

HILTON HEAD HOMES

Real Estate Market Report | Summer 2019



**BERKSHIRE
HATHAWAY**

HomeServices

Hilton Head
Bluffton Realty



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—Warren Buffett, Chairman and CEO, Berkshire Hathaway Inc.



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INDEX

ADVERTISERS

HUB Carolinas	Inside Front Cover
Advantage Builders.....	Inside Front Cover
Movement Mortgage.....	2
Coastal Pools & Fountains	2
BHHS Hilton Head Bluffton Realty.....	6
The Kristoff Team	16
May River Roofing	16
Livingood's.....	16
Novit & Scarminach Attorneys.....	20
Coastline Cabinetry	20
Furniture Direct.....	Inside Back Cover

NEIGHBORHOOD REPORTS

Sea Pines.....	4
Palmetto Dunes	10
Forest Beach.....	14
Folly Field/Burkes Beach/Chaplin Bradley Beach & Singleton.....	18

HILTON HEAD REALTY SALES

BHHS Hilton Head Bluffton Realty Real Estate Listings.....	8
Active Properties by Agent.....	3, 7, 9, 12, 13, 17

COVER HOMES

16 Wood Ibis, Sea Pines.....	Front Cover, 13
1 Sandy Beach Trail, Burkes Beach.....	Back Cover

Contact us at

23C Shelter Cove Lane
Hilton Head Island, SC 29928
843.785.9500
866.785.9501
info@HiltonHeadHomes.com
www.HiltonHeadHomes.com



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Matt Topping

SR LOAN OFFICER

NMLS#: 448158

direct: 843.301.5200

matt.topping@movement.com



Kieron O'Grady

LOAN OFFICER

NMLS#: 282787

direct: 843.298.0752

kieron.ogrady@movement.com

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Oceanview Vacation Rental Giant!



476 Plantation Club Villa | Sea Pines What a fantastic opportunity to own a beautiful villa so close to the brand-new Sea Pines Beach Club, golf clubhouse and within a short bike ride to Harbortown! This villa is in exceptional condition with a remodeled kitchen, brand new luxury vinyl in living area and new carpet in the bedrooms. Enjoy the relaxing views of #9 on Heron Point golf course while sipping your morning coffee or enjoying a nice evening cocktail. This villa is on the 3rd floor accessible by elevator and is truly delightful to see. This villa makes a wonderful second home but also does very well on the short-term vacation rental market. Come see for yourself! **\$384,900 MLS 394357**



Chris Walker

843-816-1640

ChrisWalker@

HiltonHeadHomes.com

Water views!



30 Audubon Pond Road

Sea Pines Beautiful water views. Kayak out your backyard at high tide. Only 1/2 mile to beach. 4 bedrm, 4 1/2 bath home has been updated & enlarged. 3 living areas w/Open floor plan. Kitchen open to family room, w/Bar seating, breakfast area, ceiling fans, wood floor & many windows. Master bedroom w/ large bath & large walk in closet. All living on one level. Only one bedroom & bath upstairs. 2 car garage, circular drive, & Pool w/large deck. Perfect for vacation or permanent living. Seller will give \$30,000 at closing for painting & deck repairs or take it off the price. At this price, you can update & customize all you want. Location, location--Beach! **\$998,000 MLS #393300**



Barry Odell

843-384-6698

Barry@

HiltonHeadHomes.com

Incredible Oceanfront Villa in Palmetto Dunes



2316 Windsor Place Villa | Palmetto Dunes Oceanfront, immaculate, recently remodeled & beautifully decorated, this 3rd floor 2BR/2BA villa is bright, airy & spacious. This is a turnkey villa with stainless steel kitchen appliances; oil-rubbed bronze fixtures, stone & glass surround shower in master bathroom; new windows in great room and master bedroom, chic plumbing fixtures and lighting, granite countertops in kitchen & baths, smooth ceilings. Two oceanfront complex pools, trellised hot tub, outdoor grilling station with two grills, reading and relaxation gazebo, covered parking, separate & private/locked owner closet in garage. This 2BR/2BA oceanfront Windsor Place II is not to be missed! **\$779,000 MLS 391719**



Bill True

843-384-9088

Bill@BillTrue.com





**BERKSHIRE
HATHAWAY**

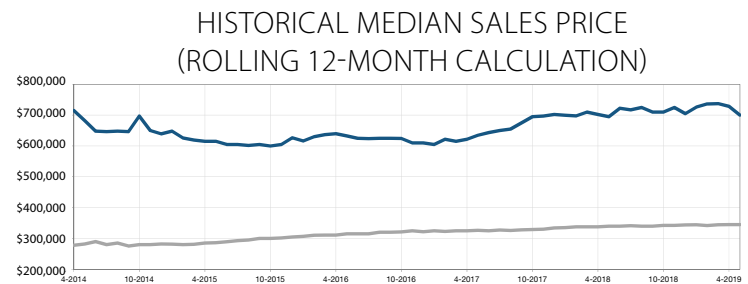
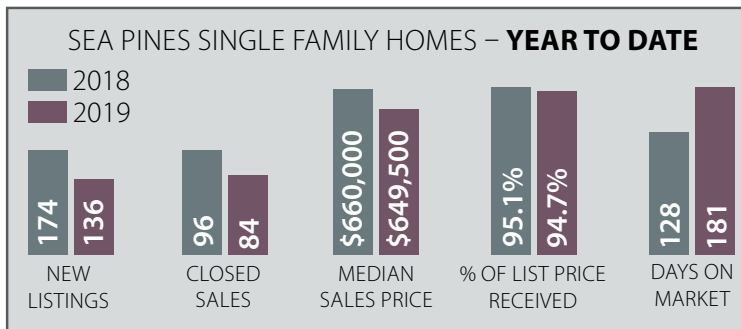
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**Hilton Head
Bluffton Realty**

Sea Pines MARKET REPORT

Single Family Homes

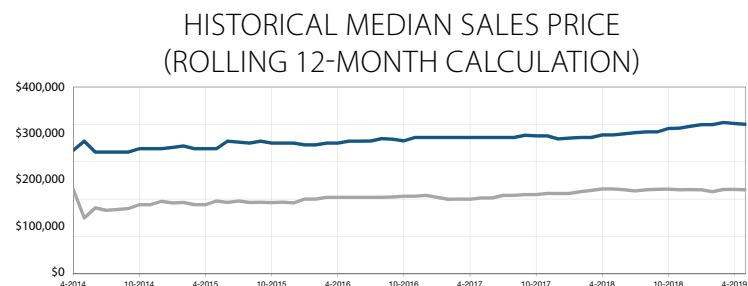
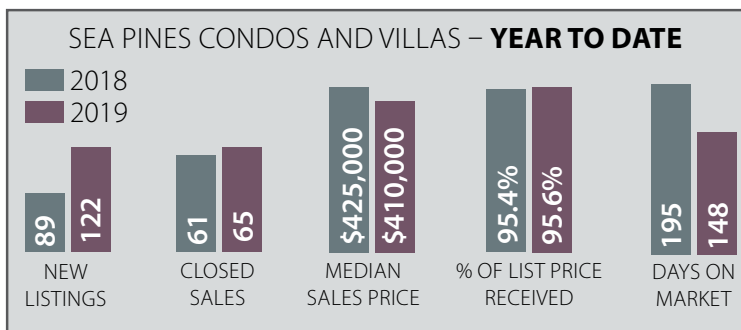
New Listings show a 21.8% decrease from 2018 and Closed Sales showed an 12.5% decrease. The Median Sales Price was down 1.6% while the Percent of List Price Received remained steady. Days on Market increased 41.4%.



ALL MLS
SEA PINES

Villas & Condos

New Listings in Sea Pines increased 37.1% from 2018, and Closed Sales increased 6.6%. The Median Sales Price shows 3.5% decrease while Percent of List Price Received remained steady. Days on Market decreased 24.1%.



ALL MLS
SEA PINES

Information Deemed Reliable through the MLS of Hilton Head Island, Inc But Not Guaranteed.

Current Active Sea Pines Homes for Sale March 5, 2019 - June 27, 2019

(Address–Bed/Bath/Half Bath–Price)

ACTIVE															
20	Audubon Pond Road	5//4/ 0	\$1,125,000	19	Bald Eagle Road W	7//7/ 1	\$1,495,000	36	Baynard Park Road	4//4/ 2	\$2,200,000	4	Calibogue Cay Road	5//7/ 1	\$6,500,000
10	Audubon Pond Road	5//4/ 1	\$1,325,000	28	Battery Road	3//3/ 0	\$799,000	14	Baynard Park Road	4//4/ 1	\$1,200,000	12	Canvasback Road	5//4/ 0	\$995,000
24	Audubon Pond Road	4//4/ 0	\$1,190,000	34	Baynard Cove Road	6//8/ 0	\$1,899,000	9	Baynard Peninsula	4//4/ 1	\$1,135,000	40	Canvasback Road	5//5/ 2	\$4,500,000
30	Audubon Pond Road	4//4/ 1	\$998,000	100	Baynard Cove Road	4//3/ 2	\$899,000	8	Beachside Drive	3//2/ 0	\$749,000	14	Canvasback Road	5//4/ 0	\$1,199,000
19	Bald Eagle Road	5//5/ 2	\$3,475,000	26	Baynard Cove Road	3//3/ 1	\$525,000	23	Belted Kingfisher	5//5/ 3	\$13,000,000	14	Cedar Wax Wing Road	6//4/ 0	\$1,875,000
9	Bald Eagle Road	4//3/ 1	\$1,149,000	102	Baynard Cove Road	6//5/ 2	\$1,699,000	13	Belted Kingfisher	6//5/ 1	\$2,099,000	18	Cedar Wax Wing Road	5//5/ 0	\$3,395,000
8	Bald Eagle Road	5//6/ 2	\$2,995,000	75	Baynard Cove Road	4//3/ 1	\$1,995,500	24	Belted Kingfisher	7//8/ 0	\$4,995,000	90	Club Course Drive	3//2/ 1	\$549,000
18	Bald Eagle Road	6//6/ 1	\$4,999,000	67	Baynard Park Road	4//4/ 1	\$4,500,000	9	Black Duck Road	6//6/ 1	\$3,999,000	64	Club Course Drive	4//3/ 0	\$651,000
				31	Baynard Park Road	5//5/ 2	\$5,250,000	2	Black Skimmer Road	4//2/ 0	\$847,000	37	Club Course Drive	4//4/ 0	\$673,500

