**Housing Types:** Homes

**Price Range:** \$400,000 to \$1.8 million

**Lot Pricing:** \$60,000 to over \$400,000



- Gated Entrance
- Two Signature Tom Fazio “Core Courses”
- Golf Practice and Learning Center
- 14,500 Square Foot Spa and Fitness Center
- Racquet Club with Tennis and Pickleball Courts
- Grand Hall with Multiple Dining Options and Wine Cellar
- River Park with Community Dock
- Kayaking and Guided Nature Tours
- Walking and Jogging Trails
- Wide Range of Social Events



**BERKELEY HALL**  
A Private Golf Club Community

## Get Information

For more information, current listings or to schedule a visit, contact Rich Reed:

843-368-3040

[RichReed@CharterOneRealty.com](mailto:RichReed@CharterOneRealty.com)





# Callawassie Island



- Gated Entrance
- 27 holes of Tom Fazio Golf
- 6 Har-Tru Tennis Courts
- New Fitness Center
- Boating
- Fishing
- Two Swimming Pools
- 26,000 square foot Clubhouse with dining
- River Club located on the Colleton River for waterfront dining
- Clubs and organizations for members
- Community docks leading into the Port Royal Sound and the Atlantic Ocean



Cross the causeway that links Callawassie Island to mainland South Carolina and you'll enter a slice of Lowcountry terrain that has been transformed into **a remarkable waterfront golf community** blending high-quality housing and the finest amenities. An immaculate **27-hole Tom Fazio-design golf course** is the highlight of this 880-acre private oasis, which also features a first-class tennis center, swimming facilities, a new fitness center and two spacious clubhouses.

With 11 miles of coastline and fertile salt marshes surrounding a landscape of green meadows and moss-draped oaks, Callawassie Island has been developed in an **environmentally sensitive** manner that garnered **South Carolina's first Community Wildlife Habitat designation**. The location is convenient to Hilton Head Island, Beaufort and Savannah, allowing residents to enjoy a **rural lifestyle along with the abundant natural and cultural attractions of the Lowcountry**.

**Housing Types:** Villas, Homes

**Price Range:** \$150,000 to over \$1 million

**Lot Pricing:** \$20,000 to over \$200,000



**CALLAWASSIE**  
ISLAND

## Get Information

For more information, current listings or to schedule a visit, contact Joe Kearney:

843-987-2125

welcome@CallawassieIslandClub.com





# Colleton River

Positioned on 1,200 acres of nature preserve, between the Colleton and Chechessee Rivers and the Atlantic Ocean, Colleton River is at once a **sanctuary for nature lovers** and a haven for golf enthusiasts.

Colleton's two golf courses, designed by legends Pete Dye and Jack Nicklaus, have both earned national accolades. The community's Nicklaus course was named "**Best New Course in America**" by Golf Digest, and the Dye course has been consistently ranked among "**America's Top 100 Golf Courses**" by Golf Week. Colleton's idyllic beauty was even showcased on the big screen by Robert Redford as the setting for his feature, "The Legend of Bagger Vance."

Colleton's awe-inspiring landscape, dotted by wetlands, oaks and lagoons, is complimented by luxurious amenities and some of the **most beautiful homes in the area.**

**Housing Types:** Homes

**Price Range:** \$700,000 to over \$3 million

**Lot Pricing:** \$50,000 to over \$1 million



- Gated Entrance
- Two World-Class Courses by Pete Dye and Jack Nicklaus
- State-of-the-Art Golf Practice Park
- 6-Hole Executive Par 3 Course
- Stan Smith Tennis Center
- Fitness Center and Spa
- Kayaking, Boating and Sailing
- Community Dock
- Nature Trails
- Multiple Clubhouses and Dining Options



Colleton River

## Get Information

For more information, current listings or to schedule a visit, contact Marvin Hall:

843-384-7632 | [marvin@charteronerealty.com](mailto:marvin@charteronerealty.com)





