

### **hilton head island communities**

Allenwood	Ashton Cove	Bermuda Pointe	Blue Heron Point
Bradley By The Beach	Brighton Bay	Broad Creek	Cedar Woods
Chinaberry Ridge	Cross Winds	Edgewater	Folly Field
Forest Gardens	Graham Lane	Grandview	Hilton Head Plantation
Indigo Run	Leamington	The Legends	Long Cove Club
Mariner's Cove	Marsh Side	Middleton Place	Oakview
North Forest Beach	Old House Creek	The Paddocks	Palmetto Dunes
Palmetto Hall	Peregrine Pointe	Port Royal	Sea Pines
Shelter Cove	Shipyard	Singleton Beach	South Forest Beach
Spanish Pointe	Spanish Wells	Squire's Gate	Summer House
Summerfield	Timbercrest	South Shore	Treetops/Ocean Breeze
Victoria Square	Wells East	Wexford	Windmill Harbour
Yacht Cove			

### **bluffton communities**

Alston Park	Arborwood	Barton's Run	Baynard Park
Baywood	Belfair Plantation	Berkeley Hall	Bluffton Park
Bluffton Village	BridgePointe	Callawassie Island	Colleton River
The Crescent	Eagle's Point	Edgefield	The Estates at Westbury
The Farm	Fern Lakes	The Gatherings	Grande Oaks
Hampton Hall	Hampton Lake	Hampton Pointe	Heritage Lakes
Heyward Pointe	Hidden Lakes	Island West	Lawton Station
Linden Lakes	Mill Creek	Moss Creek	Okatie Park
Old Carolina	Olde Town	Oldfield	Palmetto Bluff
Pine Forest	Pinecrest	Pineridge	The Preserve/Lake Linden
Riverbend	Rose Dhu Creek	Rose Hill	Sandy Pointe
Sawmill Forest	Shell Hall	South Pointe	Sun City
Townes at Buckwalter	Traditions	University Park	Victoria Bluff
Wellstone	Westbury Park	The Willows	Wind Tree
Windy Lake	Woodbridge		

#### **Allenwood**

Allenwood is located off Gum Tree road. It is within walking or biking distance of the Hilton Head Island school cluster, the Island Recreation Center, and north end shopping and markets. Allenwood offers seven single-family, detached designs geared towards today's active lifestyle. It also offers four low-maintenance townhouse designs, which include lawn care service. In addition, the two-acre lagoon offers a serene sanctuary for homeowners, families and wildlife friends. 156 homes starting at \$360,000.

#### **Ashton Cove**

This lively, family-oriented neighborhood of 88 homes is located on Broad Creek near Point Comfort road, within immediate reach of the Cross Island Parkway. Residents boast about their neighborhood's seasonal get-togethers. They have just a five-minute walk to Crossings Park, which includes a new skateboarding and inline skating facility. Most of the homes have lagoon or deepwater views-others have wooded views. Homes start at \$459,000.

#### **Bermuda Pointe**

Bermuda Point, located off Squire Pope Road at the island's north end, is a colorful collection of 58 homes that mix the residential architecture of Charleston and the West Indies. Many of the two- and three-story, bright stucco homes include gingerbread and fish-scale trim. A crushed-coral leisure path winds behind

them, around a lagoon and community swimming pool. Undisturbed clusters of palm trees complement the natural beauty of the community's Intracoastal Waterway views. Lots start at \$280,000, homes at \$619,000.

#### **Blue Heron Point**

Turn right off the bridge immediately after landing on Hilton Head, take another right, which swings you back under the bridge, and you have found this charming street, which offers outstanding waterway views of Pinckney Island. Homes start at \$1,100,000.

#### **Bradley by the Beach**

This small group of four- and six-bedroom pastel-colored Charlestonian homes is located steps away from Driessen Park Beach. Each of the colorful stucco homes has a private pool and two-car garage. 14 homes. Lots start at \$600,000, homes at \$1,950,000.

#### **Brighton Bay Condos**

Brighton Bay consists of 153 luxury condos. The one-to-three bedroom units are located near Palmetto Bay Marina on Paddleboat Lane, offering fantastic views of Broad Creek. The facility has a shared swimming pool, a well-equipped fitness center, and a business center for residents. Condos start at \$200,000.

#### **Broad Creek Landing**

This condominium-style neighborhood is quietly nestled among tall pines and features calming lagoons and a community pool. Other features include marsh views and a private security guard. Villas start at \$204,000, homes at \$429,000.

#### **Cedar Woods**

This quiet south-end neighborhood is located just off Point Comfort Road and features homes of many architectural styles. Close proximity to the Cross Island Parkway allows easy access to the island's north end. 88 homes. Homes start at \$399,000.

#### **Chinaberry Ridge**

Chinaberry Ridge was designed to be efficient, attractive, and affordable. The friendly, family-oriented feeling in the area can be sensed as soon as you pass the community's entrance, which is located on Gum Tree Road, one mile from Highway 278. 119 homes. Homes start at \$329,000.

#### **Cross Winds**

This waterfront community on Broad Creek, off Marshland road, features 64 single family home sites set among mature oaks, long leaf pines, palmetto palms, and incredible marsh and Broad Creek views. As a community designed to reflect the traditional Southern lifestyle, you'll find many homes with metal roofs, brick accents, heart-of-pine flooring and of course, inviting front and rear porches. Residents enjoy Cross Winds' convenient location, security gate, pool facility, and day dock with deep water access. This small private community with some of the island's last available waterfront lots is an area treasure. Lots start at \$289,000, homes at \$612,000.

#### **Edgewater**

The Residences of Edgewater is found along Broad Creek off Marshland Road near the Cross Island Parkway. The first five buildings have all sold, and the 6th is underway. Ownership is maintenance-free and includes membership to Hilton Head Country Club in Hilton Head Plantation. Amenities include two tennis courts, a large waterfront pool, and an observation and crabbing pier on Broad Creek. Villas start at \$659,000.

#### **Folly Field**

One of Hilton Head's older beach communities, this mid-island neighborhood enjoys close proximity to Folly Field beach as well as the Islander's Beach Park. The park allows car parking only for autos with an islander's beach parking permit and features a playground, picnic area and boardwalk to the beach. Lots start at \$425,000, homes at \$699,000, and villas at \$199,000.

#### **Forest Gardens**

Convenient to south-end shopping and restaurants, and steps from the beach, the villas of Forest Gardens recently underwent a multi-million dollar renovation. Now, it's hard to believe that Forest Gardens is the oldest villa complex on the island. Warm weather usually finds residents basking around the pool or strolling to some of Hilton Head's most popular attractions. 104 villas starting at \$229,000.