12	Columbine Lane	3/12/0	\$465,900	32	Otter Road	3/12/0	\$425,000	19	Wood Duck Road	4/12/1	\$689,500	94	Forest Drive	3/12/0	\$489,000			
5	Cotton Lane	3/12/0	\$549,000	32	Otter Road	3/12/0	\$419,900	26	Wood Ibis Road	4/16/0	\$4,550,000	32	Forest Drive	3/12/1	\$535,000			
45	Deer Run Lane	4/14/0	\$829,000	150	Otter Road	3/12/0	\$450,000	16	Wood Ibis Road	6/17/0	\$3,295,000	6	Governors Lane	4/13/1	\$697,180			
28	Duck Hawk Road	5/15/1	\$2,550,000	24	Oyster Catcher Road	7/17/2	\$8,995,000	22	Wood Ibis Road	5/14/0	\$1,499,000	77	Governors Road	4/13/1	\$627,000			
26	Duck Hawk Road	4/14/1	\$2,950,000	7	Painted Bunting Road	5/14/1	\$2,200,000	17	Wood Ibis Road	7/18/0	\$2,795,000	259	Greenwood Drive	3/12/0	\$450,000			
1	Duck Hawk Road	4/14/0	\$1,695,000	7	Pender Lane	2/12/0	\$499,000	18	Wren Drive	5/13/1	\$1,295,000	2	Gull Point Road	3/13/1	\$820,000			
2	E Beach Lagoon Drive	5/15/0	\$3,495,000	11	Pine Island Road	3/13/2	\$1,399,000	5	Wren Drive	4/15/0	\$1,199,000	8	Gull Point Road	3/12/1	\$685,000			
10	E Beach Lagoon Drive	5/14/0	\$2,495,000	79	Plantation Drive	6/14/1	\$1,325,000	PENDING										
8	Evergreen Lane	3/12/0	\$489,000	85	Plantation Drive	6/15/2	\$1,450,000	5	Atlantic Pointe Drive	5/15/1	\$1,650,000	30	Harleston Green	5/15/1	\$1,853,500			
20	Evergreen Lane	3/12/0	\$419,000	23	Red Cardinal Road	7/17/0	\$3,695,000	2	Bald Eagle Road W	4/15/1	\$1,695,000	50	Hearthwood Drive	3/12/1	\$570,000			
14	Evergreen Lane	3/12/0	\$470,000	11	Red Oak Road	3/12/1	\$735,000	10	Battery Road	3/13/0	\$659,000	14	Laughing Gull Road	6/17/1	\$7,625,000			
11	Fawn Lane	3/12/0	\$349,000	9	Ridgewood Lane	3/12/1	\$749,000	2	Battery Road	3/13/0	\$659,000	47	Lawton Road	3/12/1	\$625,000			
30	Forest Drive	3/12/1	\$460,000	26	Ridgewood Lane	5/14/1	\$849,000	15	Battery Road	3/13/0	\$845,000	69	Lawton Road	3/12/1	\$393,000			
4	Fox Grape Road	6/16/1	\$2,075,000	10	Royal Tern Road	8/17/0	\$2,399,000	67	Baynard Cove Road	4/15/0	\$995,000	68	Lawton Road	3/12/0	\$500,000			
1	Gadwall Road	5/15/0	\$1,175,000	12	Royal Tern Road	9/10/0	\$2,790,000	67	Baynard Cove Road	4/15/0	\$995,000	91	Lawton Road	3/12/0	\$582,250			
7	Gadwall Road	5/14/2	\$3,399,000	7	Royal Tern Road	7/16/0	\$2,600,000	15	Black Skimmer Road	5/14/1	\$1,039,000	3	Long Marsh Lane	3/13/1	\$900,000			
9	Genoa Court	3/12/1	\$849,000	13	Royal Tern Road	5/15/1	\$3,895,000	25	Governors Lane	3/12/1	\$429,900	6	Long Marsh Lane	4/13/1	\$1,435,000			
16	Governors Lane	4/13/0	\$749,000	6	Ruddy Turnstone Road	4/14/0	\$1,250,000	2	Governors Lane	3/12/1	\$645,000	26	Newhall Road	3/13/0	\$600,000			
99	Governors Road	3/12/0	\$549,900	43	S Beach Lagoon Drive	6/17/0	\$8,400,000	72	Governors Road	4/14/1	\$950,000	27	Oak Court	3/13/1	\$499,000			
41	Governors Road	3/12/1	\$784,000	36	S Beach Lane	3/13/0	\$1,525,000	17	Governors Road	3/12/1	\$759,000	32	Oak Court	3/12/0	\$450,000			
37	Governors Road	4/14/0	\$810,000	7	S Beach Ln	5/16/0	\$1,469,999	81	Governors Road	3/13/0	\$625,000	58	Oak Court	3/13/1	\$707,000			
31	Governors Road	3/13/0	\$775,000	17	S Live Oak Road	6/15/2	\$1,995,000	11	Gunnery Lane	4/15/1	\$849,000	15	Old Military Rd	3/12/0	\$644,000			
22	Green Heron Road	5/15/0	\$1,450,000	84	S Sea Pines Drive	3/13/1	\$799,000	1	Loblolly Road	3/13/1	\$749,000	13	Oyster Catcher Rd	4/13/0	\$1,100,000			
17	Green Heron Road	4/14/0	\$1,200,000	221	S Sea Pines Drive	5/16/1	\$2,995,000	4	Muirfield Road	3/13/0	\$595,000	27	Oyster Landing Lane	4/13/1	\$1,110,000			
275	Greenwood Drive	4/14/0	\$1,175,000	61	S Sea Pines Drive	5/15/2	\$2,395,000	47	Oak Court	4/14/1	\$699,000	59	Oyster Landing Ln	5/15/2	\$1,150,000			
17	Grey Widgeon Road	6/15/0	\$3,865,000	11	Saint Andrews Place	4/13/1	\$949,000	74	Otter Road	4/13/0	\$384,000	6	Painted Bunting Road	4/14/1	\$905,000			
18	Grey Widgeon Road	5/17/1	\$5,750,000	11	Sandfiddler Road	3/12/0	\$499,000	42	Otter Road	3/13/0	\$369,500	4	Pine Court	3/12/0	\$525,000			
30	Gull Point Road	4/13/1	\$895,000	12	Sandfiddler Road	4/13/1	\$795,000	151	Otter Road	4/13/0	\$530,000	25	Pine Island Court	2/12/0	\$550,000			
30	Harleston Green	5/15/1	\$1,995,000	26	Sandhill Crane Road	5/15/1	\$4,850,000	6	Possum Lane	3/12/0	\$365,000	9	Pine Island Court	3/13/1	\$575,000			
55	Hearthwood Drive	4/14/1	\$1,225,000	3	Sandhill Crane Road	5/15/1	\$1,645,000	32	S Beach Lane	4/14/0	\$1,725,000	38	Pine Island Road	5/14/1	\$1,175,000			
52	Hearthwood Drive	5/15/1	\$1,499,000	9	Seaside Sparrow Road	6/17/1	\$3,699,000	2	Saint Andrews Place	4/14/0	\$599,000	13	Piping Plover Road	5/16/1	\$3,850,000			
34	Hearthwood Drive	4/14/1	\$1,095,000	10	Seaside Sparrow Road	7/18/0	\$3,995,000	10	Sandhill Crane Road	4/14/0	\$1,195,000	40	Plantation Drive	4/14/1	\$690,000			
39	Heritage Road	5/14/0	\$965,000	62	Shell Ring Road	3/12/1	\$569,999	9	Snowy Egret Road	4/14/0	\$1,199,000	50	Plantation Drive	2/12/0	\$500,000			
48	Heritage Road	3/12/0	\$549,000	92	Shell Ring Road	3/13/0	\$449,000	10	Stoney Creek Road	4/13/1	\$709,000	38	Plantation Drive	4/13/1	\$1,260,000			
2	Heritage Road	4/14/0	\$710,000	39	Shell Ring Road	3/13/0	\$575,000	4	Sweet Gum LN	3/12/0	\$479,000	30	Plantation Drive	5/14/0	\$640,000			
23	Isle Of Pines Drive	5/14/1	\$649,000	12	Shell Ring Road	3/13/0	\$625,000	38	Water Oak Dr	3/12/1	\$519,000	44	Planters Wood Drive	3/13/0	\$570,000			
5	Jessamine Place	4/14/0	\$849,000	98	Shell Ring Road	3/12/0	\$449,000	SOLD							41	Planters Wood Drive	4/13/0	\$732,000
15	Jessamine Place	3/13/0	\$765,000	20	Snowy Egret Road	5/14/1	\$2,950,000	33	Battery Rd	3/12/1	\$775,000	3	Possum Lane	3/12/0	\$247,275			
46	Lands End Road	3/13/0	\$1,125,000	33	Spartina Court	3/13/1	\$649,000	9	Baynard Cove Road	3/13/0	\$750,000	6	Red Maple Road	3/12/0	\$635,000			
10	Laughing Gull Road	5/16/0	\$3,495,000	21	Spartina Crescent	3/13/0	\$998,000	89	Baynard Cove Road	3/13/0	\$510,000	33	Red Oak Road	4/14/0	\$705,000			
55	Lawton Road	3/12/0	\$389,000	14	Spinnaker Ct	3/13/2	\$1,100,000	68	Baynard Cove Road	4/15/0	\$845,000	2	Rice Lane	4/13/0	\$575,000			
43	Lighthouse Lane	3/13/0	\$1,295,000	11	Surf Scoter Road	6/16/0	\$2,299,000	3	Beaver Lane	3/12/1	\$487,000	25	Ruddy Turnstone Road	6/16/0	\$2,075,000			
37	Lighthouse Lane	3/13/0	\$1,149,000	30	Surf Scoter Road	5/13/0	\$3,975,000	10	Belted Kingfisher	3/12/1	\$843,000	9	S Live Oak Road	3/12/0	\$650,000			
7	Long Marsh Lane	4/14/2	\$1,549,000	6	Surf Scoter Road	4/14/1	\$1,295,000	8	Brown Pelican Road	4/14/1	\$3,750,000	70	S Sea Pines Drive	6/16/0	\$1,035,000			
5	Magnolia Crescent Road	5/15/1	\$1,125,000	13	Twin Pines Court	3/13/1	\$899,000	5	Calibogue Cay Road	3/13/1	\$995,000	5	Saint Andrews Place	5/13/1	\$775,000			
2	Marsh Wren Road	4/13/1	\$1,479,000	8	W Beach Lagoon Road	5/15/2	\$2,100,000	14	Club Course Dr	3/12/0	\$522,500	42	Sandfiddler Rd	4/14/0	\$620,000			
11	Marsh Wren Road	5/13/0	\$1,195,000	19	W Beach Lagoon Road	5/17/2	\$2,895,000	182	Club Course Drive	6/16/1	\$965,000	54	Shell Ring Rd	3/12/1	\$442,500			
2	Marshview Drive	3/13/0	\$599,000	6	W Beach Lagoon Road	5/15/1	\$2,195,000	71	Club Course Drive	3/12/1	\$650,000	31	Shell Ring Rd	3/12/1	\$565,000			
8	Muirfield Road	3/13/0	\$695,000	2	Water Oak Drive	3/12/1	\$739,000	28	Club Course Drive	4/14/0	\$800,000	21	Shell Ring Road	3/13/0	\$427,500			
71	N Calibogue Cay Road	5/16/1	\$5,995,000	10	Water Oak Drive	3/12/0	\$589,000	167	Club Course Drive	3/12/0	\$525,000	39	Stoney Creek Road	3/13/1	\$700,000			
26	N Live Oak Road	5/16/1	\$2,695,000	8	Water Oak Drive	5/13/0	\$569,000	4	Cotton Lane	3/12/0	\$395,000	14	Surf Scoter Road	4/13/0	\$800,000			
24	N Live Oak Road	4/13/2	\$1,195,000	16	Whistling Swan Road	5/17/1	\$6,495,000	8	Deer Run Lane	3/12/0	\$690,000	42	Water Oak Dr NW	2/13/0	\$379,000			
117	N Sea Pines Drive	4/12/2	\$879,900	11	Whistling Swan Road	6/15/1	\$2,895,000	6	Dewberry Lane	3/12/1	\$550,000	25	Wildwood Road	3/12/0	\$500,000			
148	N Sea Pines Drive	6/14/0	\$1,295,000	30	Willow Oak Road W	4/14/0	\$725,000	22	Duck Hawk Road	5/14/1	\$3,000,000	14	Willow Oak Road W	3/13/0	\$545,000			
154	N Sea Pines Drive	4/14/0	\$1,465,000	20	Windjammer Court	4/13/1	\$889,000	15	Duck Hawk Road	4/14/2	\$1,600,000	23	Willow Oak Road W	4/14/0	\$595,000			
40	Night Heron Lane	2/11/0	\$295,000	34	Wood Duck Court	2/12/0	\$409,900	6	E Garrison Place	3/12/0	\$480,375	8	Wood Duck Court	3/12/0	\$450,000			
59	Oak Court	3/13/0	\$424,950	36	Wood Duck Court	3/13/0	\$489,000	14	Fern Court	3/12/0	\$520,000	10	Wren Drive	4/13/0	\$800,000			
112	Otter Road	3/12/1	\$479,000	16	Wood Duck Court	3/12/0	\$300,000	43	Forest Drive	5/13/1	\$509,250							

Current Active Sea Pines Villas/Condos for Sale March 5, 2019 - June 27, 2019

(Address–Bed/Bath/Half Bath–Price)