# Hampton Hall

Located in the heart of Bluffton, Hampton Hall offers a private community lifestyle, resort style amenities, and a calendar full of social events, all within **a short drive to Old Town Bluffton.**

Hampton Hall's amenities include a Pete Dye "Signature" Course, a state-of-the-art health and fitness center, and a lakeside pool. The Dye course is a classic links-style golf course that offers **undulating architecture and tricky greens in a beautiful natural setting.**

The Village, the social center of the community, boasts an expansive health and fitness club, an indoor lap pool, a beautiful lakeside swimming pool, and courts for tennis, basketball, bocce, and pickleball. There are also over **6 miles of scenic walking and biking trails**, and a well-stocked fishing lake in the community.

**Housing Types:** Homes, Townhomes

**Price Range:** \$300,000 to \$950,000

**Lot Pricing:** \$40,000 to over \$150,000



- Gated Entrance
- Signature Course by Pete Dye
- Lakefront Clubhouse with Pub and Dining
- Health and Fitness Center
- Indoor and Outdoor Pools
- Tennis and Pickleball Courts
- Playground
- Walking and Biking Trails



  
HAMPTON HALL CLUB

## Get Information

For more information, current listings or to schedule a visit, contact the Hampton Hall Sales team:

844-526-0002

[HamptonHallInfo@southerncommunities.com](mailto:HamptonHallInfo@southerncommunities.com)





# Hampton Lake

Located in Bluffton, Hampton Lake is the Hilton Head area's premier private lake community. **The jewel of the community is the 165-acre freshwater lake that includes 7 miles of navigable waterways and 15 miles of shoreline.** The lake, together with approximately 340 surrounding acres of nature preserve, creates over 500 acres of open space in the just over 900-acre community.

Hampton Lake is a consecutive winner of the national Best in American Living Award (BALA) for "Best Community in America" and "Best Community Facility. The Amenity Village is the center of activity and energy— **offering limitless options for connecting with family, friends and neighbors.** Hampton Lake was also awarded 4th out of 100 Most Popular Communities by TopRetirements.com for 2011, and named 4th among 1,263 Top Performing Communities in the Lowcountry by Market Graphics Research for 2010.

**Housing Types:** Houses, Townhomes

**Price Range:** \$330,000 to over \$1.8 million

**Lot Pricing:** \$110,000 to \$300,000



- Gated Entrance
- 165-Acre Lake with 15 Miles of Shoreline
- Over 300 Acres of Nature Preserves - 11 Miles of Walking Trails
- Fishing, Boating and Kayaking
- Full-Service Spa and Fitness Center
- Resort Style Pool
- Clubhouse and Lakeside Dining
- Dog Park
- Tennis courts
- Basketball Courts
- Children's Water Play Area and Playground



## Get Information

For more information, current listings or to schedule a visit, contact the Hampton Lake Sales team:

866-875-5253 | [www.hamptonlake.com](http://www.hamptonlake.com) | [info@hamptonlake.com](mailto:info@hamptonlake.com)  
7 Hampton Lake Drive, Bluffton, SC 29910

# Hampton Lake





# Hilton Head Plantation

Tucked away behind hundreds of pines and oaks on the north end of the Island, Hilton Head Plantation is **off the tourist-track** and offer thousands of acres of sea island forest, golf courses, amenities, and Pine Island, **one of the true hidden gems of Hilton Head.**

Choices for outdoor sports and activities abound in Hilton Head Plantation. Golfers have their choice of **four semi-private golf courses**, including the Country Club of Hilton Head, while tennis players enjoy 12 courts.

In 2016, the Plantation revitalized its primary community pool at the Spring Lake Recreation Area, completing **a multimillion-dollar renovation that includes a lazy river, wading areas, and splash pads.** Hilton Head Plantation is also home to two restaurants, including the venerable Old Fort Pub, one of the Island's finest and most acclaimed dining venues.