### Graham Lane Plantation

Graham Lane Plantation is an exclusive Hilton Head Island community located between Old House Creek and Jarvis Creek. This peaceful, serene setting offers 24 generous-size homesites with wooded, marsh, and creek views. Ownership includes rights to use the private dock, allowing deep water access (especially ideal for kayaking). The three- and four-bedroom model homes range from 2,200 to 2,500 sq. ft. in two-story floor plans, each demonstrating unique Lowcountry and New England architectural design. Graham Lane Plantation's location, amenities, and overall architectural appeal make this a truly special place to call home. Homes start at \$549,000.

### The Grandview on Skull Creek

The Grandview represents one of Hilton Head Island's very last chances to enjoy waterfront living in consummate comfort. Nestled in Hilton Head Plantation on Skull Creek, The Grandview is within walking distance of Skull Creek Marina, the Country Club of Hilton Head and fine dining. The two to four bedroom villas will range from 2,034 square feet to 4,700 square feet and feature large terraces from which residents will enjoy views across the Intracoastal Waterway to the Pinckney Island Wildlife Refuge. 32 villas starting at \$797,000.

### Hilton Head Plantation

One of Hilton Head's largest and most age-diverse residential neighborhoods is Hilton Head Plantation (HHP), spread over 4,000 acres between the Intracoastal Waterway and Port Royal Sound. It is home to the Country Club of Hilton Head's semi-private 18-hole golf course designed by Rees Jones. Jones also designed the plantation's award-winning Oyster Reef Golf Course and Bear Creek Golf Course. The plantation has a fourth, private course created by Gary Player and Ron Kirby called Dolphin Head. In addition to its plentiful golf options, the plantation provides access to two miles of beach, a community recreation center, shared gardening area, numerous community swimming pools, and tennis courts, Skull Creek marina, and the Old Fort Pub restaurant. Two nature conservancies possess beautiful, lengthy natural trails and boardwalks through marsh. Residents can walk across a narrow isthmus connecting the plantation to Pine Island, an approximately 30-acre stretch of preserved land surrounded by beach. An extensive leisure path system winds through the community. 4249 homes and 490 villas. Lots start at \$419,000, homes at \$399,000.

### Indigo Run

Indigo Run is the youngest and final private residential golf community developed on Hilton Head Island. Its 1,712 acres are located at the island's north end, directly across Highway 278 from Hilton Head Plantation. Residential choices in Indigo Run range from ultra-private Golf Club at Indigo Run to the waterfront River Club and Broad Pointe to the luxury and convenience of The Garden Homes at Berwick Green. Indigo run prides itself on its two Jack Nicklaus-designed golf courses: the Golden Bear and The Golf Club. Inside the private gates of Indigo Run, residents can also take advantage of Sunningdale Park, a recreation area with a junior Olympic swimming pool, hard tennis courts, basketball and volleyball courts, and playground.

Neighborhoods vary:

Berwick Green: 11 homes and 40 villas. Homes start at \$860,000.

Broad Point: 64 homes. Lots start at \$395,000, homes at \$690,000.

Indigo Run: 975 homes. Lots start at \$425,000, homes at \$695,000.

The Golf Club: 270 homes. Lots start at \$425,000, homes at \$939,000.

The River Club: 50 homes. Homes start at \$760,000

Avalon at Indigo Run fulfills the need for maintenance-free living. The ranch style homes are all three-bedroom, three-bath residences with a Carolina room and a two-car garage. Approximately 1,800 square feet, they each include gas fireplaces, Corian counters, and much more. The development has a security gate and a swimming pool exclusively for residents. Homes start at \$429,500.

The Preserve at Indigo Run is a group of 252 apartment villas located near the entrance to Indigo Run. Each house-style villa consists of six apartments ranging in floor plan and size, with private entrances and patios or balconies. A resort-style pool sits beside a community cabana, and at the center of the complex, a grand fountain. Villas start at \$249,000.

### Leamington

Leamington is a private community within Palmetto Dunes that is accessed through gated security entrances on Highway 278 and on Ocean Lane in Palmetto Dunes. Greenwood Development Corporation, the creator of Palmetto Dunes and Palmetto Hall Plantation designed the neighborhood over 15 years ago. It sits on approximately 450 acres that include a swim club with boat-ramp access to Palmetto Dunes' 11-mile lagoon system and an ocean-front beach club. Owners of Leamington villas, townhomes, and single-family homes

can also utilize all the amenities in Palmetto Dunes. The community's 18-hole Arthur Hills Golf Course is the site of the Old Hilton Head Rear Light, a historic lighthouse that sailors once used as a navigational tool. 300 homes and 516 villas. Lots start at \$690,000, homes at \$825,000. Within Leamington are two luxury, oceanfront developments: Somerset, a five-story building with 27 luxury condominium villas starting at \$2,295,000 and The Townhomes at South Shore, 18 luxurious, two- and three-story townhomes starting at \$3,199,9000.

### The Legends

The Legends is a group of 119 luxury condominiums on Union Cemetery Road at the north end of Hilton Head Island. Residents have tranquil views of lagoons, the Planter's Row golf course in neighboring Port Royal Plantation, or one of the community's two swimming pools. Free use of a business center is available during regular business hours. The business center has a computer with Internet access, a fax machine, and scanner. The condos come equipped with washers and dryers and have spacious patios or balconies. Condos start at \$175,000.

### Long Cove Club

*Golf Digest* magazine has rated Long Cove Club's private golf course, designed by Pete Dye and recently renovated, the number one course in South Carolina for 10 consecutive years. A membership to this challenging golf course is included with ownership in Long Cove club. In the 1980s, the plantation's developers chose to carefully preserve the area's live oaks, magnolia and palmetto palm trees, which create a serene, wooded environment in which its signature golf course is nestled. In addition to the golf course, a new tennis center was opened in 2002. Residents also enjoy deepwater access to Broad Creek from the community's boat docks. This plantation is situated between Yacht Cove and Wexford Plantation toward the island's south end. 569 homes. Lots start at \$324,000, homes at \$749,000.

### Mariner's Cove

A quiet condominium community, Mariner's Cove is the very first right off the bridge upon alighting on Hilton Head. It enjoys spectacular sunset views over the Intracoastal Waterway. Villas start at \$325,000.

### Marsh Side

Residents at Marsh Side on Hilton Head enjoy active island living in a convenient north side location. Featuring 244 units, Marsh Side offers activities including two lighted tennis courts, swimming pool, kiddie pool and hot tub. One-, two-, and three-bedroom condos are available. Start at \$138,000.

### Middleton Place

This new community of 30 homes is located off Marshland Road beside the River Club, one-half mile from the Cross Island Parkway. It is being called the island's newest affordable community. Each three- or four-bedroom, single- or two-story home includes at least two full bathrooms, a two-car garage, high ceilings, and professional landscaping. Homes start at \$399,000.

### OakView

The Neighborhoods of OakView is located off Oakview Road at the island's north end, within immediate reach of the Cross Island Parkway. It has three distinct neighborhoods. Sterling Pointe consists of 17 dramatic home sites on an environmentally protected promontory that reaches into the tidal marshland. Silver Oak has 27 grand home sites within an exclusive, privately gated preserve. Gold Oak includes 76 traditional homes and home sites set beneath a canopy of majestic moss-draped oaks. The available lots are set on 40 acres of lush Lowcountry land that offer marsh and Calibogue Sound/Intracoastal Waterway views. 120 homes starting at \$410,000.