ACTIVE															
412	Baynard Cove Club	3/3/0	\$1,535,000	3359	Lake Forest Villa	2/2/0	\$369,900	20	Turtle Lane Club Villas	3/3/0	\$869,000	2626	Calibogue Club	3/3/0	\$563,375
403	Baynard Cove Club	3/2/0	\$875,000	3373	Lake Forest Villa	2/2/1	\$429,900	42	Turtle Lane Club Villas	3/3/1	\$1,295,000	1031	Caravel Court	3/3/0	\$679,000
414	Baynard Cove Club	4/3/1	\$2,695,000	3319	Lake Forest Villa	2/2/0	\$385,900	19	Turtle Lane Club Villas	3/3/0	\$869,000	800	Clipper Court	3/3/1	\$1,056,000
1824	Beachside Tennis Villas	1/1/0	\$575,000	1085	Lighthouse I Villas	3/3/0	\$1,130,000	23	Turtle Lane Club Villas	3/3/0	\$824,000	802	Clipper Court	2/1/2	\$470,000
1892	Beachside Tennis Villas	2/2/0	\$759,000	1087	Lighthouse I Villas	3/2/1	\$1,180,000	184	Twin Oaks Villas	3/3/0	\$795,000	816	Clipper Court	1/1/0	\$277,770
395	Briarwood	2/2/0	\$509,000	2404	Lighthouse Tennis Villas	2/2/0	\$299,000	196	Twin Oaks Villas	3/3/0	\$725,000	807	Clipper Court	2/2/1	\$342,000
376	Briarwood	3/3/0	\$525,000	2381	Lighthouse Tennis Villas	1/1/0	\$269,000	213	Twin Oaks Villas	3/3/0	\$675,000	966	Cutter Court Villas	1/1/0	\$265,000
2637	Calibogue Club	2/3/0	\$545,000	675	Mariners Way Villas	2/2/0	\$399,000	53	Woodbine Villas	3/3/0	\$432,900	902	Cutter Court Villas	2/1/1	\$349,000
2632	Calibogue Club	3/3/1	\$619,000	671	Mariners Way Villas	3/2/0	\$649,000					962	Cutter Court Villas	2/2/1	\$370,000
1023	Caravel Court	2/2/0	\$595,000	667	Mariners Way Villas	2/2/0	\$449,000					954	Cutter Court Villas	3/2/1	\$585,000
1042	Caravel Court	3/3/0	\$729,500	561	Ocean Course Villas	2/2/0	\$530,000					909	Cutter Court Villas	1/1/0	\$279,000
805	Clipper Court	3/3/0	\$429,000	552	Ocean Course Villas	2/2/0	\$539,000					68	Fairway Lane Villas	2/2/0	\$391,000
815	Clipper Court	3/3/0	\$435,000	540	Plantation Club Villas	3/3/1	\$518,000					2530	Fairway Oaks Villas	2/2/0	\$315,000
904	Cutter Court Villas	2/3/0	\$369,000	487	Plantation Club Villas	3/3/1	\$465,000					2510	Fairway Oaks Villas	2/2/0	\$360,000
955	Cutter Court Villas	2/1/1	\$499,000	463	Plantation Club Villas	2/2/0	\$375,000					141A	Harbourwood Villa	2/2/0	\$440,000
912	Cutter Court Villas	1/1/0	\$295,000	476	Plantation Club Villas	2/2/0	\$384,900					2437	Inland Harbour	2/2/0	\$430,000
923	Cutter Court Villas	1/1/0	\$259,000	528	Plantation Club Villas	2/2/0	\$399,900					2437	Inland Harbour	3/3/0	\$520,000
930	Cutter Court Villas	1/1/0	\$289,900	1598	Port Villas	3/3/0	\$599,000					870	Ketch Court Villas	1/1/0	\$275,000
946	Cutter Court Villas	2/2/0	\$540,000	2351	Racquet Club Villas	2/2/0	\$389,000					3327	Lake Forest Villa	2/2/0	\$381,500
332	Greenwood Garden Villas	2/2/0	\$419,000	2326	Racquet Club Villas	1/1/0	\$281,500					109	Lawton Villas	2/2/0	\$320,000
345	Greenwood Garden Villas	3/3/0	\$499,000	2346	Racquet Club Villas	1/1/0	\$299,000					120	Lawton Villas	3/3/0	\$400,000
333	Greenwood Garden Villas	3/3/0	\$450,000	2860	Residents Club	2/2/0	\$389,000					31	Lighthouse Road Villas	3/2/0	\$417,500
324	Greenwood Garden Villas	3/2/0	\$564,900	2816	Residents Club	2/2/0	\$489,000					8	Lighthouse Road Villas	3/2/0	\$432,500
331	Greenwood Garden Villas	2/2/0	\$499,000	C-726	Schooner Court Villas	4/4/1	\$737,000					26	Lighthouse Road Villas	2/2/0	\$295,000
1109	Harbour South Villas	3/4/0	\$739,000	B-714	Schooner Court Villas	4/3/1	\$949,000					679	Mariners Way Villas	2/2/0	\$450,000
1259	Harbourtown Club Villa	4/4/0	\$595,000	1454	Sound Villas	4/4/0	\$1,150,000					29	Night Heron	1/1/0	\$185,000
2265	Heritage Villas	2/2/1	\$369,500	1466	Sound Villas	4/4/1	\$949,000					22	Night Heron	2/2/1	\$307,500
2289	Heritage Villas	2/2/1	\$399,900	1936	South Beach Club Villas	4/4/1	\$1,325,000					52	Plantation Club Villas	2/2/0	\$358,000
2215	Heritage Villas	2/2/1	\$349,900	1931	South Beach Club Villas	4/4/1	\$1,449,000					477	Plantation Club Villas	2/2/0	\$348,000
2287	Heritage Villas	3/3/0	\$475,000	1902	South Beach Club Villas	3/3/0	\$1,195,000					1620	Port II Villas	4/3/1	\$645,000
2230	Heritage Villas	3/3/0	\$475,000	1934	South Beach Club Villas	4/4/1	\$1,699,000					1613	Port II Villas	2/2/1	\$450,000
2202	Heritage Villas	2/2/1	\$439,000	1927	South Beach Club Villas	3/3/0	\$1,450,000					1601	Port Villas	2/2/0	\$430,000
2226	Heritage Villas	2/2/1	\$449,000	1907	South Beach Club Villas	3/2/1	\$899,000					2366	Racquet Club Villas	1/1/0	\$250,000
2451	Inland Harbour	3/3/0	\$439,000	1914	South Beach Club Villas	3/3/0	\$995,000					2371	Racquet Club Villas	3/3/0	\$380,000
2453	Inland Harbour	2/2/0	\$469,000	1917	South Beach Club Villas	3/3/0	\$997,000					2823	Residents Club	3/3/0	\$425,000
867	Ketch Court Villas	2/2/1	\$385,000	1409	South Beach Villas	3/3/0	\$649,000					2002	Sea Loft	2/2/0	\$320,000
852	Ketch Court Villas	3/2/0	\$575,000	1421	South Beach Villas	4/3/0	\$720,000					2033	Sea Loft	2/2/0	\$400,000
856	Ketch Court Villas	3/2/0	\$599,900	1412	South Beach Villas	4/3/0	\$1,069,000					2070	Sea Loft	1/1/0	\$427,000
833	Ketch Court Villas	3/2/1	\$749,000	255	Stoney Creek Villas	3/3/1	\$449,500					1418	South Beach Villas	4/4/0	\$1,200,000
828	Ketch Court Villas	3/2/1	\$469,000	281	Stoney Creek Villas	1/1/1	\$305,000					296	Stoney Creek Villas	2/2/1	\$370,000
825	Ketch Court Villas	2/1/1	\$359,000	241	Stoney Creek Villas	3/3/0	\$435,000					247	Stoney Creek Villas	1/1/1	\$280,000
846	Ketch Court Villas	1/1/0	\$389,000	251	Stoney Creek Villas	2/2/1	\$419,000					288	Stoney Creek Villas	3/3/1	\$370,000
869	Ketch Court Villas	2/2/0	\$379,000	243	Stoney Creek Villas	1/1/1	\$310,000					202	Turtle Lane Club Villas	2/3/0	\$1,480,000
884	Ketch Court Villas	1/1/0	\$244,000	2003	Turtle Lane Club Villas	3/3/0	\$1,499,000					16	Turtle Lane Club Villas	4/3/0	\$1,000,000
1594	Lagoon Villa	3/3/0	\$299,000	2002	Turtle Lane Club Villas	3/3/0	\$1,635,000								

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*Warren Buffett, Chairman and CEO
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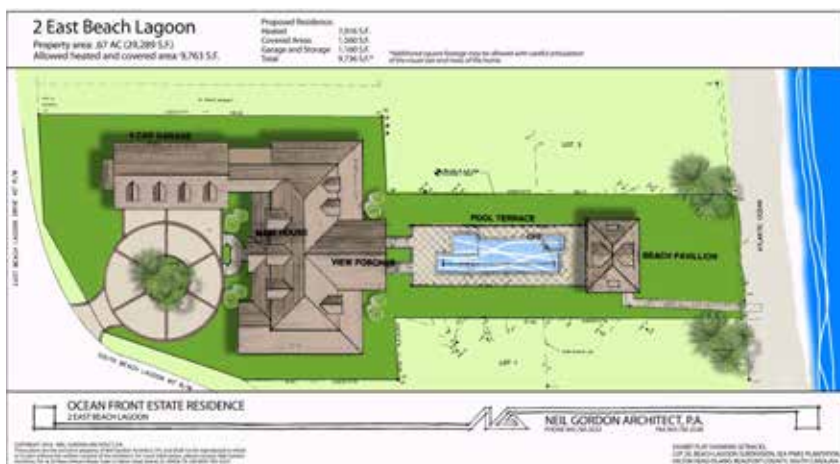


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Left to right: Bill True, John Friday, Marty Cassidy, Lisa Wright, Andrew Pietz, Pam Marinello, Susie Castellini, Stephanie Kersten, Christina Galbreath-Gonzalez, MaryLou Haraburd, Nancy Presley, Chris Walker, David Gerwels, Felice LaMarca, Michael Fries, Roni Kincaid, Barry Odell, Kristin Lueken, Judy Flanagan, Derek Holland, Chuck Chasar, GT Taylor, Susie Boehm, John Pritchard, Rita Cymbalista, Sarah O'Leary Takacs, Randy Smith

Oceanfront Homesite



2 East Beach Lagoon Drive Sea Pines

This is for the individual that wants to build the finest home on one of the largest homesites left in Sea Pines. Huge Oceanfront Lot on Prestigious Beach Lagoon in Sea Pines. (Currently has a home on it) This one of a kind lot has .67 acres and 60 feet of beach frontage. There is room for the estate of your dreams along with plenty of room for oversized amenities such as swimming pool, volleyball court, multi-tiered decks with outdoor kitchen, fireplace, screen porches.... Let your imagination run free.
\$3,495,000 MLS# 376901



Randy Smith

843-384-4783

Randy@
RandysRealEstate.com

Is the Beach Calling Your Name?



1 Sandy Beach Trail | HH/Off Plantation On the market for the first time, this Stunning Beach Side Home has a wonderful floor plan, finishes, and rental history. 4th-row and steps from one of the best beaches on the coast. Impeccably maintained 6 bedrooms, 5 1/2 baths with Chaplin Park amenities close by. The outdoor area including pool, built in grill, tv and bar seating is superb in its design for entertaining. A 3 level elevator and Sonos Hifi indoor/outdoor sound system is just another example of the luxury features in a long list with this home. **\$1,500,000 MLS 391888**



David Gerwels

843-510-1000

David@
HiltonHeadHomes.com

Breathtaking views!



16 Bellereve Drive | Berkeley Hall This Berkshire model home is rich in Old World flavor! With an amazing living area- a wonderfully expansive Space which includes the Great Room, Kitchen, Breakfast Area, and Dining Room. The views of the Loggia, Screened Pool and beyond is breathtaking. This 4 bedroom 4 1/2 bath will make the perfect home! **\$729,000 MLS #393496**



Pamela Marinello

843-816-8608

Pam@
HiltonHeadHomes.com





**BERKSHIRE
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SEA PINES



1412 SOUTH BEACH VILLAS
4 Bed / 2 Bath / Ocean View
\$1,069,000 • MLS# 392374

SEA PINES



815 CLIPPER COURT
3 Bed / 3 Bath / Landscape View
\$435,000 • MLS# 393030

SEA PINES



12 ROYAL TERN ROAD
9 Bed / 10 Bath / Landscape View
\$2,790,000 • MLS# 372400

OLDFIELD



253 GOLDENEYE LANE
5 Bed / 4 Bath / Lake View
\$579,999 • MLS# 392988

FOREST BEACH



23 EGRET STREET
7 Bed / 7 Bath / Ocean View
\$1,774,000 • MLS# 386181

PALMETTO DUNES



2 EASTWIND
4 Bed / 4 Bath / Wooded View
\$1,195,000 • MLS# 389285

LONG COVE



27 LONG BROW ROAD
5 Bed / 4 Bath / Lagoon View
\$675,000 • MLS# 393774

FOREST BEACH



133 DUNE LANE
4 Bed / 4 Bath / Ocean View
\$2,200,000 • MLS# 380899

SUN CITY



106 HAMPTON CIRCLE
2 Bed / 2 Bath / Wooded View
\$269,900 • MLS# 394016

FOLLY FIELD



54 FOLLY FIELD ROAD,
3 Bed / 2 Bath / Landscape View
\$749,900 • MLS# 379629

SEA PINES



1914 SOUTH BEACH CLUB VILLAS
3 Bed / 3 Bath / Ocean View
\$995,000 • MLS# 394499

PALMETTO DUNES



624 QUEENS GRANT VILLAS
2 Bed / 2 Bath / Wooded View
\$250,000 • MLS# 391675

PORT ROYAL



4 EVERGLADE PLACE
Full Lot / Marsh View
\$565,000 • MLS# 394397

FOREST BEACH



34 HH BEACH CLUB VILLAS
2 Bed / 1 Bath / Landscape View
\$254,900 • MLS# 383423

HH/OFF PLANTATION



2711 THE PRESERVE AT INDIGO RUN
1 Bed / 1 Bath / Wooded View
\$199,500 • MLS# 390360

FOLLY FIELD



13C FIDDLERS COVE VILLAS
2 Bed / 2 Bath / Golf View
\$184,700 • MLS# 392621

23C Shelter Cove Lane, Hilton Head Island, SC 29928

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Only .4 of a Mile to the Best Stretch of Beach in Sea Pines!



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20 Audubon Pond Road | Sea Pines Plantation Don't be turned away at the Sea Pines Beach Club! You are close enough to walk to the beach with Plenty of parking at this house. Circular drive & 2 car garage. 5 Bedrooms & 4 full baths, Family room & Living room, Screened porch with fireplace & TV. Lots of decking, & very, very large pool. Have dogs? Got Backyard & lots of open space for Dogs to run. And.. beautiful marsh views--no gators, & yes, again, a very short walk to the beach!!! Don't buy beachside & get less. This is one of the best neighborhoods in Sea Pines. **Priced to sell @ \$1,125,000 some furniture negotiable. MLS 386109**

Waterfront Living in Shelter Cove!