**Housing Types:** Homes, Townhomes, Condos

**Price Range:** \$250,000 to \$4 million

**Lot Pricing:** \$80,000 to \$350,000



- Gated Entrance
- Access to 2-Miles of Beach
- Four Championship Golf Courses by Rees Jones and Gary Player
- Multiple Golf Practice Facilities
- Numerous Swimming Pools and Tennis Courts
- Skull Creek Marina
- Award-Winning Restaurant
- Two Nature Conservancies with Miles of Trails
- Walking, Jogging and Biking Paths



## Get Information

For more information, current listings or to schedule a visit, contact the Hilton Head Plantation Sales team:

844-526-0002 | [HHPInfo@southerncommunities.com](mailto:HHPInfo@southerncommunities.com)





# Latitude Margaritaville

Inspired by **Jimmy Buffet's lifestyle brand** and developed with Minto Communities, Latitude Margaritaville Hilton Head will combine luxurious amenities with **a laid-back lifestyle that any "Parrot Head" would appreciate.**

With over 3,000 homes upon completion, the community will feature a full bevy of amenities, including a fitness center, resort-style pools, tennis courts, pickleball courts and more, all **within a short drive from Hilton Head Island's unparalleled golf** and everyday conveniences.

At the heart of the community will be a destination retail center consisting of a **Margaritaville signature-concept restaurant, specialty stores, grocery store and entertainment venues.**

**Housing Types:** Homes

**Price Range:** \$250,000 to over \$500,000



- Gated Entrance
- Private Resident-Only Town Center
- Signature Concept Retail and Dining
- Entertainment Venue
- Resort-Style Pools
- Health and Fitness Center
- Tennis and Pickleball Courts
- Indoor and Outdoor Dining Options
- Walking and Biking Trails



## Get Information

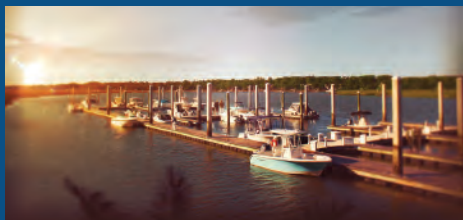
For more information, current listings or to schedule a visit, contact Sheree Binder:

843-298-7062 | [shereebinder@gmail.com](mailto:shereebinder@gmail.com)





# Long Cove



- Gated Entrance
- Nationally-Ranked Pete Dye Golf Course
- Tennis and Pickleball Center
- Clubhouse with Formal and Casual Dining
- Private Deep Water Marina
- Heated Outdoor Pool
- Community Garden
- Playground
- Dog Park



Long Cove, centrally located on Hilton Head Island, is a private, members-only club known for its **natural beauty, understated elegance, and first-class amenities.**

Long Cove Club's Pete Dye course, ranked #14 in Golfweek's "Top Residential Courses in the U.S.," is widely-considered to be the **most popular private course on Hilton Head Island.** This 7,026-yard masterpiece is equal parts challenging and beautiful, as it winds its way along the **saltwater marsh** through live oaks and **Carolina pines.**

In addition to golf, Long Cove also features a Tennis and Pickleball Center, a beautiful pool, a newly-renovated clubhouse with both formal and casual dining, and a private deep-water marina providing **direct access to the Atlantic Ocean and the Intracoastal Waterway.**

**Housing Types:** Homes

**Price Range:** \$430,000 to over \$2 million

**Lot Pricing:** \$50,000 to \$350,000

## Get Information

For more information, current listings or to schedule a visit, contact Tom Reed:

843-816-4816 | [info@explorehhi.com](mailto:info@explorehhi.com)

*Long Cove Club*





# May River Preserve

**The Lowcountry's newest private gated community** has the area's best location. On historic May River Road in Old Bluffton – less than 15 minutes from the beaches of Hilton Head Island and within 20 minutes to the historic downtowns of Beaufort, SC and Savannah, GA.