### North Forest Beach

Another of the island's oldest beach communities, North Forest Beach is steps away from both the Atlantic and the shopping opportunities of Coligny Plaza. Villas start at \$224,000, homes at \$700,000, lots at \$749,000.

### Old House Creek

The quiet neighborhood just off Spanish Wells Road offers a family friendly environment and close proximity to the Cross Island Parkway-offering easy access to both the north and south ends of Hilton Head. Homes start at \$245,900.

### The Paddocks on Jarvis Creek

The Paddocks afford majestic views of Jarvis Creek's salt marshes. Horse and leisure trails, a community

pool with clubhouse and outdoor entertainment area, a community picnic area, and a convenient location make this an excellent neighborhood. 73 homes. Lots start at \$375,000, homes at \$900,000.

#### **Palmetto Dunes Plantation**

This popular resort and residential community is located mid-island, sitting on 1,800 well-preserved acres. Inside its guarded gates are three miles of world-famous Atlantic Ocean beaches, 11 miles of winding lagoons, and one of the largest tennis centers on the island, with 25 courts. Palmetto Dunes is also home to the Hilton Resort and the Hilton Head Marriott Beach and Golf Resort, previously the Hyatt Regency Hilton Head Resort. Its three public, 28-hole golf courses were designed by PGA favorites George Fazio, Robert Trent Jones, and Arthur Hills. The community ranges from year-round residents to weekend visitors due to the wide range of lodging available. Within Palmetto Dunes is the private community of Leamington. 1012 homes and 1470 villas. Palmetto Dunes villas start at \$350,000, lots at \$499,000, homes at \$684,000.

#### **Palmetto Hall Plantation**

This 750-acre community lies just east of Hilton Head Plantation and has become known as one of the island's more intimate, neighborly environments. Its homes follow the plantation's architectural review board requirements for Southern classic style. Many have porches, decks, dormers, and other features that intentionally take into consideration the island's magnificent weather and encourage participation in the neighborhood. They enjoy views of lagoons, the plantation's 100-acre wooded nature preserve, or one of two 18-hole golf courses designed by Arthur Hills and Robert Cupp. Property ownership includes a flexible social or golf membership. 527 homes. Lots start at \$259,000, homes at \$595,000.

#### **Peregrine Pointe**

A lovely, marshfront, gated development with 29 homesites, including five marshfront homes up to 3,400 sq. ft with panoramic views of Broad Creek and Shelter Cove. It has a community dock. Homes are from \$499,000 to \$950,000.

#### **Point Comfort Plantation**

A quiet drive down Point Comfort Road leads to this peaceful neighborhood where children play safely in a park-like common area. Many homes enjoy spectacular marsh views over Broad Creek and have private water access. 76 homes starting at \$389,000.

#### **Port Royal Plantation**

It was on the shores of what is now Port Royal Plantation that Captain William Hilton first landed in 1663, leading to the British settlement of the island. Port Royal Plantation is also the site of historic Fort Walker, a station for Confederate troops during the Civil War (until Union troops invaded in 1861), and the Union Army's Fort Sherman.

Port Royal Plantation is now famous for its peaceful, preserved natural environment and plentiful amenities. It lies at the "heel" of Hilton Head Island, within reach of approximately 12 miles of beach where Port Royal Sound joins the Atlantic Ocean. The plantation is the island's only completely private seaside residential neighborhood. Outside its gates lies the Westin Resort, located on 24 primarily oceanfront acres of Port Royal. The resort offers privileges to the plantation's three 18-hole golf courses, two championship croquet courts, and a 16-court racquet club. 80 homes and 1007 villas. Lots start at \$675,000, homes at \$679,000.

#### **Sea Pines Plantation**

In 1956, Charles Fraser developed Sea Pines into the first private plantation community on the island. Sea Pines is one of the largest residential and resort plantations on Hilton Head spanning 5,200 acres. The community is most famous for its three championship golf courses, including the Harbour Town Golf Links, home of the PGA Tour's annual MCI Heritage. Sea Pines is also associated with the world-recognized Harbour Town Marina and its landmark red-and-white-striped lighthouse, built in 1969 to aid boats traveling on the Calibogue Sound. The marina hosts awe-inspiring yachts as large as 115 feet. Its charming shops, restaurants and outdoor activities are open to the public. Sea Pines has a lush, 605-acre forest preserve, access to five miles of Atlantic Ocean beaches, over 100 tennis courts, two security gates and numerous swimming pools. It is also the location of the South Beach Racquet Club, Sea Pines Racquet Club, Lawton Stables equestrian center, and restaurants and outdoor activities held at South Beach Marina Village. 3839 homes and 2042 villas. Villas start at \$269,000, lots at \$369,000, and homes at \$499,000.

#### **Shelter Cove Harbour**

Shelter Cove Harbour is the largest deepwater marina on Hilton Head Island. It encloses the end of Broad Creek at the island's center across Highway 278 from Palmetto Dunes Plantation. Shelter Cove is a major tourist attraction because it hosts impressive local and world-traveled boats and yachts, has many fine

restaurants and shops, and is the site of some of the island's signature annual festivals. Such events include HarbourFest, an annual summer-long celebration known for its fabulous fireworks displays every Tuesday night from May to August, and WineFest, the largest outdoor, tented wine-tasting event on the East Coast. Shelter Cove Harbour has 665 high-rise villas for rent and sale overlooking the marina. 665 villas starting at \$385,000.

### Shipyards Plantation

Shipyards Plantation stretches across over 800 wooded and fairway-lined acres between Palmetto Dunes and Sea Pines. It offers serene residential living as well as a secluded location for vacationers renting property or staying at the popular oceanfront Crowne Plaza Resort. The Van Der Meer Shipyards Racquet Club is also found within the plantation offering 14 clay and six hard tennis courts kept in magnificent condition. Three nine-hole golf courses, recognized as some of the best in the country by the Senior PGA Tour, are available to residents and visitors. 200 homes and 110 villas. Lots start at \$425,000, homes at \$599,000, and villas at \$369,000.

### Singleton Beach

Residents of Singleton Beach live in the only island location where marshes directly meet the Atlantic Ocean, yielding fantastic ocean-front views. The community extends four street rows back from the ocean. All of its single-family homes are similar in Charlestonian-style architecture and have a private elevator and garages. Most have their own private swimming pools. 32 homes starting at \$935,000.

### South Forest Beach

Much like its sister community to the north, south Forest Beach is just a short walk to the ocean and just minutes away from the dining and shopping found along south Forest Beach Road and Pope Avenue. Architecture is a mix of "old beach house style" structures and modern Lowcountry manor style homes. Lots start at \$429,000, villas at \$112,900, and homes at \$799,000.