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Taylor

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252 Captains Quarters | Shelter Cove Fantastic waterfront living in the World Class Palmetto Dunes Resort. This 3rd floor 2BR/2BA Captains Quarters Villa has exceptional panoramic views of the Broad Creek and Shelter Cove Marina. Tastefully remodeled in recent years this is truly a turn-key opportunity for the discerning buyer. Walk to Shelter Cove Marina, Shelter Cove Town Center or bike to the beach. Enjoy all the amenities of Palmetto Dunes with golf, tennis, kayaking, fishing, boating, shopping, and more. This is a fantastic opportunity to be centrally located with exceptional quality and views. **\$445,000 MLS 393198**

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THE WALL STREET JOURNAL



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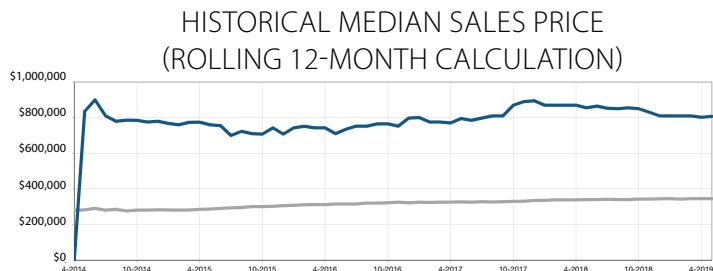
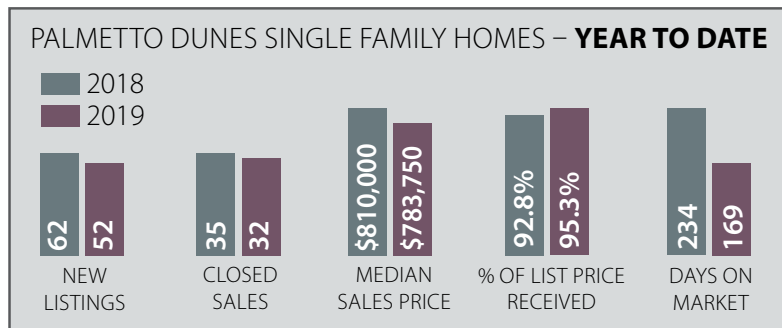
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Palmetto Dunes MARKET REPORT

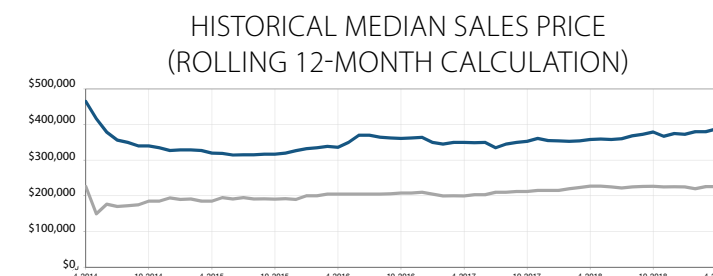
Single Family Homes

New listings in Palmetto Dunes show a 16.1% decrease and Closed Sales decreased 8.6%. Median Sales Price decreased 3.2% while Percent of List Price Received increased 2.7%. Days on Market decreased 27.6%.



Villas & Condos

Palmetto Dunes Villas and Condos year to date New Listings were down just 1.7% from 2018. Closed Sales showed a 7.6% decrease. Median Sales Price increased 14.7% and Percent of List Price Received decreased slightly. Days on the market increased 1.1%.



*Information Deemed Reliable
through the MLS of Hilton Head
Island, Inc But Not Guaranteed.*

Current Active Palmetto Dunes Homes for Sale March 5, 2019 - June 27, 2019

(Address--Bed/Bath/Half Bath--Price)

ACTIVE															
17	Armada	5/5/0	\$3,695,000	13	Interlochen Drive	5/3/1	\$683,000	37	Sea Lane	6/5/2	\$1,349,000	SOLD			SOLD PRICE
1	Armada Street	3/3/0	\$1,060,000	9	Iron Clad	5/5/1	\$6,500,000	2	Strath Court	3/2/1	\$595,000	19	Armada	4/4/1	\$2,775,000
10	Armada Street	5/5/1	\$1,695,000	5	Junket	6/6/1	\$1,799,000	6	Topside	3/3/0	\$675,000	19	Cartgate Drive	4/3/0	\$630,000
12	Brigantine	6/5/1	\$3,750,000	30	Leamington Lane	4/4/1	\$1,185,000	PENDING				74	Full Sweep	4/4/0	\$750,000
13	Brigantine	4/6/1	\$8,995,000	2	Lee Shore	5/5/0	\$1,225,000	6	Armada	6/6/1	\$2,495,000	66	Full Sweep	3/2/0	\$440,000
17	Brigantine	5/5/1	\$3,645,000	1	Lookout	5/4/0	\$699,900	9	Arthur Hills Court	5/4/1	\$1,200,000	48	Full Sweep	3/3/0	\$660,000
5	Brigantine	6/6/1	\$1,750,000	8	Man O War	6/6/2	\$4,595,000	18	Brigantine	5/5/0	\$4,995,000	2	Galleon	8/7/0	\$2,210,000
9	Cat Boat	5/5/3	\$4,399,000	17	Midstream	3/3/0	\$849,500	6	Covington Court	4/4/0	\$799,999	37	Haul Away	4/4/0	\$910,000
10	Catboat	7/6/2	\$4,595,000	18	Midstream	4/3/1	\$1,549,000	9	East Wind	6/6/1	\$4,495,000	4	Iron Clad	3/2/1	\$925,000
7	Catboat	5/5/2	\$4,995,000	144	Mooring Buoy	3/3/0	\$995,000	4	Junket	4/4/0	\$1,295,000	98	Leamington Lane	4/3/0	\$1,200,000
2	Eastwind	4/4/0	\$1,195,000	32	Mooring Buoy	3/2/1	\$675,000	60	Leamington Lane	4/3/1	\$895,000	24	Leamington Ln	4/4/1	\$1,025,000
5	Eastwind	6/6/1	\$3,395,000	176	Mooring Buoy	5/6/2	\$1,675,000	1	Midstream	4/3/0	\$699,000	8	Lookout	3/4/0	\$974,000
4	Fairway Court	4/4/1	\$1,195,000	181	Mooring Buoy	5/4/0	\$1,185,000	85	Mooring Buoy	5/5/2	\$2,499,000	4	Low Water	3/2/0	\$430,000
40	Full Sweep	4/4/1	\$895,000	26	Off Shore	3/3/1	\$629,000	35	Mooring Buoy	7/7/0	\$1,995,000	5	Midstream	3/3/0	\$640,000
12	Full Sweep	5/4/2	\$1,595,000	20	Port Tack	4/3/0	\$725,000	8	Night Harbour	5/5/1	\$3,295,000	79	Mooring Buoy	5/4/1	\$2,075,000
8	Galleon	7/7/1	\$3,800,000	14	Port Tack	3/3/1	\$1,125,000	49	Off Shore	4/4/0	\$749,000	29	Off Shore	4/4/1	\$805,000
4	Galleon	3/3/0	\$925,000	46	Port Tack	3/2/1	\$695,000	35	Off Shore	3/2/1	\$589,000	38	Off Shore	3/2/0	\$465,000
14	Haul Away	4/4/0	\$990,000	26	Port Tack	4/2/1	\$689,000	48	Port Tack	5/5/1	\$1,349,000	29	Port Tack	6/5/1	\$1,050,000
28	Haul Away	4/4/0	\$1,095,000	45	Port Tack	4/4/1	\$1,645,000	22	Promontory Court	3/2/1	\$639,000	25	Port Tack	3/3/0	\$875,000
43	Heath Court W	5/3/1	\$1,150,000	9	Promontory Court	5/5/0	\$2,095,000	25	Rum Row	6/4/1	\$1,059,000	41	Saint George Road	3/3/0	\$480,000
2	High Water	4/5/0	\$699,000	24	Promontory Court	3/2/1	\$749,500	41	S Shore Court	4/4/0	\$1,295,000	10	Shelley Court	4/3/1	\$725,000
9	Highrigger	5/6/0	\$3,995,000	27	S Shore Drive	4/4/1	\$950,000	12	Saint George Road	3/2/0	\$749,900	7	Slack Tide	4/3/1	\$850,000
4	Highrigger	6/5/2	\$1,795,000	86	S Shore Drive	4/4/1	\$1,375,000	7	Strath Court	4/3/1	\$775,000	29	Swing About	4/3/0	\$703,332
10	Hunt Club Court	4/4/0	\$830,000	7	Saint George Road	4/4/1	\$974,900					3	Troon Drive	3/3/1	\$590,000
				29	Sea Lane	5/5/1	\$1,299,000					3	Up Wind	4/3/0	\$496,799
												3	Yard Arm	5/4/1	\$820,000

Current Active Palmetto Dunes Villas/Condos for Sale March 5, 2019 - June 27, 2019

(Address--Bed/Bath/Half Bath--Price)