The heart of May River Preserve will be found at the community's planned pavilion and pool. Rough-hewn beams in the outdoor kitchen, open and fresh air and crystal blue refreshing water is the vision for the social center and gathering place. **We believe connecting with nature and neighbors creates authentic relationships, which is the heart of every true neighborhood.** We are proud to offer an array of amenities suited to all tastes; come see what we have in store for you and your loved ones.

**Housing Types:** Homes

**Price Range:** \$350,000 to \$550,000



- Gated Entrance
- Community Pavilion and Pool
- ½ to 1-Acre Lots
- Fire Pits
- Community Lawns and Game Area



MAY RIVER  
PRESERVE

## Get Information

For more information, current listings or to schedule a visit, contact Stacey Garbett:

(843) 836-7918 | [www.mayriverpreserve.com](http://www.mayriverpreserve.com)  
[info@mayriverpreserve.com](mailto:info@mayriverpreserve.com)





# Mill Creek

Mill Creek offers traditional neighborhood living with a convenient location and **resort-like amenities, but without the expensive dues of the surrounding gated communities.**

Residents of Mill Creek have access to a state-of-the-art clubhouse, featuring a 3-level fitness center, and **one of the largest “zero entry” swimming pools and lazy rivers in the area.** There’s also a separate wading pool and a splash fountain for kids, and a host of other neighborhood amenities.

Housing options range from single-family homes to townhouses at a variety of sizes and price points, with front lawn care included in POA dues. Best of all, Mill Creek’s **central location offers easy access to both Hilton Head Island and historic Savannah, Georgia.**

**Housing Types:** Homes, Townhomes  
**Price Range:** \$195,000 to \$400,000



- 7,500 Square Foot Clubhouse with 3-story Fitness Center
- Zero-Entry Pool with Lazy River and Wading Pool
- Tennis Courts
- Basketball Courts
- Stocked Lagoons for Fishing
- Dog Park
- Playground



## Get Information

For more information, current listings or to schedule a visit, contact the Mill Creek Sales team:

844-526-0002 | [MillCreekInfo@southerncommunities.com](mailto:MillCreekInfo@southerncommunities.com)





# Moss Creek



Just across the bridge from Hilton Head Island lies Moss Creek, a picturesque community set amidst **timeless oaks and stunning water views**. In addition to the beautiful scenery and convenient location, residents also enjoy a full-range of amenities, from **championship golf and tennis, to a full-service marina and equestrian center**.

The two private golf courses, designed by Tom Fazio, offer a challenging yet playable experience that appeals to residents with both high and low handicaps. And for boaters, it doesn't get much better than the Moss Creek Marina, providing **access to the Intracoastal Waterway** in just minutes, and a dedicated Boat Owners Association.

Whether you're joining your neighbors for dinner at the clubhouse, or simply **relaxing by the waterfront**, it's clear that Moss Creek is an ideal place to call home.

**Housing Types:** Homes

**Price Range:** \$200,000 to over \$1.5 million

- Gated Entrance
- Two Championship Golf Courses by Tom Fazio
- Golf Practice Facility
- Tennis Center
- Equestrian Center
- Health and Fitness Center
- Community Marina
- Beach-Entry Pool and Lap Pool
- Waterfront Recreation Area
- Nature Preserve



MOSS  
CREEK

## Get Information

For more information, current listings or to schedule a visit, contact Allison Cobb:

843-338-7256 | [allison@charteronerealty.com](mailto:allison@charteronerealty.com)





# Oldfield

Located on the Okatie River, Oldfield is a lifestyle community rich with both **Southern architecture and Southern hospitality**, and one of the few communities in the area to offer golf, boating and equestrian within its gates.

Oldfield features a champion course, designed by golfer Greg Norman, that was named a **Certified Audubon Cooperative Sanctuary**. Oldfield's commitment to nature is also evident in its unique Outfitters Center, where expert staff arrange guided fishing and shrimping trips, kayak excursions, and will even launch your power boat into the Okatie River for a day on the water.