### Spanish Pointe

The custom-built manor homes of Spanish Pointe are some of the most impressive on the island. Fantastic views of the Calibogue sound are matched by a quiet, scenic roadway, which is accessed by a private gate. 10 homes starting at \$1,000,000.

### Spanish Wells Plantation

Spanish Wells Plantation lies on a peninsula that divides Broad Creek and Calibogue Sound, providing residents with breathtaking water and sunset views. The residential architecture varies from modern lavish estates to older, more modest homes, all on lots that exceed one acre. Spanish Wells possesses a clubhouse and semi-private nine-hole golf course that was designed by George Cobb. The community has tennis courts and a small beach area, and a recreational dock with an extra large float. The non-gated community is protected by constantly roving security patrols. 219 homes. Lots start at \$500,000, homes at \$795,000.

### Squire's Gate

The tight-knit community located in the island's north end just off Squire Pope Road is known as the place where all the local kids come for Halloween Trick-or-Treating. 49 homes comprise what is called the island's best-kept secret and greatest value. Homes start at \$290,000.

### Summer House

Condos on Marshland Rd. next to the Cross Island Parkway toll gates. Convenient to everywhere on the island. One-, two-, and three-bedroom condos starting around \$200,000.

### Summerfield

Summerfield is 1/4 mile from the Cross Island and five minutes from the Sea Pines Circle! The second phase of construction on these attractive but affordable villas began in December 2005 and units are already available. Low-density units are arranged around a central lagoon, and each unit features construction and utilities (hot water, HVAC, high-speed internet capability) beyond your expectations. 80 villas starting at mid \$252,000.

### Timbercrest

Timbercrest is a new D.R. Horton development off Spanish Wells Rd. It has approximately 38 homesites. Homes start at \$379,000.

### South Shore

Greenwood Development Corporation, the creators of Palmetto Dunes and Palmetto Hall Plantations, are behind the development of these 18 luxurious, new two- and three-story townhomes. The Townhomes at South Shore are located in the private Leamington section of Palmetto Dunes and offer panoramic views of the Atlantic Ocean from their spacious cast-stone verandas. They have contemporary, Charlestonian, stucco exteriors and plantation shutters, private pools and elevators, garages and all the amenities available to Palmetto Dunes homeowners. Last year, the National Association of Home Builders and *Professional Builder* magazine name The Townhomes at South Shore the best newly designed, attached-home development in the United States with eight or fewer units per acre. Villas start at \$3,199,900.

#### Treetops and Ocean Breeze

Located off Cordillo Parkway, this collection of 246 units, uniquely connected by a series of bridge walkways, is near everything the south end has to offer, including shopping, the beach, and Coligny. Villas start at \$140,000.

#### Victoria Square

This group of colorful, newly constructed Charlestonian-style homes is located off the oak tree-lined Leg O'Mutton Road near Marshland road. The community is accessed through an electronic security gate and features a two-acre pond at its center, a garden, swimming pool and boat storage area. The homes are three stories tall (elevator options are available), with hospitable front and rear wood decks, customized appliances, and two-car garages. 95 homes. Lots start at \$429,000.

#### Wells East

Located just before the gates to Spanish Wells, this charming neighborhood is family-friendly and offers easy access to the Cross Island Parkway. 21 homes starting at \$300,000.

#### Wexford Plantation

When the Marathon Oil Company constructed Wexford Plantation in 1982, it intended to create the most exquisite residential community on the East Coast. It used the Governor's Mansion in Williamsburg, Virginia and the Cloisters resort in Sea Island, Georgia for reference. The plantation features immaculately manicured landscaping, a championship golf course, \$5.2 million clubhouse, and a harbor with one of only four lock systems on the U.S. Atlantic Coast. The lock system, controlled by a 24-hour, on-duty harbormaster, opens to Broad Creek, providing access to the Intracoastal Waterway and Atlantic Ocean. Four full-time golf professionals are on hand at the plantation's world-famous golf course, designed by architect Willard Byrd. Two full-time tennis professionals teach on the plantation's six Hard-Tru courts, four of which are lighted. The most distinguishing characteristic about Wexford Plantation is its grand homes, many with deepwater boat docks. 450 homes. Lots start at \$329,000, homes at \$840,000.

#### Windmill Harbour

After crossing the J. Wilton Graves Bridge onto Hilton Head, Windmill Harbour is visible on the right side of Highway 278, along the Intracoastal Waterway. The community's premier coastal location presents 80 percent of homes with water views. This 172-acre private community exhibits true Southern architecture with its brightly colored homes. Windmill Harbour is home to the South Carolina Yacht Club and a 15.5-acre marina with 260 boat slips and a locked harbor system that serves as a direct link to the Intracoastal Waterway. 350 homes and 70 villas. Lots start at \$635,000, homes at \$530,000.

#### Yacht Cove

Yacht Cove is a group of newly constructed, single-family homes designed to fit the Lowcountry lifestyle. The Mulberry Place homes have large front or rear wood decks with outdoor ceiling fans, beautiful shading oak trees, and together create a close-knit sociable environment. They are joined by the condominiums of Wyndemere, the townhouses of Jib Sail Court and the duplex homes of Brittany Place. Homeowners have access to the community tennis courts, fitness center, and swimming pool. This family-oriented neighborhood is inconspicuously situated off Hwy 278 between Shelter Cove Harbour and Long Cove Club. 47 homes starting at \$399,000.

#### Alston Park at New Riverside

In the tradition of CraftBuilt Homes most admired communities, Alston Park at New Riverside arrives as a testament to traditional neighborhood living. Located near stunning Palmetto bluff, in true Low Country fashion, Alston Park is a beautifully landscaped and well planned community of single family homes centered around an expansive park. Alston Park offers both the proximity you desire and the privacy you deserve. 340 homes. From \$200,000.

#### Arborwood

In this small, family-friendly neighborhood, nature surrounds you - from secluded wooded homesites to the

quaint, quiet atmosphere of the neighborhood. With only 32 homesites, Arborwood is intimate and private - a place where you'll get to know your neighbors yet feel safe letting the kids play with friends in the yard. Convenient to schools, recreation, shopping & dining. Homesites start in \$130,000s and include garage & appliance package.

#### **Barton's Run**

The epitome of unpretentious living in a private, gated preserve of 70, wooded and lagoon homesites ranging from 1.2 to 5 acres, Barton's Run is a reprieve from the binding restrictions of traditional planned communities. Comprised of winding roads and pristine country acreage, Barton's Run is unrestricted, Low Country living at its best. Surround yourself with nature, build the home you've been dreaming of, and discover a quiet, peaceful world away from the hectic pace of everyday life. From \$200,000.

#### **Baynard Park**

Baynard Park is an exclusive, gated community that gives you peace of mind. Offering homes from 2,059 square feet to 3,267 with bonus rooms. Baynard Park is located off Hwy 278, east of Hwy 170 and the Okatie River. Amenities include a swimming pool, kiddie pool, covered pavilion with open fireplace, fitness facility, tennis courts, basketball court and a playground. An additional park will offer fire pits, horseshoe tracks, picnic tables, and a walking trail that will connect to the future Okatie Regional Park. Prices start in the \$320's to \$390's.