ACTIVE																			
108	Abbington Villas	3 / 3 / 0	\$775,000	980	Inverness Village Villas	2 / 2 / 0	\$295,000	306	Windsor Place I Villas	2 / 2 / 0	\$675,000	5	Fazio Villas	2 / 2 / 1	\$367,500				
104	Abbington Villas	3 / 3 / 0	\$649,900	204	Main Sail Villas	2 / 2 / 1	\$745,000	2516	Windsor Place II Villas	2 / 2 / 0	\$674,000	5201	Hampton Place Villas	1 / 2 / 0	\$430,000				
122	Abbington Villas	3 / 3 / 0	\$695,000	210	Main Sail Villas	2 / 2 / 1	\$699,900	2412	Windsor Place II Villas	2 / 2 / 0	\$777,000	5402	Hampton Place Villas	2 / 2 / 0	\$755,000				
121	Abbington Villas	2 / 2 / 0	\$589,000	7101	Newport Villas	2 / 2 / 1	\$384,900	2119	Windsor Place II Villas	3 / 3 / 0	\$1,125,000	6102	Hampton Place Villas	2 / 2 / 0	\$725,000				
110	Abbington Villas	3 / 3 / 0	\$669,000	7100	Newport Villas	3 / 3 / 0	\$549,000	2518	Windsor Place II Villas	4 / 4 / 0	\$1,595,000	7645	Huntington Villas	2 / 2 / 0	\$495,000				
7473	Anchorage Villas	2 / 2 / 0	\$265,000	2106	Newport Villas	2 / 2 / 0	\$349,000	2316	Windsor Place II Villas	2 / 2 / 0	\$779,000	983	Inverness Village Villas	2 / 2 / 0	\$350,000				
105	Barrington Arms Villas	3 / 3 / 0	\$799,000	806	Ocean Cove Villas	3 / 3 / 0	\$519,999	2113	Windsor Place II Villas	2 / 2 / 0	\$685,000	942	Inverness Village Villas	2 / 2 / 0	\$289,900				
407	Barrington Arms Villas	2 / 2 / 0	\$590,000	3403	Peninsula at Villas	3 / 3 / 0	\$539,900	7526	Yacht Club Villas	3 / 3 / 0	\$475,000	978	Inverness Village Villas	2 / 2 / 0	\$341,250				
117	Barrington Court Villas	1 / 1 / 1	\$425,000	3103	Peninsula at Villas	3 / 3 / 0	\$589,000	7519	Yacht Club Villas	2 / 3 / 0	\$399,900	910	Inverness Village Villas	3 / 3 / 0	\$407,500				
713	Barrington Park Villas	1 / 1 / 1	\$336,900	680	Queens Grant Villas	3 / 2 / 1	\$375,000	PENDING								957	Inverness Village Villas	3 / 3 / 0	\$392,500
702	Barrington Park Villas	3 / 3 / 0	\$525,000	570	Queens Grant Villas	2 / 1 / 0	\$243,500									925	Inverness Village Villas	2 / 2 / 0	\$340,000
495	Captains Cove Villas	2 / 2 / 0	\$654,900	642	Queens Grant Villas	3 / 2 / 1	\$389,500									934	Inverness Village Villas	2 / 2 / 0	\$315,000
201	Captains Quarters Villas	2 / 2 / 0	\$439,900	621	Queens Grant Villas	3 / 2 / 1	\$385,000									919	Inverness Village Villas	3 / 3 / 0	\$419,000
210	Captains Quarters Villas	1 / 1 / 0	\$324,900	512	Queens Grant Villas	2 / 2 / 0	\$349,000									303	Main Sail Villas	2 / 2 / 1	\$664,900
225	Captains Quarters Villas	2 / 2 / 0	\$489,000	544	Queens Grant Villas	2 / 2 / 0	\$325,000									6201	Newport Villas	2 / 2 / 1	\$349,000
224	Captains Quarters Villas	2 / 2 / 0	\$489,000	624	Queens Grant Villas	2 / 2 / 0	\$250,000									6100	Newport Villas	3 / 3 / 0	\$480,000
206	Captains Quarters Villas	1 / 1 / 0	\$300,000	593	Queens Grant Villas	2 / 2 / 0	\$282,000									5103	Newport Villas	3 / 2 / 0	\$508,000
252	Captains Quarters Villas	2 / 2 / 0	\$445,000	771	Queens Grant Villas	2 / 1 / 0	\$269,000									2105	Newport Villas	2 / 2 / 0	\$335,000
412	Captains Walk Villas	3 / 3 / 0	\$850,000	2302	South Shore Commons	3 / 3 / 0	\$1,195,000									2104	Newport Villas	2 / 2 / 0	\$360,000
463	Captains Walk Villas	3 / 3 / 0	\$865,000	1751	St Andrews Common Villas	1 / 1 / 1	\$225,000									584	Queens Grant Villas	2 / 2 / 0	\$317,000
408	Captains Walk Villas	2 / 2 / 0	\$665,000	12	Tredewinds	3 / 3 / 1	\$469,900									697	Queens Grant Villas	2 / 1 / 0	\$242,000
443	Captains Walk Villas	2 / 2 / 0	\$697,777	293	Turnberry Village Villas	2 / 2 / 0	\$399,900									728	Queens Grant Villas	2 / 2 / 0	\$226,000
7832	Centrecourt Villas	2 / 2 / 0	\$359,000	294	Turnberry Village Villas	2 / 2 / 0	\$376,000									740	Queens Grant Villas	2 / 2 / 0	\$250,000
7827	Centrecourt Villas	2 / 2 / 0	\$369,000	270	Turnberry Village Villas	2 / 2 / 0	\$345,000									792	Queens Grant Villas	2 / 2 / 0	\$323,000
9	Fazio Villas	3 / 3 / 0	\$434,900	3330	Villamare Villas	2 / 2 / 0	\$495,000									519	Queens Grant Villas	2 / 2 / 0	\$339,000
48	Fazio Villas	3 / 3 / 0	\$429,000	1308	Villamare Villas	2 / 2 / 0	\$699,500									736	Queens Grant Villas	2 / 1 / 0	\$250,000
40	Fazio Villas	3 / 3 / 0	\$400,000	2518	Villamare Villas	2 / 2 / 0	\$479,000									774	Queens Grant Villas	2 / 1 / 0	\$200,000
31	Fazio Villas	3 / 3 / 0	\$499,000	1405	Villamare Villas	2 / 2 / 0	\$725,000									201	Somerset Villas	3 / 3 / 1	\$1,300,000
5104	Hampton Place Villas	1 / 2 / 0	\$429,000	1402	Villamare Villas	2 / 2 / 0	\$699,900									204	Somerset Villas	3 / 3 / 1	\$1,638,750
6108	Hampton Place Villas	3 / 3 / 0	\$1,225,000	2516	Villamare Villas	2 / 2 / 0	\$499,500									1201	South Shore Commons	3 / 3 / 0	\$977,000
6508	Hampton Place Villas	3 / 3 / 0	\$1,425,000	2214	Villamare Villas	2 / 2 / 0	\$524,000									1981	St Andrews Common Villas	2 / 2 / 0	\$405,000
6201	Hampton Place Villas	3 / 3 / 0	\$1,190,000	2415	Villamare Villas	2 / 2 / 0	\$515,000									1958	St Andrews Common Villas	1 / 1 / 1	\$215,000
5308	Hampton Place Villas	3 / 3 / 0	\$1,449,000	3220	Villamare Villas	2 / 2 / 0	\$499,000									1865	St Andrews Common Villas	2 / 2 / 0	\$223,900
6206	Hampton Place Villas	2 / 2 / 0	\$795,000	3420	Villamare Villas	2 / 2 / 0	\$525,000									1862	St Andrews Common Villas	2 / 2 / 0	\$233,500
6101	Hampton Place Villas	3 / 3 / 0	\$1,200,000	3226	Villamare Villas	2 / 2 / 0	\$505,000									1882	St Andrews Common Villas	2 / 2 / 0	\$395,000
7108	Harbourside I Villas	1 / 1 / 1	\$235,000	3227	Villamare Villas	2 / 2 / 0	\$475,000									5	The Moorings Villas	2 / 2 / 0	\$400,000
7127	Harbourside I Villas	2 / 2 / 0	\$294,900	2419	Villamare Villas	2 / 2 / 0	\$495,000									87	The Moorings Villas	2 / 3 / 0	\$410,000
7106	Harbourside I Villas	2 / 2 / 0	\$346,000	3522	Villamare Villas	2 / 2 / 0	\$679,000									122	Townhomes at Southshore	6 / 6 / 0	\$2,450,000
7101	Harbourside I Villas	1 / 1 / 1	\$199,000	2314	Villamare Villas	2 / 2 / 0	\$509,000									156	Townhomes at Southshore	5 / 5 / 0	\$2,400,000
7144	Harbourside II Villas	2 / 2 / 0	\$329,900	1109	Villamare Villas	2 / 2 / 0	\$550,000									25	Tredewinds	3 / 3 / 1	\$440,000
7160	Harbourside II Villas	1 / 1 / 1	\$235,000	1102	Villamare Villas	2 / 2 / 0	\$599,000									287	Turnberry Village Villas	2 / 2 / 0	\$329,750
7147	Harbourside II Villas	2 / 2 / 1	\$379,900	2116	Villamare Villas	2 / 2 / 0	\$479,000									246	Turnberry Village Villas	2 / 2 / 0	\$415,000
7131	Harbourside II Villas	2 / 2 / 0	\$280,000	3121	Villamare Villas	2 / 2 / 0	\$499,000									283	Turnberry Village Villas	3 / 3 / 0	\$405,000
7150	Harbourside II Villas	1 / 1 / 1	\$298,000	10	Water Oak Villas	3 / 4 / 0	\$420,000									3425	Villamare Villas	2 / 2 / 0	\$750,000
7137	Harbourside II Villas	1 / 1 / 1	\$265,000	19	Water Oak Villas	3 / 4 / 0	\$439,000									3232	Villamare Villas	2 / 2 / 0	\$477,500
7139	Harbourside II Villas	2 / 2 / 1	\$365,000	8110	Wendover Dunes Villa	3 / 3 / 0	\$769,300									2515	Villamare Villas	2 / 2 / 0	\$480,000
7158	Harbourside II Villas	2 / 2 / 0	\$324,900	4203	Windsor Ct N Villas	1 / 2 / 0	\$439,000									3230	Villamare Villas	2 / 2 / 0	\$498,000
38	Hickory Cove Villas	3 / 4 / 0	\$467,000	3105	Windsor Ct S Villas	2 / 2 / 0	\$729,000									2512	Villamare Villas	2 / 2 / 0	\$630,000
24	Hickory Cove Villas	2 / 3 / 0	\$439,000	3405	Windsor Ct S Villas	2 / 2 / 0	\$725,000									1501	Villamare Villas	2 / 2 / 0	\$785,000
7654	Huntington Villas	3 / 3 / 1	\$765,000	3309	Windsor Ct S Villas	4 / 4 / 0	\$1,335,000									8119	Wendover Dunes Villa	2 / 2 / 1	\$637,000
7613	Huntington Villas	2 / 2 / 0	\$549,900	3203	Windsor Ct S Villas	1 / 2 / 0	\$459,900									8121	Wendover Dunes Villa	2 / 2 / 1	\$550,000
7656	Huntington Villas	3 / 3 / 0	\$649,000	3506	Windsor Ct S Villas	2 / 2 / 0	\$769,000									4305	Windsor Ct N Villas	2 / 2 / 0	\$720,000
7638	Huntington Villas	3 / 3 / 1	\$685,000	3104	Windsor Ct S Villas	1 / 2 / 0	\$512,000									5505	Windsor Ct S Villas	2 / 2 / 0	\$740,000
984	Inverness Village Villas	2 / 2 / 0	\$359,000	3504	Windsor Ct S Villas	1 / 2 / 0	\$524,000									503	Windsor Place I Villas	1 / 2 / 0	\$430,000
970	Inverness Village Villas	2 / 2 / 0	\$422,000	309	Windsor Place I Villas	3 / 3 / 0	\$1,249,000									2314	Windsor Place II Villas	1 / 2 / 0	\$440,000
				203	Windsor Place I Villas	4 / 4 / 0	\$1,000,000									7535	Yacht Club Villas	3 / 3 / 0	\$422,000
																7517	Yacht Club Villas	3 / 3 / 0	\$533,000



Roni
Kincaid

843-384-4001
beachbroker@aol.com



40 Full Sweep | Palmetto Dunes Wow, what a special home this close to the ocean!! It's got everything you will want! The beach is less than 1/2 mile beautiful walk from this lovely 4BR/4.5BA residence, which overlooks lagoon and large private free form-pool area and the Robert Trent Golf Course! Bright open floor plan, great separation of bedrooms, 12 foot ceilings in Liv Rm, Din Rm, & kitchen. Newly stuccoed and nicely appointed, the home has 4 bedrooms, (or family room over the garage) and 4 full baths plus 1/2 bath. Completely and fully furnished. The master is enormous with extra dressing area and/ or office space and large bath, all on ground floor level. **\$895,000 MLS 389865**



Sarah O'Leary
Takacs

843-384-6476
Sarah@
HiltonHeadHomes.com



**1914 South Beach Club
Sea Pines Plantation**

Come experience this wonderful ocean and sound view villa. This 3 bedroom 3 full bath property is ready to enjoy either as a rental property or second home. Exceptionally furnished with art and accessories ready for your enjoyment including expansive water views that change with the seasons. So close to South Beach amenities and everything the world renowned Sea Pines Resort. Close to the quaint South Beach Marina Village and the private owners only Tower Beach Club. Private underground parking for owners only. Miles of sugar sand Atlantic beach and bike trails through the century old Live Oaks dripping with Spanish Moss and Southern Pines. **\$997,000 MLS 394658**



Susie
Castellini

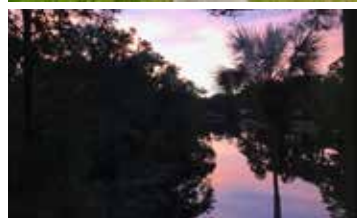
513-240-1156
Susie@
HiltonHeadHomes.com



2 Black Skimmer | Sea Pines Fantastic beach block home that is turnkey as either a second home or rental property. Fully furnished and accessorized down to the spoons! This home can be used as a three or four bedroom property and includes a huge screened porch to enjoy the ocean breezes and there is fishing from near by Heritage Pond. Other features of this home are Dining Room, Living Room, eat in kitchen and large foyer to drop off the sandy flip flops. It has been recently loving transformed with porcelain tile floors, renovated kitchen and baths and freshly painted. When you are looking for ocean oriented property please don't miss this 6th row charmer. **\$847,000 MLS 394632**



Expansive Lagoon Views



John
Pritchard

843-290-0131

John@

HiltonHeadHomes.com

7613 Huntington Villa | Palmetto Dunes Stroll to the beach from this beautiful recently updated 2BR/2BA Huntington villa. Enjoy the serenity of the expansive lagoon view while on the screen-in porch or back deck. Second floor flat with vaulted ceiling, open floor plan and full of natural light. High finish coastal decor, driftwood flooring, granite countertops in kitchen, and ss appliances. Spacious master bedroom & renovated master bath with walk-in shower and jetted tub. On-site amenities include private complex pool (heated seasonally), kids pool & bath house are located out the front door. **\$549,900 MLS# 392894**

Gorgeous Fairway Views



Mary Lou
Haraburd

843-683-2033

MaryLou@

HiltonHeadHomes.com

19 Wood Duck | Sea Pines Spectacular Sea Pines home nestled under live oaks in the Club Course community. Situated on almost 1/2 acre overlooking the Sea Pines Country Club course, this beautiful, renovated home has 2 large living areas with two fireplaces plus a large separate dining room. Great room boasts a magnificent vaulted ceiling. Deck stretches across the entire rear of the home. Perfect for indoor or outdoor entertaining. Multiple uses for the bonus/4th bedroom - game room, media room, endless possibilities **\$689,500 MLS 391784**

Brand new, Furnished, 3rd Row



Nancy
Presley

843-816-3975

Nancy@

NancyPresley.com

16 Wood Ibis Road | Sea Pines Plantation Brand new, furnished Sea Pines home, 3rd row walkway! Surround yourself with beauty and quality in this 6 bedroom, 7 bath home + bonus room, just steps to the beach and on the beachwalk. Inviting pool and spa off large outdoor room with fireplace. Tastefully furnished, sophisticated, but casual, complete with high quality appointments. You only have to unpack and enjoy! Perfect for full time living or 2nd home. 2 fireplaces, bonus room, open floorplan, and prepped for optional elevator. Ask about impressive rental income projection. Start living your perfect life! **\$3,295,000 MLS 388069**





**BERKSHIRE
HATHAWAY**

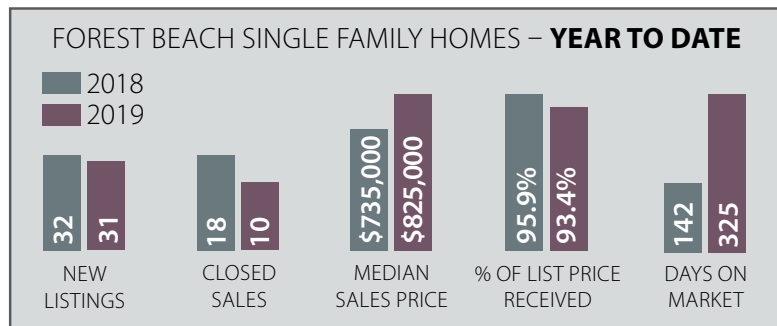
HomeServices

**Hilton Head
Bluffton Realty**

Forest Beach MARKET REPORT

Single Family Homes

New Listings are down 3.1% from last year, and Closed Sales show a 44.4% decrease. The Median Sales Price is 12.2% higher than in 2018, and Percent of List Price received shows a 2.6% decrease. Days on Market increased 128.4%.

