

# DISCOVER HILTON HEAD ISLAND

A PLACE TO CALL HOME

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LONILÜKE



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# YOU'RE INVITED TO THE #1 ISLAND IN THE UNITED STATES

Hilton Head Island represents the epitome of relaxed Lowcountry living and the ultimate island retreat. The 12 mile-long, 5 mile-wide island features sparkling, sandy beaches, warm weather, breathtaking views, 24 world-class golf courses, 350 tennis courts, more than 250 restaurants, a lively arts and cultural community, a strong business community, expansive educational opportunities, world-class healthcare and a multitude of recreational activities.

When you reside on Hilton Head Island, you replace the word "vacation" with "home." I invite you to come see for yourself why so many have decided to call Hilton Head "home."

*Sincerely,*  
**LONI LÜKE**



# LET ME HELP YOU MAKE THE MOVE TO HILTON HEAD



Real estate has always been an important part of my life and it was in Germany where I began my career. My past experience as a Communications Coach for designated CEO's and politicians in Germany taught me that a relationship with open, trustworthy communication is the cornerstone for building a solid working foundation. For the last 20 years, I have taken this philosophy and immersed myself in the real estate market owning, purchasing, selling and remodeling homes throughout Germany, Portugal, and the United States.

In 2014, I made the decision to move from Berlin, Germany to the Hilton Head Island – Bluffton area – a decision I consider to be one of my best yet. I exude passion and love for the area and hold it in high regard. As a German, I understand the European market and strive to highlight the real estate and lifestyle offered in the Hilton Head Island-Bluffton area. In addition to working with overseas clients, my passion for uniting buyers and sellers of unique properties throughout the Lowcountry means that I am eager to serve the local market as well. Whether clients are looking to purchase their first or second home or are interested in owning a solid investment property, I would love to help!

**LONI LÜKE**

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# WHAT MAKES HILTON HEAD EXTRAORDINARY

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## 1 World-Class Golf

Hilton Head Island's golf courses are internationally recognized and have been a part of several championships, including the RBC Heritage Golf Tournament.



## 2 Preserved Beaches

The town's 8 beach parks are continually undergoing re-nourishment projects to maintain a premier sandy shore for you and your family to enjoy.



## 3 Bicycle-Friendly

Featuring over 100 miles of bike and walking paths, the island has recently been acknowledged with a Bicycle Friendly Community Gold Level Award.

PLUS



### AMAZING ARTS CULTURE

Hilton Head Island has a growing, colorful arts culture. The town is home to the Arts Center of Coastal Carolina, Main Street Theatre and Hilton Head Symphony Orchestra. Not to mention the many talented musicians, painters and photographers who reside here.



### YEAR-ROUND FESTIVALS & EVENTS

More than 45 outdoor events and festivals take place on the island annually. Residents get to enjoy them all! Choose from the HHI Oyster Festival, St. Patrick's Day Parade, Gullah Celebration, Wine & Food Fest, WingFest and many more!

# ...THERE'S MORE!



## 4 Championship Tennis Courts

Hilton Head Island is home to eight of the world's top 100 tennis resorts and camps. The setting of our courts are unlike anywhere else, featuring views of lush maritime forests, centuries-old oaks and tidal creeks.



## 5 Fabulous Fine Dining

Our more than 250 unique restaurants are ready to greet guests with Southern hospitality and serve you the highest quality cuisine. From the freshest seafood, to Authentic Italian, to new American, everyone's appetite is sure to be pleased!



## 6 Advanced Education

The island has several award-winning public, and private schools for all grade levels to ensure your little ones are more than prepared for their future. There are also several universities, colleges, and continuing education facilities within a three-hour distance of the island.

PLUS



### FUTURE IMPROVEMENTS

The town's 8 beach parks, 12 active parks and the rowing and sailing center will continually be maintained to the highest levels. Other improvements include: beach renourishment projects, more cell phone coverage, expanded Wi-Fi and a powerline burial project.



### RISING BUSINESS DEVELOPMENT

There is a positive climate for business investment, including major private sector re-investment. Also, business license permits are on the rise, and visits to the island are increasing.



# A GLANCE INTO OUR HISTORY

Hilton Head is a beautiful island, with a rich history. The town's strong historic roots serve as the foundation for a unique, vibrant, modern-day island culture.

Hilton Head Island was first occupied by Indians.

1450 B.C.

1663

Captain William Hilton, an English Sea Captain, discovered the island when traveling from Barbados. He claimed the land for the British Crown and named it Hilton's Head.

1698

John Bayley of Ireland seized 16,200 acres of land on the island and granted Colonel Alexander Trench as the first real estate agent.

The island was renamed Trench's Island.

1722

1740

Residents started to produce blue dye from Indigo that was introduced to the island. They sold the dye to England, where it was used to dye fabrics. Another natural resource that was a driving force in the early economy of the land was Sea Island Cotton. It grew well here due to the island's warm, subtropical climate.

The island's official name was changed to Hilton Head Island.

1872

1861

The Battle of Port Royal Sound on November 1, 1861, resulted in about 30,000 troops stationing on the island. Soon after, many changes occurred. For example, the name of the island and its post office was changed to "Port Royal," which was the Union's Department of the South.

1986

Modern-day Hilton Head Island was born. Or, rather, developed by Charles Fraser. Development started on the south end of the island first, which Fraser named Sea Pines Plantation. At that time, he established land preservation rules which were not known anywhere else. These rules are adhered to today, in order to preserve the natural environment of our island, including our beautiful beaches, ancient oak trees and palmettos.

**PRESENT DAY**

# A PLACE FOR EVERYONE

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Hilton Head Island is a unique place in that it everywhere you turn, you are surrounded by a balance of civilization and nature and no matter where you go, a beach will always be within biking distance. A life on Hilton Head is a life surrounded by natural beauty – desired by everyone! There is a constant wave of interesting people who move here and eventually all come to know each other by name. It's time for you to become part of this community!

Regardless if you are looking for a luxurious mansion in one of the area's premier private communities, a cute cottage to retire in, or a two-bedroom vacation villa, I can help find *your* perfect place in the Hilton Head community! Wherever you make home in the Lowcountry, you are bound to enjoy a relaxing and refreshing lifestyle! I cannot wait for you to join our community!



# HILTON HEAD ISLAND'S LOCATION

Hilton Head Island is a foot-shaped barrier island located off the Atlantic Coast of South Carolina, approximately 45 minutes from Savannah, GA, 30 minutes from Beaufort, SC and a quick two-hour drive to Charleston, SC. With convenient access to international airports, shopping, schools, and businesses, everything you need is at an arms-length!

Several direct flights are offered to Hilton Head, including from: Akron/Canton, Atlanta, Baltimore, Boston, Charlotte, Chicago, Cincinnati, Columbus, Dallas/Ft. Worth, Detroit, Houston, Lexington, NYC, Philadelphia, Pittsburgh and Washington DC.