#### **Baywood**

This small, family-oriented neighborhood located just outside historic Bluffton offers a serene environment at affordable prices. With just 97 homesites, Baywood makes for peaceful family living in a well-established neighborhood. Homes start at \$199,000.

#### **Belfair Plantation**

Located off Highway 278 just five miles from the bridge to Hilton Head Island, you'll find Belfair, a private, 1,100-acre community on the scenic marshes of the Colleton River. A magnificent Avenue of Oaks leads you into Belfair where you find two 18-hole championship Tom Fazio golf courses. There are nature trails and wildlife viewing areas, and a carefully preserved wading-bird rookery. A variety of facilities can be found at the Family Activity Center including a tennis club, indoor/outdoor pools, fitness club, playground, basketball court, and picnic grounds. A grand clubhouse and a 29-acre state-of-the-art golf practice facility round out the community's features. 738 homes. Lots start at \$109,000, homes at \$595,000.

#### **Berkeley Hall**

Berkeley Hall is an 960-acre, private golf club community on the Okatie River, approximately seven miles west of Hilton Head Island. With two Tom Fazio core golf courses, members enjoy "pure" golf, without the interruption of interior streets or homes. A 30-acre Golf Learning Center, also designed by Fazio, offers one of the finest practice facilities of any American private club. Amenities at Berkeley Hall are beyond compare as the club offers state-of-the-art Spa and Fitness Center, a River Park, over 10 miles of Greenway trails winding throughout the community, and a 35,000 sq. ft. Jeffersonian-style clubhouse with several dining venues. In every way, truly nothing compares to Berkeley Hall. A variety of homes, homesites and products provide a wide range of price points and exceptional value. Homesites with deepwater, marsh, golf, and wooded views are available as well as equity golf memberships. 440 homes. Lots start at \$205,000, homes at \$784,000.

#### **Bluffton Park**

Bounded by S.C. 46 and Able Street in downtown Bluffton, this family-friendly neighborhood is within walking distance of the 32-acre community park planned for Bluffton. Eleven different floor plans, ranging from 1,400 to 2,100 square feet, feature front porches, detached garages and either 3 or 4 bedrooms with 2 baths. Residents enjoy parks, ponds and sidewalks. 770 homes. 500 villas. Homes start at \$219,000.

#### **Bluffton Village**

The Residences of Bluffton Village, located off S.C. 46, feature 36 Charleston-style townhouse. The four- and five-room townhouses feature a detached carriage house and a separate lockout unit (studio apartment). Townhouses start at \$310,000.

#### **BridgePointe**

Located in the heart of Bluffton, South Carolina's fastest-growing community, BridgePointe Condominium Homes offer the ultimate in convenient maintenance-free living. This beautifully landscaped community with two lakes, a signature bridge, and entryway is just minutes from Hilton Head Island, fabulous shopping, great restaurants, beaches and golf courses. BridgePointe offers 2- and 3-bedroom garden-style condominium homes that let you live on one floor.

#### **Callawassie Island**

This 880-acre sea island is home to a private, member-owned, residential club community that offers a

relaxing, gracious Lowcountry lifestyle with 27 holes of award-winning Tom Fazio golf. Uniquely situated off Hwy 170 between Hilton Head and Beaufort, Callawassie Island is surrounded by the Okatie and Colleton Rivers and Chechessee Creek. Connected to the mainland by a scenic causeway, Callawassie Island offers the ultimate in privacy with the convenience of Bluffton and Beaufort shopping nearby. The clubhouse complex, which has recently undergone a multi-million-dollar expansion and renovation, is the heart of the community. Amenities include fine and casual dining overlooking the river and salt marshes, tennis and golf pro shops, six Har-Tru tennis courts, a fitness center and swimming pool. 169 homes. Lots are from \$55,000 to \$499,000, homes from \$346,000.

#### Colleton River

Located just two miles from the bridge to Hilton Head Island, this elegant community offers two top-ranked golf courses and wonderful views of the Colleton River. The entrance road winds two-and-a-half miles through the South Carolina Nature Preserve and takes you to a 1,500-acre community with seven-and-a-half miles of saltwater marsh and more than a mile of deepwater on the Colleton River. Residents enjoy acclaimed golf courses by Pete Dye and Jack Nicklaus, a golf practice facility, a Stan Smith-designed tennis facility, an activity and fitness center and a wonderful Charleston-style clubhouse that affords views of the Nicklaus course and sunsets on the Colleton River. The Pete Dye Clubhouse was patterned after an old Southern plantation house and set at the edge of one of the Lowcountry's most pristine estuaries. 700 homes. Homesites start at \$180,000, homes at \$795,000.

#### The Crescent

The Crescent offers fairway homes on the only Arnold Palmer-designed golf course in the Hilton Head Island area. Stretched along the marshes of the Colleton River, this community offers golf and family amenities in a beautiful Lowcountry environment. The Crescent Point Clubhouse features a pro shop, informal grill, covered rocking chair verandas, and a residents-only gathering room. Adjacent to the clubhouse, a Swim, Tennis, and Fitness Center features a large swimming pool, wide sundeck, covered outdoor dining and cookout area, tennis courts, and an indoor fitness center. 428 homes, 12 villas. Homesites start at \$175,000 and homes start at \$439,900.

#### Eagle's Point

The community of Eagle's Point is located off Hwy 278, eight miles past the bridge to Hilton Head Island. A golf course designed by Davis Love III highlights the neighborhood, and the clubhouse includes a pro shop, restaurant and social/meeting room. The swimming pool complex features a junior Olympic pool, covered picnic area, fireplace, changing rooms, and an open-air cabana. Tennis courts are adjacent. Walking trails connect residential areas to the 7.5-acre man-made lake in the heart of the community. 249 homes. Homes begin just under \$279,000.

#### Edgefield

This affordable community has lovely single-family homes starting in the \$120's, with residents enjoying a community pool, playground, soccer area, basketball court and amenity building. Within safe walking distance from new Bluffton School Campus and adjacent to proposed Bluffton Town Park.

#### The Estates at Westbury

Recently converted from apartments and located within Westbury Park, these condominiums offer Bluffton living in a unique area with ponds, sidewalks and more.

#### The Farm at Buckwalter

Bluffton's most popular neighborhood, The Farm is located off Buckwalter Parkway. A community built on a foundation of family values with parks, bridges, and an amazing amenity center complete with a large swimming pool, playground with climbing wall and a large clubhouse, The Farm has been a great success building affordable, quality homes for more than 500 families. It is a neighborhood that combines the benefits of country life with the conveniences of a city. The Farm at Buckwalter is located across the street from Bluffton's new public school campus, and it's adjacent to the proposed Bluffton Regional Park. 555 homes. Townhomes start at \$125,000, single-family homes at \$149,000.