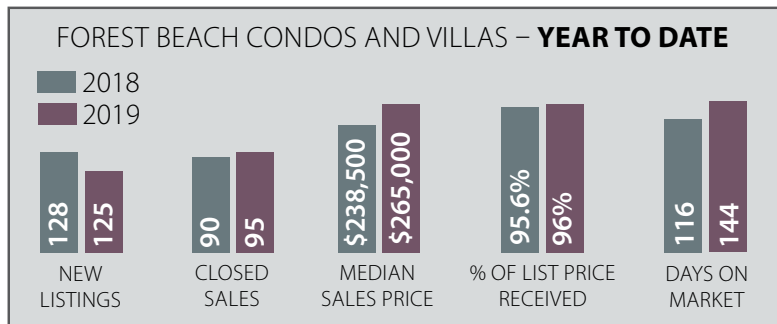


**HISTORICAL MEDIAN SALES PRICE
(ROLLING 12-MONTH CALCULATION)**

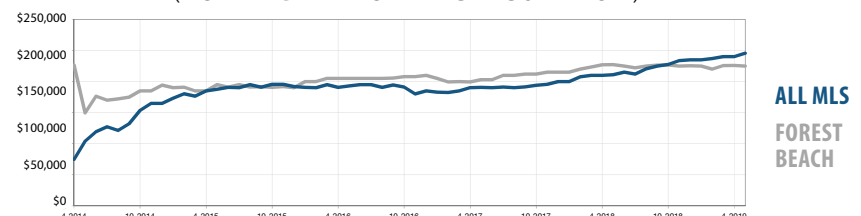


Villas & Condos

Forest Beach Condos New Listings to date decreased 2.3% from 2018, while Closed Sales had a 5.6% increase. Median Sales Price showed an 11.1% increase while Percent of List Price Received remained steady. Days on Market rose 24%.



**HISTORICAL MEDIAN SALES PRICE
(ROLLING 12-MONTH CALCULATION)**



*Information Deemed Reliable
through the MLS of Hilton Head
Island, Inc But Not Guaranteed.*

Current Active Forest Beach Homes for Sale March 5, 2019 - June 27, 2019

(Address-Bed/Bath/Half Bath-Price)

ACTIVE

15	Avocet Street	4 / 3 / 0	\$875,000
3	Bayberry Lane	5 / 5 / 1	\$1,524,000
7	Capri Lane	3 / 3 / 0	\$945,000
3	Dogwood Lane	4 / 3 / 0	\$899,900
19	Dove Street	6 / 5 / 0	\$1,299,000
66	Dune Lane	5 / 5 / 1	\$1,610,000
116	Dune Lane	4 / 3 / 1	\$1,274,000
133	Dune Lane	4 / 4 / 0	\$2,200,000
28	Dune Lane	5 / 4 / 1	\$1,499,000
111	Dune Lane	6 / 5 / 1	\$3,995,000
72	Dune Lane	5 / 4 / 1	\$1,349,000
78	Dune Lane	4 / 2 / 2	\$729,000
50	Dune Lane	6 / 5 / 0	\$1,525,000
73	Dune Lane	5 / 4 / 0	\$2,844,000
13	Dune Lane	5 / 4 / 0	\$2,250,000

15	Dune Lane	5 / 5 / 2	\$6,200,000
23	Egret Street	7 / 7 / 1	\$1,774,000
6	Firethorn Lane	3 / 2 / 0	\$900,000
32	Firethorn Lane	3 / 2 / 0	\$535,000
13	Flamingo Street	6 / 6 / 3	\$1,724,000
7	Guscio Way	7 / 7 / 1	\$2,995,000
29	Holloman Trace	6 / 4 / 0	\$2,295,000
13	Jacana Street	3 / 2 / 1	\$939,000
6	Juniper Lane	5 / 5 / 1	\$1,495,000
4	Lark Street	4 / 4 / 0	\$1,249,000
8	Lark Street	3 / 2 / 0	\$989,000
9	Laurel Lane	5 / 6 / 2	\$3,499,000
17	Myrtle Lane	4 / 4 / 0	\$699,000
113	N Forest Beach Court	3 / 2 / 0	\$689,000
15	N Forest Beach Drive	7 / 5 / 1	\$1,399,000
17	N Forest Beach Drive	3 / 2 / 0	\$589,000

106	Oceanwood Trace	5 / 4 / 1	\$1,399,000
2	Osprey Street	4 / 3 / 1	\$975,000
6	Park Road	3 / 2 / 0	\$435,000
19	Pelican St	7 / 8 / 2	\$1,999,000
28	Pelican Street	5 / 5 / 1	\$1,550,000
6	Quail Street	6 / 5 / 1	\$1,150,000
33	Sandpiper St	6 / 6 / 1	\$4,200,000
11	Sea Hawk Lane	5 / 3 / 0	\$2,475,000
1	Sea Oak Lane	5 / 5 / 1	\$1,499,000
20	Sea Oak Lane	8 / 7 / 1	\$4,300,000
4	Wanderer Lane	6 / 4 / 1	\$1,200,000

PENDING

10	Cassina Lane	4 / 3 / 0	\$1,950,000
3	Guscio Way	6 / 6 / 2	\$2,695,000
4	Jacana Street	3 / 4 / 0	\$899,000

29	Mallard Road	6 / 6 / 1	\$1,695,000
14	Myrtle Lane	4 / 3 / 1	\$675,000
4	Park Road	3 / 2 / 0	\$549,000
6	Robin St	3 / 2 / 0	\$899,000

SOLD

7	Bittern Street	3 / 2 / 0	\$385,000
2	Capri Lane	7 / 7 / 1	\$1,650,000
26	Carters Mnr	8 / 9 / 0	\$3,490,000
58	Dune Lane	4 / 3 / 1	\$1,000,000
6	Lark Street	3 / 2 / 0	\$780,000
10	Myrtle Ln	4 / 3 / 0	\$532,500
10	Pelican Street	3 / 2 / 0	\$408,141
13	Pelican Street	3 / 2 / 0	\$595,000

SOLD PRICE

Current Active Forest Beach Villas/Condos for Sale March 5, 2019 - June 27, 2019

(Address-Bed/Bath/Half Bath-Price)

ACTIVE

210	Breakers Villas	1 / 1 / 0	\$315,000
222	Breakers Villas	1 / 1 / 0	\$279,900
227	Carolina Beach Club	1 / 1 / 0	\$239,000
113	Continental Club Villas	3 / 3 / 0	\$449,000
6C	Cordillo Cabana Villas/Sea Cabin	1 / 1 / 0	\$149,900
88	Courtside Villas	2 / 2 / 1	\$268,000
24	Courtside Villas	2 / 2 / 1	\$320,000
80	Courtside Villas	2 / 2 / 1	\$244,900
19	Dunes Villas	2 / 1 / 0	\$189,000
418	Forest Beach Villas	1 / 2 / 0	\$260,000
302	Forest Beach Villas	2 / 2 / 0	\$380,000
306	Forest Beach Villas	1 / 1 / 0	\$244,900
106	Forest Beach Villas	1 / 1 / 0	\$199,000
425	Forest Beach Villas	1 / 1 / 0	\$255,000
34	Hilton Head Beach Club Villas	2 / 1 / 1	\$254,900
15	Hilton Head Beach Club Villas	3 / 2 / 0	\$339,000
14	Hilton Head Beach Villas	3 / 3 / 0	\$649,500
22	Hilton Head Beach Villas	2 / 3 / 0	\$674,000
306	North Shore Place Villas	2 / 2 / 0	\$464,500
28	Ocean Breeze Villas	2 / 2 / 1	\$280,500
1	Ocean Breeze Villas	2 / 2 / 1	\$300,000
74	Ocean Breeze Villas	2 / 2 / 1	\$264,900
57	Ocean Breeze Villas	2 / 2 / 1	\$295,000
31	Ocean Club Villas	2 / 2 / 0	\$449,900
120	Ocean Dunes Villas	1 / 1 / 0	\$266,500
201	Ocean Dunes Villas	2 / 2 / 0	\$350,000
104	Ocean Dunes Villas	2 / 2 / 0	\$335,000
523	Ocean One Villas	4 / 4 / 0	\$1,000,000
507	Ocean One Villas	4 / 4 / 0	\$1,100,000
104	Ocean One Villas	3 / 3 / 0	\$489,900
301	Ocean One Villas	4 / 3 / 0	\$849,000
416	Ocean Walk Villas	2 / 2 / 0	\$182,500
502	Ocean Walk Villas	2 / 2 / 0	\$217,777
184	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$199,000
190	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$209,500
186	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$192,500
349	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$189,500
250	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$198,500
311	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$209,900
365	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$235,000
3019	Seascape Villas	2 / 2 / 0	\$270,000
231	Shorewood Villas	2 / 2 / 0	\$499,900
108	Shorewood Villas	2 / 2 / 0	\$599,000
535	Shorewood Villas	3 / 3 / 0	\$995,000
439	Shorewood Villas	2 / 2 / 0	\$499,250
507	Shorewood Villas	3 / 3 / 0	\$999,900
212	Shorewood Villas	3 / 3 / 0	\$899,900
131	Shorewood Villas	2 / 2 / 0	\$419,000
237	Shorewood Villas	2 / 2 / 0	\$499,900
435	Shorewood Villas	3 / 3 / 0	\$899,000
222	Shorewood Villas	3 / 3 / 0	\$775,000
210	Shorewood Villas	2 / 2 / 0	\$629,500
133	Shorewood Villas	2 / 2 / 0	\$489,000
508	Shorewood Villas	2 / 2 / 0	\$649,000

107	Shorewood Villas	3 / 3 / 0	\$799,900
503	Shorewood Villas	2 / 2 / 0	\$715,000
70	Springwood Villas	3 / 3 / 0	\$289,000
116	Springwood Villas	2 / 2 / 1	\$229,000
24	Surf Court Villas	3 / 2 / 1	\$339,000
1002	Tanglewood Villas	2 / 2 / 0	\$223,000
304	Tanglewood Villas	2 / 2 / 0	\$214,900
D7	The Hedges/Sea Cabin Raq	2 / 1 / 1	\$83,500
D3	The Hedges/Sea Cabin Raq	2 / 1 / 1	\$120,000
2410	The Sea Crest Villas	2 / 2 / 0	\$699,000
2213	The Sea Crest Villas	2 / 2 / 0	\$549,000
2111	The Sea Crest Villas	2 / 2 / 0	\$499,000
2115	The Sea Crest Villas	3 / 3 / 0	\$630,000
1404	The Sea Crest Villas	2 / 2 / 0	\$695,000
3302	The Sea Crest Villas	2 / 2 / 0	\$885,000
2407	The Sea Crest Villas	1 / 1 / 1	\$419,000
1101	The Sea Crest Villas	3 / 2 / 0	\$655,000
1103	The Sea Crest Villas	2 / 2 / 0	\$498,000
3	The Sea Crest Villas	4 / 4 / 1	\$1,854,000
2113	The Sea Crest Villas	2 / 2 / 0	\$495,000
1105	The Sea Crest Villas	2 / 2 / 0	\$599,000
2303	The Sea Crest Villas	1 / 1 / 1	\$399,000
1102	The Seabrook	2 / 2 / 0	\$45,900
1104	The Seabrook	2 / 2 / 0	\$65,000
2507	The Seabrook	2 / 2 / 0	\$124,900
5105	The Seabrook	2 / 2 / 0	\$180,000
2106	The Seabrook	2 / 2 / 0	\$60,000
2504	The Seabrook	2 / 2 / 0	\$99,500
4206	The Seabrook	2 / 2 / 0	\$125,000
2501	The Seabrook	2 / 2 / 0	\$179,000
1402	The Seabrook	2 / 2 / 0	\$69,000
5310	The Seabrook	2 / 2 / 0	\$249,000
3506	The Seabrook	2 / 2 / 0	\$149,000
2107	The Seabrook	2 / 2 / 0	\$45,000
4402	The Seabrook	2 / 2 / 0	\$110,000
4307	The Seabrook	2 / 2 / 0	\$99,000
5301	The Seabrook	2 / 2 / 0	\$195,000
3403	The Seabrook	2 / 2 / 0	\$130,000
3402	The Seabrook	2 / 2 / 0	\$135,000
3110	The Seabrook	2 / 2 / 0	\$169,000
5103	The Seabrook	2 / 2 / 0	\$192,000
3311	The Seabrook	2 / 2 / 0	\$135,000
7105	Treetops Villas	2 / 2 / 0	\$239,900
6101	Treetops Villas	2 / 2 / 1	\$215,000
5304	Treetops Villas	1 / 1 / 0	\$179,000
24	Woodhaven/Sea Cabin	0 / 1 / 0	\$55,000
125	Woodhaven/Sea Cabin	0 / 1 / 0	\$52,000
6D	Xanadu Villas	1 / 1 / 0	\$129,000