Oldfield also offers one of the **area's finest equestrian centers**, with a 20-acre facility which includes stables, a 12-stall barn, two riding rings, a full course of jumps and acres of grass paddocks.

**Housing Types:** Homes

**Price Range:** \$500,000 to over \$1.5 million

**Lot Pricing:** \$40,000 to over \$400,000



- Gated Entrance
- Championship Course by Greg Norman
- 20-Acre Equestrian Facility
- Fitness Center with Heated Lap Pool
- Outfitters Center for Full-Range of Outdoor Activities
- Tennis Center
- River Club with Dining and Event Center
- Nature Center with 10 Miles of Trails
- Dog Park



## OLDFIELD

### Get Information

For more information, current listings or to schedule a visit, contact Matt Bradford:

843-290-8121 | [MatthewWBradford@gmail.com](mailto:MatthewWBradford@gmail.com)





# Palmetto Bluff

Amidst countless red oaks, miles of marshes, and the pristine May River, Palmetto Bluff provides residents with a lifestyle that is **as spectacular as the natural setting that serves as its backdrop.**

When it comes to golf in the Lowcountry, **the May River Golf Club, built in 2004 by Nicklaus, is unequalled.** In addition to golf, Palmetto Bluff's amenities include a fitness center and pools overlooking the inland waterway and the May River, a shooting club, a lawn and racquet club, and equestrian center. Residents also enjoy **endless outdoor activities**, as well as a commercial village featuring restaurants, shops, a gourmet market, a chapel and the large Village Green.

Palmetto Bluff is also home to a **luxury Inn and Spa** operated by Montage Resorts, which regularly appears in Conde Nast Traveler "Reader's Choice Awards."

**Housing Types:** Homes

**Price Range:** \$650,000 to over \$4 million

**Lot Pricing:** \$240,000 to over \$1 million



- Gated Entrance
- Jack Nicklaus Signature Course
- Internationally-Recognized Resort and Spa
- Multiple Waterfront Clubhouses
- Waterfront Pools and Fitness Centers
- Lawn and Racquet Club with Tennis, Croquet and Boccee
- Equestrian Center
- Shooting Club with Sporting Clays Course
- Commercial Village with Dining and Shopping
- Expansive Nature Conservancy



PALMETTO BLUFF

## Get Information

For more information, current listings or schedule a visit, contact the Palmetto Bluff Sales team:

844-526-0002 | [PalmettoBluffInfo@southerncommunities.com](mailto:PalmettoBluffInfo@southerncommunities.com)





# Palmetto Dunes



- Gated Entrance
- Three Top-Rated Golf Courses
- Internationally-Recognized Family Resort
- 3-Miles of Renourished Beaches
- Award-Winning Tennis Center
- 11-Mile Lagoon System for Canoeing and Kayaking
- Walking and Biking Trails
- Oceanfront Pools and Dining
- Full-Service Marina (Shelter Cove)



Centrally-located on Hilton Head, Palmetto Dunes is a marriage of **world-famous family resort and amenity-rich, oceanfront residential community**. It features private residential living, miles of pristine beaches, championship golf, award-winning tennis and an **11-mile lagoon system** that winds throughout the community.

Palmetto Dunes' three championship golf courses were designed by Robert Trent Jones, George Fazio and Arthur Hills. All three courses have been awarded **four stars by Fodor's Golf Digest Places to Play**. And for tennis players, it doesn't get much better than Palmetto Dunes. The 23-court tennis center was **ranked #8 in the world by Tennis Resorts Online**.

Residents also have direct access to Shelter Cove Harbour, home to the **island's largest marina**, fishing charters, watersports, and Shelter Cove Town Center, the island's epi-center for dining, shopping and events.