#### Fern Lakes

Located on Burnt Church Road, Fern Lake offers 90 homes in a great neighborhood for families. Within the community is a unique three-mile long lake waterway with excellent fishing and boating. Many homes have docks on the lake. Generously sized homesites average  $\frac{3}{4}$  acre and residents enjoy a neighborhood pool and playground. Homes start around \$379,000.

#### The Garden Homes at Lake Linden

The Garden Homes are located off Burnt Church Road in Bluffton, less than one mile from Hwy 278. Each of these newly constructed townhomes enjoys either a lagoon or wooded view in a family-friendly neighborhood. There are lighted sidewalks throughout and a recreation area that includes a swimming pool,

tennis courts, volleyball court, and a playground for the kids. Sixty homes make up the community. Villas start at \$219,000.

### **The Gatherings**

The Gatherings, located at the foot of the J. Wilton Graves bridge onto Hilton Head Island, features whimsical homes and townhouses in a quiet, relaxed setting. The community pool and landscape maintenance make living here a breeze. 103 homes. Homes start at \$219,000.

### **Grande Oaks**

Nested amongst three tranquil ponds and sprawling oak trees dating back as far as the 1500's is Grande Oaks. Convenient to old town, Bluffton and the Buckwalter Parkway, Grande Oaks lets you relax in comfort and peace just blocks away from the Lowcountry's fastest growing area. 103 homes. Lots start at \$40,000, homes from \$175,000 to \$500,000.

### **Hampton Hall**

At 1,000-plus acres, Hampton Hall is one of the largest residential properties, so far, under development in Buckwalter. The private, gated community features an 18-hole golf course designed by Pete Dye and a separate club/golf house. Within the community, 17 acres feature an activity center situated on a lake; a health and fitness center for aerobics, massage, and weightlifting; an indoor pool, function rooms for various clubs and activities; and a cafe. In addition, there will be an outdoor pool, basketball courts, eight tennis courts, an outdoor cookout pavilion, a clubhouse, and 6.5 miles of walking and biking trails. A total of about 975 units are planned for the development. Residents can choose from five different housing opportunities: homes, home/lot packages, cottages and carriage homes and various lot sizes and views. It is the first Bluffton community to install fiber-to-the-home lines to every home. Lots start at \$150,000, homes at \$400,000.

### **Hampton Lake**

Hampton Lake is the only freshwater lake community in the Hilton Head area. Just 2 miles south of Hwy 278 and immediately adjacent to Hampton Hall, the community will offer a 165-acre lake with 7 miles of navigable waterways and 340 surrounding acres of nature preserve for over 500 acres of nature-friendly environment. Owners will enjoy kayaking, fishing, and deck-boat cruising; a state-of-the-art spa and fitness center; pools, a sandy lakefront beach, trails, a campsite and more. Equity Golf Membership options will be available nearby at Hampton Hall. 900 to 955 homes. Wooded homesites are priced from the \$170's. Waterfront homesites, most of them accommodating boat slips, are priced from the \$320's.

### **Hampton Pointe**

Hampton Pointe is Bluffton's newest private country club community, located in a serene setting of woodlands, lakes and lagoons less than 15 minutes from Hilton Head. Created by Toll Brothers, developer of Hampton Hall and the nation's premier luxury home builder, Hampton Pointe will feature all the elements of the good life, including an 18-hole Nicklaus Design golf course, state-of-the-art Health & Fitness Center with rejuvenating spa, world class clubhouse, family swim and tennis facility, and 6 miles of leisure trails. Homes are available to fit every lifestyle, from prestigious Estate Homes and Carlin Homes to easy-living Carriage Homes. 1000 homes. Lots start at \$100,000, homes at \$300,000.

### **Heritage Lakes**

Heritage Lakes is a neighborhood community located off Hwy 278, about two miles from the bridge. It features large lots, and no two homes are the same. The community is 250 acres with 235 homes planned at completion and 40 acres of lakes and 40 acres of wooded preserve. There is also a community pool available for residents' enjoyment. Lots start at \$197,000, homes at \$339,000.

### **Heyward Pointe**

Heyward Pointe offers a spectacular natural setting for just 128 manor-sized homesites within the 615-acre gated community. Located midway between Hilton Head and Beaufort off S.C. 170, Heyward Pointe sits on the confluence of the Chechessee Creek and the Okatie and Colleton rivers. While most developments are built around golf courses, Heyward Pointe has been designed around the land's natural beauty. Wetlands have been left undisturbed and density kept extremely low to preserve the unspoiled beauty of the Lowcountry landscape. Residents of this haven enjoy a 25-acre equestrian park, five miles of walking and riding trails, a 70-acre lake system and a fish camp with dock for launching canoes and kayaks. The River House will feature a casual dining area, catering kitchen, library, large screened-in porches and decks with views of the marsh and river. Several connecting buildings will house recreational facilities, including a fitness center, tennis courts and a pool with a hot tub. Lot sizes range from more than 1 to 2.7 acres and include wooded, river/marshfront and lakefront views. Lots start at \$145,000.

### Hidden Lakes

This community, located off Simmonsville Road, will have 187 homes with floor plans that include one- and two-story style with two to four bedrooms. Residents enjoy sidewalks, several lakes and ponds, a pool and a pavilion. Homes start at \$229,000.

### Island West

Island West combines gated country club living in a traditional neighborhood setting. Located at the Island West Golf Club off U.S. 278, this community enjoys views of lagoons, woodlands, and the 18-hole Fuzzy Zoeller golf course. A special arrangement with the golf club offers preferred membership packages to homeowners. Residents enjoy tennis courts, a junior Olympic swimming pool, shuffleboard, and a clubhouse with a media center, card room and an aerobic facility. 250 homes. Homes start at \$339,000.

### Lawton Station

In an area rich with beauty and history emerges a gated community built on the time-honored traditions of true neighborhood living. The Hilton Head Island area has long been considered the best of destination living. With the introduction of Lawton Station, CraftBuilt Homes continues to produce some of the areas most admired communities. Lawton Station features three exclusive communities in one with Avondale from the \$200's, Bellmeade from the 300's and Cambridge from the \$400's. Offering beautiful landscaping, a comprehensive amenities package including a clubhouse, fitness facility, park and recreation complex, and the proximity to both the beaches of Hilton Head and the culture of Savannah, Lawton station is the newest place to call home in the Lowcountry. 500 homes.

### Meadowbrook at Old Carolina

Meadowbrook at Old Carolina (on Buck Island Road) is a 31-home community with homes affordably priced. Homesites are 1/4 and 1/3 acre with lots of trees. Pool and tennis privileges are available nearby. Homes start at \$259,000.