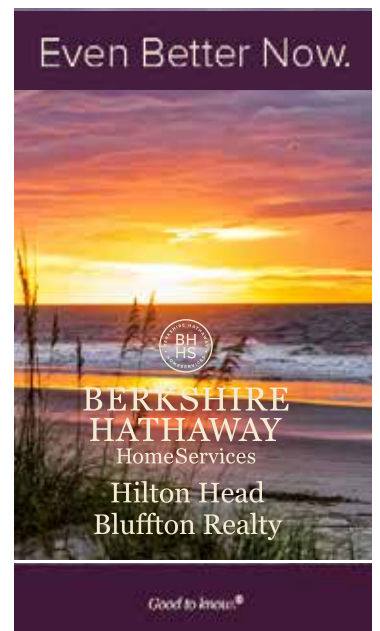
PENDING

121	Breakers Villas	1 / 1 / 0	\$239,000
310	Breakers Villas	1 / 1 / 0	\$319,000
81	Courtside Villas	2 / 2 / 1	\$305,000
3	Courtside Villas	2 / 2 / 1	\$264,900
9	Courtside Villas	2 / 2 / 1	\$264,900
42	Courtside Villas	2 / 2 / 1	\$339,000
114	Forest Beach Villas	2 / 2 / 0	\$314,900
26	Forest Gardens Villas	2 / 1 / 0	\$169,900
103	Forest Gardens Villas	2 / 2 / 0	\$199,500
31	Hilton Head Beach Club Villas	2 / 1 / 1	\$249,000
27	Ocean Breeze Villas	3 / 3 / 0	\$324,900
81	Ocean Breeze Villas	2 / 2 / 1	\$285,000

406	Ocean Dunes Villas	1 / 1 / 0	\$299,000
320	Ocean One Villas	2 / 2 / 0	\$375,000
3065	Seascape Villas	3 / 2 / 0	\$299,500
3245	Seascape Villas	3 / 2 / 0	\$289,900
102	Shorewood Villas	2 / 2 / 0	\$615,000
137	Shorewood Villas	2 / 2 / 0	\$450,000
433	Shorewood Villas	2 / 2 / 0	\$475,000
104	Springwood Villas	2 / 2 / 1	\$199,900
45	Surf Court Villas	3 / 2 / 1	\$318,000
701	Tanglewood Villas	2 / 2 / 0	\$245,000
906	Tanglewood Villas	2 / 2 / 1	\$249,900
7006	Treetops Villas	2 / 2 / 1	\$249,000
2B	Xanadu Villas	0 / 1 / 0	\$99,000

SOLD

20	Beach Arbor Villas	2 / 2 / 1	\$200,000
122	Breakers Villas	1 / 1 / 0	\$240,000
326	Breakers Villas	1 / 1 / 0	\$290,000
327	Breakers Villas	1 / 1 / 0	\$285,000
525	Carolina Beach Club	2 / 2 / 0	\$320,000
426	Carolina Beach Club	2 / 2 / 0	\$325,000
327	Carolina Beach Club	1 / 1 / 0	\$237,500
3D	Cordillo Cabana Villas/Sea Cabin	1 / 1 / 0	\$100,000
54	Courtside Villas	2 / 2 / 1	\$234,500
412	Forest Beach Villas	2 / 2 / 0	\$390,000
104	Forest Beach Villas	1 / 1 / 0	\$235,000
430	Forest Beach Villas	2 / 3 / 0	\$390,000
203	Forest Beach Villas	2 / 2 / 0	\$365,000
17	Forest Gardens Villas	2 / 1 / 0	\$180,000
92	Forest Gardens Villas	2 / 2 / 0	\$182,000
2	Hilton Head Beach Club Villas	2 / 1 / 1	\$243,000
5	Hilton Head Beach Club Villas	2 / 2 / 1	\$246,000
17	Hilton Head Beach Villas	2 / 3 / 0	\$560,000
118	Island House Villas	2 / 2 / 0	\$197,000
401	North Shore Place Villas	3 / 3 / 0	\$586,000
102	Ocean Breeze Villas	3 / 3 / 0	\$285,000
3	Ocean Breeze Villas	3 / 3 / 0	\$295,000
52	Ocean Breeze Villas	3 / 3 / 0	\$314,000
4	Ocean Club Villas	2 / 2 / 0	\$400,000
103	Ocean Dunes Villas	1 / 1 / 0	\$228,000
11	Ocean Gate Villas	2 / 2 / 1	\$350,000
215	Ocean One Villas	2 / 2 / 0	\$562,768
415	Ocean One Villas	2 / 2 / 0	\$620,000
509	Ocean One Villas	2 / 2 / 0	\$680,000
424	Ocean One Villas	3 / 3 / 0	\$460,000
302	Ocean Walk Villas	2 / 2 / 0	\$187,000
214	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$210,000
113	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$195,000
312	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$196,000
363	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$223,750
280	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$215,000
238	Sea Side/Sea Cabin on the Ocean	1 / 1 / 0	\$220,000
3222	Seascape Villas	3 / 2 / 0	\$285,500
3053	Seascape Villas	2 / 2 / 0	\$188,000
3074	Seascape Villas	2 / 2 / 0	\$265,000
3247	Seascape Villas	2 / 2 / 0	\$178,000





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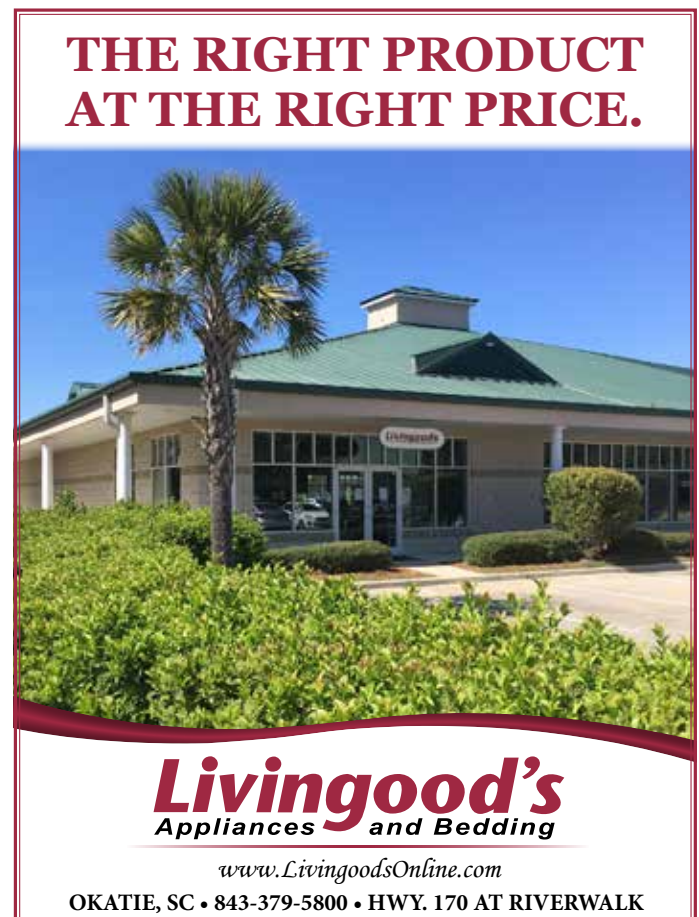
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Just Listed in Hampton Hall



71 Shelburne Street | Hampton Hall Magnificent, immaculate must see 4 bedrooms, 4 bathrooms and 3 car garage home located in Hampton Hall's gated community featuring a spacious gourmet kitchen, beautiful light and open living space with completely refinished hardwood floors, new carpeting in the Master bedroom and spacious outdoor living. This beautifully decorated custom home offers golf views, a covered Lanai with a built-in fireplace, an extended patio, outdoor kitchen with a pizza oven and fenced in backyard. This is an entertainer's dream home. **\$799,000 MLS 394138**

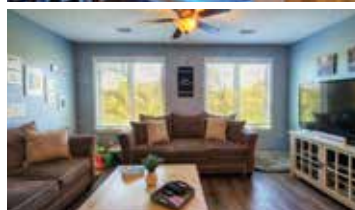


Andrew
Pietz

330-285-2075

Andrew@
HiltonHeadHomes.com

Great Value on Hilton Head Island!



60 Caesar Place | Allenwood What a value for 4 bedrooms and garage on the Island at this price! Allenwood is a pet friendly, gated community on the North end of the Island with convenient location to the schools, Park, restaurants and more. This town-home features one bedroom and full bath on first level and the patio has been enclosed making it a great Carolina Room and adds some additional square footage. Upstairs on the main level is kitchen, living room, bath, guest bedroom - or great as an office - and access to the balcony. Top floor is the master ensuite, additional guest bedroom, full bath and laundry. **\$238,000 MLS 391996**



Christina
Galbreath-
Gonzalez

843-816-2814

Christina@
HiltonHeadHomes.com

Beautiful Home in Woodbridge, Bluffton



15 Kendall Drive | Bluffton Spacious 4 bedroom, 2.5 bath home located in Woodbridge. From the 2-story foyer to the envious first-floor master, there are so many beautiful touches throughout. Kitchen boasts 42" cabinets, all Kenmore Stainless Steel appliances and Kohler Double sinks, just to name a few. Presto beech block flooring on main floor and Berber carpet in all the bedrooms - easy for upkeep! Second floor has an open loft area AND bonus room, plenty of space to entertain kids or out of town company. Home is situated next to a large 1/3 acre space that no one can build on, with a tranquil wooded view. **\$355,000 MLS 394304**



Rita
Cymbalista

843-290-7375

RitaCymbals@hargray.com





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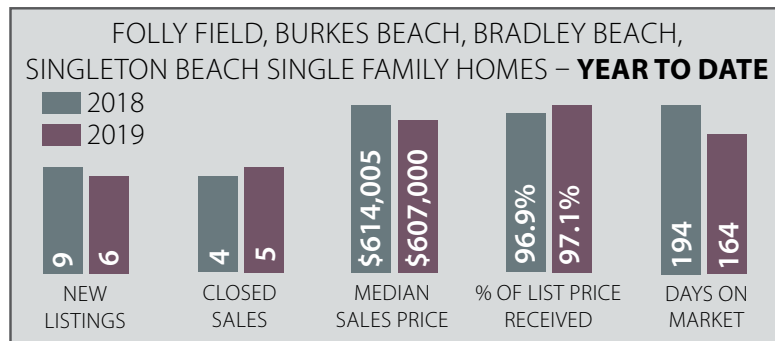
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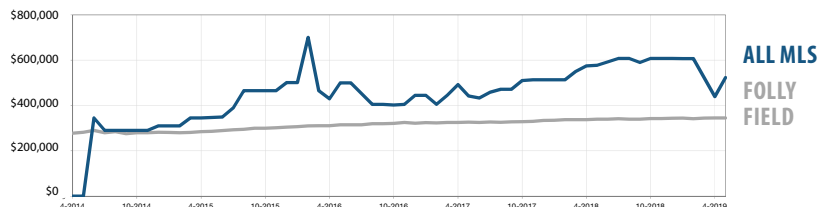
Folly Field, Burkes/Seaside, Chaplin, Singleton & Bradley Beach MARKET REPORT

Single Family Homes

New Listings decreased 33.3% and Closed Sales increased 25%. The Median Sales Price remained steady decreasing only 1.1%. Percent of List Price Received increased slightly. Days on Market show a 15.3% decrease.

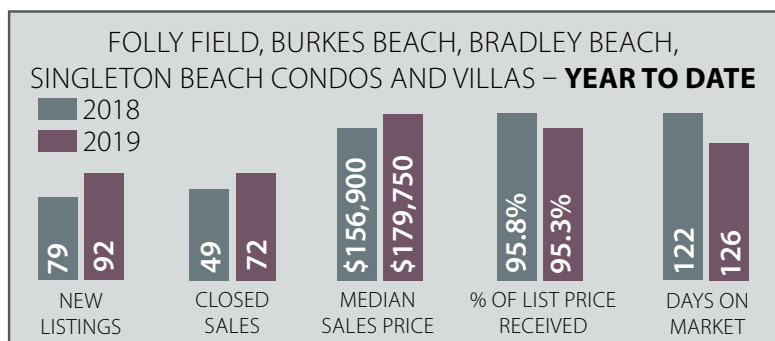


HISTORICAL MEDIAN SALES PRICE
(ROLLING 12-MONTH CALCULATION)

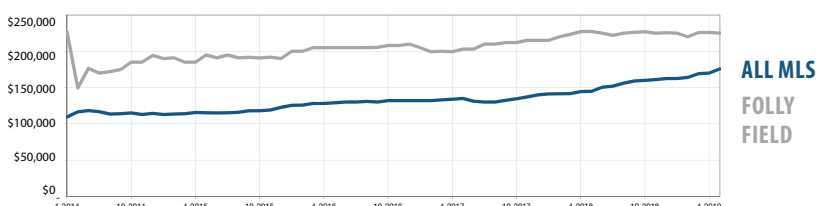


Villas & Condos

Folly Field showed a 16.5% increase in New Listings, and Closed Sales increased 46.9%. Median Sales Price increased 14.6% and Percent of List Price Received only varied .6%. Days on Market increased 3.3%.