**Housing Types:** Homes, Townhomes, Condos

**Price Range:** \$225,000 to over \$5 million

**Lot Pricing:** \$250,000 to over \$3 million

## Get Information

For more information, current listings or to schedule a visit, contact the Palmetto Dunes Sales team:

844-526-0002

[PalmettoDunesInfo@southerncommunities.com](mailto:PalmettoDunesInfo@southerncommunities.com)



**PALMETTO DUNES™**

OCEANFRONT RESORT

HILTON HEAD ISLAND





# Rose Hill

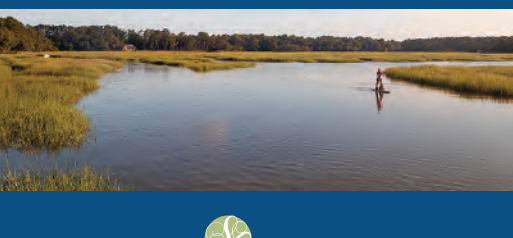


- Gated Entrance
- Championship Golf and Country Club
- Fully-Equipped Equestrian Center
- Polo Field
- Tennis Club
- Rose Hill Plantation Historic Site and Gardens
- 3 Pools
- Community Dock on Colleton River
- 17 Miles of Hiking Trails

With its variety of amenities, including golf and equestrian, to its range of housing, from 4-acre country estates to golf course patio homes, Rose Hill offers **more lifestyle options than almost any other community in the Lowcountry.**

Conveniently located on either side of Highway 278 in Bluffton, just minutes from Hilton Head, Rose Hill spans 2,000 well-preserved acres, and is home to **the historic Rose Hill mansion, an original antebellum home with sweeping marsh and river views,** and beautiful rose gardens.

Whether playing a round of golf with friends, **enjoying a polo match at the equestrian center,** or simply taking a walk back in time at the historic Mansion, Rose Hill offers residents countless ways to **enjoy life in the Lowcountry.**



**Housing Types:** Homes

**Price Range:** \$250,000 to over \$1 million



## Get Information

For more information, current listings or to schedule a visit, contact the Rose Hill Sales team:

844-526-0002 | [RoseHillInfo@southerncommunities.com](mailto:RoseHillInfo@southerncommunities.com)





# Sea Pines

Known worldwide as a **first-class resort and golf destination**, Sea Pines is also home to thousands of island residents. Developed in the 1960s on 5,000 acres by visionary Charles Fraser, Sea Pines forever shaped the development of Hilton Head Island, and **inspired similar communities around the world**.

In terms of golf and lifestyle amenities, Sea Pines features the **famed Harbour Town Golf Links, home of South Carolina's only PGA Tour stop, the RBC Heritage**, and a selection of golf courses unrivaled on the island. In addition to golf, Sea Pines also offers beautiful beaches, oceanfront dining, and a private beach club exclusive for owners. Residents also enjoy an extensive network of bike paths, a nature preserve, and two of the **most popular commercial centers on the island, Harbour Town and South Beach**.

**Housing Types:** Homes, Townhomes, Condos

**Price Range:** \$170,000 to over \$7 million

**Lot Pricing:** \$150,000 to over \$4 million



- Gated Entrance
- Three Championship Golf Courses
- PGA Tour's Harbour Town Golf Links
- Sea Pines Country Club
- Stables and Riding Academy
- 600-Acre Nature Preserve
- South Beach and Harbour Town Commercial Centers
- Beach Club with Oceanfront Dining
- Private Resident Beach Club
- Tennis Club
- 15 Miles of Paved Trails
- Fitness Center



## Get Information

For more information, current listings or to schedule a visit, contact the Sea Pines Sales team:

844-526-0002

[SeaPinesInfo@southerncommunities.com](mailto:SeaPinesInfo@southerncommunities.com)





# Sun City | Riverbend



With resort-style amenities and a Village Center, Sun City and its sister community, Riverbend, is **one of the largest and most vibrant active adult communities in the southeast**. Residents have endless options for activities thanks to three golf courses, multiple fitness centers and pools, walking trails, a lake, and over 200 chartered social clubs and groups.