### Mill Creek at Cypress Ridge

In the coastal South Carolina Lowcountry between Charleston and Savannah, Cypress ridge awaits those who want an unhurried way of life. Relax or work hard at our multi-million dollar sports complex with fitness center, pool and tennis courts. For the golf enthusiast, spend your day on our proposed course winding through Cypress and Hardwood forests. Shopping, Performing Arts and the beaches of Hilton Head Island are at your fingertips. At Cypress Ridge, the lifestyle is easy and the opportunities are endless. 114 homes. From \$180,000.

### Moss Creek Plantation

Moss Creek Plantation is a private country club community with marsh views, deepwater opportunities and two championship Tom Fazio golf courses. Located just minutes from the Hilton Head Island Bridge, Moss Creek's 1,042 acres are bordered on the west by a 1,200-acre state nature preserve and on the east by Lowcountry marshlands. A wide variety of recreational facilities is available; in addition to the golf courses and clubhouse, residents enjoy a deepwater marina, tennis center, pavilion for outdoor cookouts and parties, swimming pool, playground, the 11-acre Fording Island Nature Preserve, and a fully equipped equestrian center. 1044 homes, 70 villas. Lots starting at \$159,000, homes \$279,000.

### Okatie Park

Okatie Park, a community of 111 single-family homes, is located off Highway 170 near Okatie elementary and the planned Okatie Regional Park. The new development will have four parks, boat and RV storage, two picnic pavilions, sports fields, ponds and more. From \$130,000.

### Oldfield

Oldfield is a private club community, built along a stunning Greg Norman golf course and the gentle meanderings of the Okatie River. Oldfield is located in the heart of South Carolina Lowcountry, a 30-minute drive from Savannah/Hilton Head International Airport, 30 minutes from charming Beaufort and Hilton Head Island. Oldfield offers 860 acres of beautiful landscaping and a plethora of outdoor activities. The new sports center offers state-of-the-art fitness equipment, six lighted Har-Tru tennis courts, a heated lap pool, and a zero entry outdoor pool and hot tub. The new golf clubhouse is located on the 18-hole Greg Norman inspired golf course. The oldest structure at Oldfield is the historic River Club. As a community gathering place, the River Club offers members delicious Lowcountry cuisine for breakfast, lunch and dinner. Dining alfresco on the upper porch is a delightful way to spend the evening and take in the sunset over the river and marsh. The intimate River Club setting is perfect for cards, replaying the day's best shot, conversing with friends or relaxing over drinks. The Outfitters Center is an outdoorsman's haven, a combination of lodge, leisure and learning. Here, an afternoon may be spent learning the art of fly-tying from resident River Pro David Murray, or about the beautiful ecosystem from Oldfield's full time naturalist. For members who love to hunt, Oldfield has also made available Turkey Hill Plantation, only 30 minutes from Oldfield. The Outfitters Center also offers kayaking, canoeing, fishing, shrimping and crabbing to residents of Oldfield. Oldfield is protected by a full-time security gate. 500 homes. Lots start at \$169,000, homes at \$985,000.

### **Olde Town**

Conveniently located just two miles from the bridge to Hilton Head lies the unique development of Olde Town. This beautifully set residential area is developed on approximately 20 acres of land and wetlands, offering lovely views and a quaint bridge crossing the wetlands. Divided into two attractively similar sites, this development contains The Village Homes of Olde Town and The Manor Homes of Olde Town. The Village Homes has a total of 37 lots. This site offers from two-to-four bedroom single-family homes starting at \$159,000. Price includes the lot, the house (which all have a two-car garage) and landscaping. The Manor Homes are beautifully designed, single-family, upscale, customized private residences. The upstairs residence is 1,800 heated square-feet with three bedrooms, vaulted ceilings, and a wooden deck. The downstairs home is 1,360 square feet and has two bedrooms, nine-foot ceilings, and a concrete patio. Each manor home is sold as a single unit and is a Carolina Marketing Signature Home. The purchaser may elect to rent both residences in his manor home, or live in one unit and rent the other. Or, two buyers may choose to purchase a manor home together. Single units at the Manor Homes currently sell for \$305,000. Residents of both the Village homes and the Manor Homes can enjoy two park area and playground.

### **Palmetto Bluff**

This is a 20,000-acre residential community and conservation preserve in Bluffton, S.C., located 13 miles northeast of historic Savannah, GA and 10 miles west of Beaufort, SC. The community, boasting riverfront views on three sides, is characterized by extensive nature preserves, river access and walking trails, a vibrant Village center, a luxury inn and spa managed by Auberge Resorts of Napa Valley, and several residential neighborhoods ranging from multi-million dollar legacy family compounds to more traditionally sized, upscale single-family home sites. 3000 homes. Lots are from \$400,000. Homes start at \$1.6 million.

### **Pine Forest Village**

With 117 single family homes, Pine Forest Village boasts streetlights throughout the community, a playground facility and picnic area with pool complex, and a location convenient to Hilton Head, Bluffton schools and shopping. Homes start at \$172,000.

### **Pinecrest**

This 400+-acre community, which surrounds the school campus, offers homes from 1062 to 2824 sq. ft. Amenities include a private golf course, swimming, tennis courts, and a tot lot. Homes start at \$160,000.

### **Pineridge**

Designed with families in mind, Pineridge is affordable. While prices are refreshingly modest, homes are filled with the kind of features you'd expect in more expensive construction, such as smooth ceilings, name-brand appliances, and fully sodded/landscaped lots. A well-thought-out master plan designed around lakes, woodlands, and wetlands ensures residents extra privacy, and the convenient Buckwalter location is within walking or biking distance of Bluffton schools. Homes range in size from 1,060 to over 2,500 square feet with two- to five-bedroom floorplans. 310 homes starting at \$309,000.

### **The Preserve at Lake Linden**

The Preserve at Lake Linden offers 227 homes off Burnt Church Road in historic Bluffton. Many residents enjoy beautiful views of the natural lagoons in the Lake Linden area. This family-friendly neighborhood has sidewalks throughout and a playground for the children. A pool and bathhouse round out this community. Homes start at about \$229,000.

### **Riverbend**

Riverbend is an active adult community that, in addition to stunning marsh and river views, provides access to all the great amenities of Sun City, including two 18-hole golf courses, a driving range, putting green and clubhouse. Access to the Sun City Community Recreation Campus and Town Square provides indoor and outdoor swimming pools, fitness trails, an arts and craft center, an award-winning fitness center, tennis and bocce centers, and a social hall where over 68 different clubs meet. 200 homes, starting at \$470,000.

### **Rose Dhu Creek Plantation**

Rose Dhu Creek offers large estate homesites from one to five acres in a private, gated community featuring a full-service equestrian complex, over seven miles of leisure trails, two fully stocked fishing lagoons, and a community pool. On more than 300 acres, you will find Lowcountry Living at its best, preserved in beautiful century-old oaks, incredible marsh views, abundant wildlife and most importantly, space. Located just minutes from the new Bluffton schools, historic downtown Bluffton, Hilton Head Island and Savannah, residents enjoy the conveniences of in-town living but the feel of country living. With the soul of the Lowcountry that lives on in the heart of Bluffton, Rose Dhu Creek offers its owners more freedoms than restrictions. Here you will find that treehouses, private gardens, long driveways, dogs, and horses are encouraged rather than discouraged. 118 homes. Homes start at \$1.7 million, lots at \$190,000.