HISTORICAL MEDIAN SALES PRICE
(ROLLING 12-MONTH CALCULATION)



Current Active Homes for Sale March 5, 2019 - June 27, 2019

(Address-Bed/Bath/Half Bath-Price)

ACTIVE

29	Bradley Beach Road	3 / 2 / 0	\$429,900
8	Bradley Beach Road	3 / 2 / 0	\$537,000
38	Bradley Beach Road	4 / 3 / 1	\$550,000
22	Bradley Circle	10 / 10 / 2	\$3,600,000
7	Burkes Beach Road	5 / 5 / 1	\$1,095,000
9	Camellia Street	4 / 3 / 0	\$329,000
14	Collier Beach Road	6 / 6 / 0	\$2,495,000
6	Collier Court	4 / 4 / 1	\$1,675,000
15	Collier Beach Road	6 / 6 / 1	\$1,166,000
28	Corrine Lane	5 / 4 / 0	\$719,000
52	Crabline Court	4 / 4 / 0	\$659,000
54	Folly Field Road	3 / 2 / 1	\$749,900
20	Horvaths Peninsula	5 / 5 / 0	\$2,095,000
3	Mimosa Street	4 / 2 / 0	\$525,000

9	Periwinkle Lane	3 / 2 / 0	\$465,000
21	Sand Dollar Road	7 / 6 / 1	\$1,375,000
58	Sandcastle Court	6 / 4 / 0	\$742,300
1	Sandy Beach Trail	6 / 5 / 1	\$1,500,000
6	Sea Front Lane	3 / 2 / 0	\$1,100,000
5	Singleton Beach Place	6 / 6 / 2	\$2,385,000
10	Singleton Shores Manor	7 / 7 / 1	\$2,350,000
85	Singleton Beach Road	6 / 7 / 1	\$1,450,000
91	Singleton Beach Road	4 / 4 / 1	\$1,150,000
6	Terra Bella Trace	6 / 8 / 0	\$3,950,000
3	Urchin Manor	7 / 6 / 2	\$1,275,000
14	Whelk Street	5 / 5 / 0	\$1,850,000

PENDING

19	Crabline Court	6 / 6 / 0	\$600,000
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7	Moonshell Road	2 / 1 / 0	\$365,000
115	Sandcastle Court	6 / 4 / 0	\$698,390
15	Sandcastle Court	6 / 4 / 0	\$717,165
52	Sandcastle Court	6 / 4 / 0	\$694,390

SOLD

4	Shore Crest Lane	6 / 6 / 1	\$1,141,000
46	Folly Field Road	3 / 2 / 0	\$439,500
4	Azalea Street	4 / 3 / 0	\$399,000
101	Sandcastle Court	5 / 4 / 0	\$662,730
11	Sandcastle Court	6 / 4 / 0	\$732,935
83	Singleton Beach Road	6 / 6 / 0	\$1,340,000
12	Oleander Street	3 / 1 / 1	\$250,000

SOLD PRICE

Current Active Villas/Condos for Sale March 5, 2019 - June 27, 2019

(Address-Bed/Bath/Half Bath-Price)

ACTIVE

141	Fiddlers Cove Villas	2 / 2 / 0	\$179,500
51	Fiddlers Cove Villas	2 / 2 / 0	\$171,000
14L	Fiddlers Cove Villas	2 / 2 / 0	\$173,000
13C	Fiddlers Cove Villas	2 / 2 / 0	\$184,700
3F	Fiddlers Cove Villas	2 / 2 / 0	\$179,000
10A	Fiddlers Cove Villas	2 / 2 / 0	\$169,000
17G	Fiddlers Cove Villas	2 / 2 / 0	\$178,000
7C	Fiddlers Cove Villas	2 / 2 / 0	\$199,000
11A	Fiddlers Cove Villas	2 / 2 / 0	\$194,900
B125	HHBT Ocean Villas	1 / 1 / 0	\$169,900
C219	HHBT Ocean Villas	1 / 1 / 0	\$146,900
C121	HHBT Ocean Villas	1 / 1 / 0	\$139,900
A129	HHBT Ocean Villas	1 / 1 / 0	\$157,400
B147	HHBT Ocean Villas	1 / 1 / 0	\$199,000
A224	HHBT Ocean Villas	1 / 1 / 0	\$254,000
A244	HHBT Ocean Villas	1 / 1 / 0	\$140,000
C123	HHBT Ocean Villas	1 / 1 / 0	\$139,699
C210	HHBT Ocean Villas	1 / 1 / 0	\$198,900
C348	HHBT Ocean Villas	1 / 1 / 0	\$229,000
C305	HHBT Ocean Villas	1 / 1 / 0	\$189,000
A242	HHBT Ocean Villas	1 / 1 / 0	\$179,000
A210	HHBT Ocean Villas	1 / 1 / 0	\$159,000
B114	HHBT Ocean Villas	1 / 1 / 0	\$149,900
A113	HHBT Ocean Villas	1 / 1 / 0	\$155,500
C240	HHBT Ocean Villas	1 / 1 / 0	\$189,999
C154	HHBT Ocean Villas	1 / 1 / 0	\$149,900
A234	HHBT Ocean Villas	1 / 1 / 0	\$179,900
C132	HHBT Ocean Villas	1 / 1 / 0	\$199,000
A320	HHBT Ocean Villas	1 / 1 / 0	\$199,000
B242	HHBT Ocean Villas	1 / 1 / 0	\$199,000
A114	HHBT Ocean Villas	1 / 1 / 0	\$149,000
C321	HHBT Ocean Villas	1 / 1 / 0	\$189,900
G16	HHBT Tennis Villas	2 / 2 / 0	\$199,000
A10	HHBT Tennis Villas	2 / 2 / 0	\$188,900
A7	HHBT Tennis Villas	2 / 2 / 0	\$179,900
F22	HHBT Tennis Villas	2 / 2 / 0	\$188,000

A3	HHBT/Admirals Row	1 / 1 / 0	\$228,000
201	HHBT/Admirals Row	1 / 1 / 0	\$329,900
333	HHBT/Admirals Row	2 / 2 / 0	\$344,500
335	HHBT/Admirals Row	2 / 2 / 0	\$334,500
135	HHBT/Admirals Row	2 / 2 / 0	\$349,000
A2	HHBT/Admirals Row	1 / 1 / 0	\$184,900
403	HHBT/Admirals Row	1 / 1 / 0	\$317,900
107	HHBT/Admirals Row	1 / 1 / 0	\$219,000
138	HHBT/Admirals Row	2 / 2 / 0	\$242,000
A1	HHBT/Admirals Row	1 / 1 / 0	\$195,000
2401	Island Club Villas	3 / 3 / 0	\$949,000
10-501	Island Club Villas	3 / 2 / 0	\$395,000
213	Sea Cloisters Villas	3 / 2 / 0	\$699,000
513	Sea Cloisters Villas	3 / 2 / 0	\$799,000
15	Stones Throw Villas	3 / 2 / 1	\$278,500

PENDING

22L	Fiddlers Cove Villas	2 / 2 / 0	\$163,000
11K	Fiddlers Cove Villas	2 / 2 / 0	\$174,900
6I	Fiddlers Cove Villas	2 / 2 / 0	\$169,000
22K	Fiddlers Cove Villas	2 / 2 / 0	\$162,500
3K	Fiddlers Cove Villas	2 / 2 / 0	\$190,000
22H	Fiddlers Cove Villas	2 / 2 / 0	\$175,000
A120	HHBT Ocean Villas	1 / 1 / 0	\$132,500
A302	HHBT Ocean Villas	1 / 1 / 0	\$169,900
A305	HHBT Ocean Villas	1 / 1 / 0	\$167,500
B245	HHBT Ocean Villas	1 / 1 / 0	\$159,900
C143	HHBT Ocean Villas	1 / 1 / 0	\$149,900
B301	HHBT Ocean Villas	1 / 1 / 0	\$145,000
B246	HHBT Ocean Villas	1 / 1 / 0	\$169,900
A336	HHBT Ocean Villas	1 / 1 / 0	\$141,900
C108	HHBT Ocean Villas	1 / 1 / 0	\$149,900
A118	HHBT Ocean Villas	1 / 1 / 0	\$159,900
C312	HHBT Ocean Villas	1 / 1 / 0	\$152,000
C14	HHBT Tennis Villas	2 / 2 / 0	\$188,500
A1	HHBT Tennis Villas	2 / 2 / 0	\$185,000
128	HHBT/Admirals Row	2 / 2 / 0	\$232,000

316	HHBT/Admirals Row	2 / 2 / 0	\$425,000
1104	Island Club Villas	2 / 2 / 0	\$349,000
2102	Island Club Villas	2 / 2 / 0	\$419,500
140	Island Club Villas	1 / 1 / 1	\$175,000

SOLD

5J	Fiddlers Cove Villas	2 / 2 / 0	\$147,000
2I	Fiddlers Cove Villas	2 / 2 / 0	\$141,000
20H	Fiddlers Cove Villas	2 / 2 / 0	\$155,900
8K	Fiddlers Cove Villas	2 / 2 / 0	\$160,000
2B	Fiddlers Cove Villas	2 / 2 / 0	\$150,000
14D	Fiddlers Cove Villas	2 / 2 / 0	\$170,000
29E	Fiddlers Cove Villas	2 / 2 / 0	\$190,000
15H	Fiddlers Cove Villas	2 / 2 / 0	\$138,000
3L	Fiddlers Cove Villas	2 / 2 / 0	\$158,000
2K	Fiddlers Cove Villas	2 / 2 / 0	\$171,000
29D	Fiddlers Cove Villas	2 / 2 / 0	\$193,500
9K	Fiddlers Cove Villas	2 / 2 / 0	\$155,000
23A	Fiddlers Cove Villas	2 / 2 / 0	\$190,000
18L	Fiddlers Cove Villas	2 / 2 / 0	\$123,900
18I	Fiddlers Cove Villas	2 / 2 / 0	\$163,500
21E	Fiddlers Cove Villas	2 / 2 / 0	\$160,000
17D	Fiddlers Cove Villas	2 / 2 / 0	\$185,000
7G	Fiddlers Cove Villas	2 / 2 / 0	\$192,500
5G	Fiddlers Cove Villas	2 / 2 / 0	\$151,900
7I	Fiddlers Cove Villas	2 / 2 / 0	\$187,000
B234	HHBT Ocean Villas	1 / 1 / 0	\$145,000
C117	HHBT Ocean Villas	1 / 1 / 0	\$142,500
C316	HHBT Ocean Villas	1 / 1 / 0	\$149,900
A146	HHBT Ocean Villas	1 / 1 / 0	\$165,000
C147	HHBT Ocean Villas	1 / 1 / 0	\$145,000
C323	HHBT Ocean Villas	1 / 1 / 0	\$123,000
B340	HHBT Ocean Villas	1 / 1 / 0	\$217,000
C120	HHBT Ocean Villas	1 / 1 / 0	\$138,500
C129	HHBT Ocean Villas	1 / 1 / 0	\$172,500
B249	HHBT Ocean Villas	1 / 1 / 0	\$149,000
C114	HHBT Ocean Villas	1 / 1 / 0	\$148,000

A301	HHBT Ocean Villas	1 / 1 / 0	\$161,000
B127	HHBT Ocean Villas	1 / 1 / 0	\$195,000
B237	HHBT Ocean Villas	1 / 1 / 0	\$140,000
B248	HHBT Ocean Villas	1 / 1 / 0	\$194,000
B238	HHBT Ocean Villas	1 / 1 / 0	\$179,500
F21	HHBT Tennis Villas	2 / 2 / 0	\$158,500
A17	HHBT Tennis Villas	2 / 2 / 0	\$183,000
B23	HHBT Tennis Villas	2 / 2 / 0	\$169,900
D22	HHBT Tennis Villas	2 / 2 / 0	\$190,000
C4	HHBT Tennis Villas	2 / 2 / 0	\$18,500
G18	HHBT Tennis Villas	2 / 2 / 0	\$182,000
334	HHBT/Admirals Row	2 / 2 / 0	\$218,000
119	HHBT/Admirals Row	2 / 2 / 0	\$220,000
208	HHBT/Admirals Row	1 / 1 / 0	\$302,750
441	HHBT/Admirals Row	2 / 2 / 0	\$279,000
102	HHBT/Admirals Row	1 / 1 / 0	\$225,000
442	HHBT/Admirals Row	2 / 2 / 0	\$243,000
114	HHBT/Admirals Row	2 / 2 / 0	\$235,000
130	HHBT/Admirals Row	2 / 2 / 0	\$215,000
140	HHBT/Admirals Row	2 / 2 / 0	\$246,000
240	HHBT/Admirals Row	2 / 2 / 0	\$217,500
101	HHBT/Admirals Row	1 / 1 / 0	\$242,000
6205	Island Club Villas	2 / 2 / 0	\$370,000
112	Island Club Villas	2 / 2 / 1	\$240,000
107	Island Club Villas	2 / 2 / 1	\$285,000
3202	Island Club Villas	2 / 2 / 0	\$368,000
111	Island Club Villas	2 / 2 / 1	\$280,000
1502	Island Club Villas	2 / 2 / 0	\$390,000
127	Island Club Villas	1 / 1 / 1	\$190,000
147	Island Club Villas	2 / 2 / 1	\$315,000
3B	Sandcastle Plaza	2 / 2 / 1	\$365,000
306	Sea Cloisters Villas	2 / 2 / 0	\$560,000
209	Sea Cloisters Villas	2 / 2 / 0	\$565,000
13	Stones Throw Villas	2 / 1 / 1	\$198,000

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1 Sandy Beach Trail - Burkes Beach

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