Sun City features **two championship golf courses**, both designed by PGA Tour professional Mark McCumber, as well as an executive course. At the heart of Sun City is the Village Center, **a large amenity campus with a 17,000 square-foot event venue and a state-of-the-art fitness facility** with indoor and outdoor pools.

The community also boasts **a performing arts center**, library, racquet sports, a 20-acre fishing lake, and miles of walking and biking trails through oaks, pines and wetlands.

**Housing Types:** Homes

**Price Range:** \$180,000 to over \$900,000

**Lot Pricing:** \$90,000 to \$300,000

- Gated Entrance
- Two Championship Golf Courses
- 18-Hole Executive Course
- Three Large Amenity Centers
- 2 Clubhouses with Multiple Dining Options
- Community Center with Library and Performing Arts Center
- Tennis and Pickleball Courts
- Multiple Fitness Centers and Pools
- 300-Foot Pier and Dock
- Over 200 Community Clubs



Sun City Hilton Head

## Get Information

For more information, current listings or to schedule a visit, contact the Sun City Sales team:

844-526-0002 | [SunCityInfo@southerncommunities.com](mailto:SunCityInfo@southerncommunities.com)





# Wexford Plantation



- Gated Entrance
- Arnold Palmer Signature Golf Course
- 37-Acre Inland Harbor with Intracoastal Access
- Yacht Club
- Award-Winning Tennis Facility
- Clubhouse with Dining and Bar
- Resort-Style Pool



With a large inland harbor and deep canals that weave throughout the community, Wexford provides a **residential setting reminiscent of Venice**. From being able to dock their boats in their own backyard, to traveling the community by water, or even accessing the Intracoastal Waterway and beyond, residents of Wexford can **enjoy life on the water to its fullest**.

Connecting 138 privately owned docks and 142 marina area slips, Wexford's inland harbor can accommodate boats up to 70 feet in length. In addition, members of Wexford's active Yacht Club enjoy **reciprocity benefits through the Yachting Clubs of America**.

**Rated one of the "Top 100 Residential Golf Courses" in the U.S.** by Golfweek for the past four years, Wexford's Arnold Palmer-designed Signature Golf Course features several modern designs reminiscent of famed green complexes.

**Housing Types:** Homes

**Price Range:** \$400,000 to over \$3 million

**Lot Pricing:** \$50,000 to \$725,000



## Get Information

For more information, current listings or to schedule a visit, contact Tom Reed:

843-816-4816 | [info@explorehhi.com](mailto:info@explorehhi.com)



# Experience Mortgage Success

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The Kristoff Team has been lending locally in Hilton Head Island and Bluffton since 1989, working with thousands of clients and lending over \$3 billion.

A wholly owned subsidiary of United Bank, George Mason Mortgage, LLC is headquartered in Fairfax, Virginia with a lending footprint in South Carolina, North Carolina, Pennsylvania, Maryland, Virginia, West Virginia and the District of Columbia.

We offer fixed-and adjustable-rate loan programs for purchase and construction transactions.  
Call us at (843) 603-5924 for details.



*Buy, Build, or Refinance.*

**The Kristoff Team**  
(843) 603-5924  
[www.kristoffteam.com](http://www.kristoffteam.com)

This is not a commitment to lend. All loan applications are subject to credit and property approval. Annual Percentage Rate (APR), programs, rates, fees, closing costs, terms and conditions are subject to change without notice and may vary depending upon credit history and transaction specifics. Other closing costs may be necessary. Flood and/or property hazard insurance may be required. To be eligible, buyer must meet minimum down payment, underwriting and program guidelines. Equal Housing Lender. 21A Shelter Cove Lane, Hilton Head Island, SC 29928  
- Nick Kristoff NMLS# 379253, Mike Kristoff NMLS# 377707