### **Rose Hill Plantation**

About seven miles from the bridge to Hilton Head Island, Rose Hill Plantation is located off both sides of Hwy 278 in Bluffton. This 1,700-acre private community has approximately 2/3 of its residents living on the "golf course side" and the remaining 1/3 live on the "estate or equestrian side." Golfers enjoy 27 holes of golf and a private clubhouse at the Rose Hill Country Club. The homes on the estate side are built on gracious 2 1/2-to-3-acre lots near a fully equipped equestrian center, polo fields, and riding trails. Polo matches are held at Rose Hill Plantation in April and November; traditionally spectators enjoy tailgating while they watch the matches. The historic Rose Hill home is an original antebellum mansion that enhances the beauty of this stately plantation on the Colleton River. 988 homes. Lots start at \$120,000, homes at \$300,000.

### **Sandy Pointe**

This development is conveniently located just off Buckwalter Parkway, set peacefully away from the highway noise, yet offering easy access to schools and shopping. Residents of the Sandy Pointe enjoy a community pool, gazebo and playground - a perfect family setting. 200 homes. Homes start at \$172,000.

### **Sawmill Forest**

Sawmill Forest is located off Hwy 278, just behind Home Depot. Development of this family-friendly community began in 1997. The resulting neighborhood has sidewalks and streetlights, and offers traditional-style homes with big front porches. These elements lend an air of friendliness that is evident as you watch neighbors pass on the street or call from their porches to passersby. A community pool and a clubhouse with a playground and exercise facility are favorite spots in Sawmill Forest for rest and recreation. 131 homes. Homes start at \$181,500.

### **Shell Hall**

Shell Hall is Bluffton's newest Traditional Neighborhood Development consisting of uniquely different custom homes and developed by Laurel One Corp. of Charleston. Shell Hall is exclusively represented by Engard Real Estate company. There are 120 acres with 264 homesites. Buyers may choose from a list of preferred builders. Amenities include a junior Olympic-sized, zero-entry, heated AND cooled pool, bocce ball court, croquet lawn, tennis courts, playground area, walking trails, BBQ and oyster pits, and outdoor entertaining area. All homes have integrated wiring and availability of natural gas. Lots start at \$69,000, homes at \$378,000.

### **South Pointe**

South Pointe is located in Bluffton, just one mile from the bridge to Hilton Head Island. These 50 homes are on a beautiful peninsula, surrounded by holes six to nine of Old south golf links. Special golf memberships are available to residents. Privacy and security are enhanced by an electronic gate, which is operational from each home, and by streetlights in the neighborhood. Residents gather at the community swimming pool and a party complex is available as well. Homes are situated with golf, distant deepwater or wooded views. Homes start at \$549,000.

### **Sun City Hilton Head**

Located 13 miles west of Hilton Head, with 4,000 homes, on 4,300 acres, Sun City has attracted retirees to South Carolina from all over. The price of homes ranges from \$130's to \$400's. Golf is a "given" at Sun City Hilton Head. The 18-hole Okatie Creek Golf Club--which includes a driving range, putting green, and a 10,400 square-foot clubhouse--and the Hidden Cypress Golf Club are both designed by PGA tour professional Mark McCumber. The new Hidden Cypress Golf Club and Recreational Center includes the Hidden Cypress Golf Club facility, a state-of-the-art fitness center and Citta del Sole Restaurant and Cafe. A 5000-square foot heated outdoor pool with swim lanes and walking ares is located adjacent to the fitness center.

### **Townes at Buckwalter**

Portrait Homes' newest community in the Bluffton area, the Townes at Buckwalter offers low maintenance living for residents who enjoy beautiful grounds with walking and bike paths, a pond, a pool and a clubhouse. 225 homes. From \$125,900.

### **Traditions at Old Carolina Golf Club**

Traditions at Old Carolina Golf Club is a private, gated community with 115 homesites. They offer a pool and tennis facility, and a special arrangement for golf privileges. These charming single-family homes offer marvelous golf, lagoon or wooded views. Homes start at \$239,900.

### **University Park**

University Park offers remarkable neo-Charleston style homes, which create a lifestyle and standard of living that is hard to surpass. Located next to the University of South Carolina's New River campus and across from the Wal\*Mart Super Center and New River Center, this community combines neighborhood living with

home-styles that fulfill everyone's needs. University Park is like going home again. 276 homes. Homes start at \$181,000.

#### **Victoria Bluff**

Victoria Bluff is a neighborhood of 63 homes off Sawmill creek Road. The community is heavily wooded and surrounded by the 1200-acre Victoria Bluff Preserve. No two homes are alike in Victoria Bluff. Young professionals and retirees alike make their homes in this family-oriented neighborhood. Walking trails wind around lagoons where residents can stop to feed the ducks or relax in a swing. Homes start at \$449,000.

#### **Wellstone**

Wellstone at Bluffton is a quality built neighborhood at affordable prices offering 1500 to almost 1800 sq. ft. townhomes priced from the \$160's, all of which have three bedrooms and two and a half baths with an attached single car garage. Amenities include a featured clubhouse with a fitness center, playground, walking trails, and swimming pool. A "must see" place to live. 108 homes. From \$165,900.

#### **Westbury Park**

A classic neighborhood setting is the backdrop for Bluffton's front porch community, Westbury Park. The neo-traditional neighborhood offers homes with large front porches, sidewalks lit by street lamps, stocked lakes and shady squares. At Westbury Park, neighbors become friends. Homes start at \$270,000.

#### **The Willows**

At the Willows by Craftbuilt Homes, nature surrounds you. From secluded wooded homesites to the four lagoons and numerous waterfront homesites, The willows is a true community. 180 homes. Homes start at \$212,000.

#### **Wind Tree**

Located just off Buck Island Road, this small non-gated community of just under 50 homes offers prices ranging from \$130,000 to \$250,000.

#### **Windy Lake**

Located off Simmonsville Road, this quiet and well-established neighborhood surrounds a man-made lake and offers affordable homes on larger-than-average lots with prices starting in the low \$200's.

#### **Woodbridge**

This is a community designed for families of all ages and is distinguished by a unique wooden bridge that leads you into this collection of distinctive neighborhoods. Woodbridge offers oversized homesites with lagoon or wooded view. The focal point of the neighborhood is the 13-acre park, which includes a lake, a gazebo and lots of room to play. Residents may also enjoy a pool and clubhouse. In Parkside at Woodbridge, classic homes include sidewalks and streetlights and the natural beauty of a 100-acre nature preserve. Wyngate, Woodbridge's newest neighborhood, offers a variety of flexible floorplans up to 2700 sq. ft., a brand new model park and private wooded homesites. 386 homes. Homes at Woodbridge start at \$239,900.