

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - February 29, 2024

Records Worth Celebrating

I am grateful to so many of you who have contributed to my success in setting so many sales records in Palmetto Dunes, Shelter Cove, and Leamington during the past 48 years. Being the only specialist in our community has given me a nuanced knowledge of our community, its pricing history, and what it will take to continue to increase prices in this ever-changing environment. I take my role as a "specialist" very seriously as the only REALTOR® who has dedicated 100% effort to all our property owners. Your loyalty and ongoing referrals have helped me achieve the following records:

- More than \$1.25 billion in personal sales and approximately 2,000 transactions, since 1976, both records in one community, all within Palmetto Dunes, Shelter Cove, and Leamington
- As the all-time owner of the most significant number of properties in Palmetto Dunes, Shelter Cove, and Leamington, other than the major developers. I've seen our neighborhood from both sides of the transaction and understand it better than anyone.

With the position our market finds itself in, it can be alluringly easy to sell a property within hours. But while you can sell your property quickly, wouldn't you rather sell it for what it's worth? Since 1976, my goal has been to give owners superior representation for their investments. In this competitive market, and with more than 1,700 realtors vying for your business, it pays to specialize, and be patient! Enjoy the Spring!



Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and Selling Agent for homes, homesites and condominiums in one community... all achieved in Palmetto Dunes, Shelter Cove and Leamington.

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Over \$1.25 Billion in Personal Sales in Palmetto Dunes, Shelter Cove and Leamington since 1976

#1 Individual Sales Volume, Hilton Head Island
#4 Individual Sales Volume, State of South Carolina
America's Best 2023 Ranking Report - 2022 sales
(Over 24,000 SC Realtors)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
4 Flagg Road	3	2	0	Yes	1,949	1980	Pool	\$1,299,000
7 Benty Court	4	4	0	No	3,206	1990	Golf, Lagoon	\$1,699,000
54 Leamington Lane	3	3	0	No	2,663	1991	Golf, Landscape	\$1,749,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
7 Full Sweep	4	3	1	Yes	4,125	2000	Lake, Pool	\$2,149,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,150,000
25 Leamington Lane	5	6	1	No	5,865	1999	Lagoon	\$2,950,000
3 Armada Street	6	6	1	Yes	5,418	2003	Pool	\$4,750,000
3 Ketch	6	6	1	Yes	6,086	2002	Wooded	\$5,200,000
14 Armada Street	5	5	1	Yes	5,099	1995	Ocean	\$6,500,000
9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$6,895,000
18 Armada Street	6	7	0	Yes	6,398	1995	Ocean	\$7,995,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
60 Off Shore	3	2	0	No	1,981	1973	Golf, Landscape	\$825,000
28 Swing About	3	2	1	No	2,410	1973	Golf, Pool	\$1,195,000
38 Full Sweep	3	2	0	Yes	2,219	1982	Golf, Lagoon	\$1,388,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,099,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	\$3,495,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	\$3,550,000
5 Dinghy	6	6	1	Yes	4,156	1990	Ocean, Pool	\$4,695,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
72 Off Shore	3	2	1	No	2,002	1976	Golf	2/16/24	\$640,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	2/23/24	\$1,050,000
193 Mooring Buoy	6	6	1	Yes	4,256	2006	Lagoon	2/16/24	\$2,545,000
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/12/24	\$2,650,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	2/29/24	\$3,325,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	1/4/24	\$5,100,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
2 Midstream	Golf, Lagoon	\$859,000

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
1 High Water	Lagoon, Wooded	1/5/24	\$583,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	Complex	Bds	Fb	Hb	Furn	Sq Ft	View	Sold	Sold Price
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	1/30/24	\$575,000
5501	Hampton Place	1	2	0	Yes	985	Ocean	2/20/24	\$810,000
40	Hickory Cove	2	3	0	Yes	1,300	Landscape	2/22/24	\$745,000
7627	Huntington	2	2	0	Yes	1,488	Lagoon, Lake	2/12/24	\$848,000
7622	Huntington	4	4	0	Yes	2,152	Lagoon, Landscape	2/22/24	\$1,595,000
6103	Newport	2	2	1	Yes	1,445	Lagoon	2/5/24	\$615,000
833	Ocean Cove	2	2	0	Yes	1,335	Landscape	1/31/24	\$820,000
582	Queens Grant	2	1	0	Yes	1,043	Landscape	1/25/24	\$420,000
632	Queens Grant	2	2	0	Yes	1,043	Wooded	1/26/24	\$545,000
507	Queens Grant	3	2	1	Yes	1,988	Landscape	2/20/24	\$770,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/21/24	\$528,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	1/22/24	\$550,000
279	Turnberry Village	3	3	0	Yes	1,576	Golf	1/2/24	\$825,000
233	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/15/24	\$825,000
207	Turnberry Village	3	3	0	Yes	1,576	Golf, Landscape	2/5/24	\$835,000
2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	2/1/24	\$900,000
2517	Windsor Place II	3	3	0	No	2,005	Ocean	1/16/24	\$2,300,000
7548	Yacht Club	3	3	0	No	1,472	Deep Water	1/9/24	\$785,000
7535	Yacht Club	3	3	0	No	1,416	Harbor, Pool	1/31/24	\$875,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
116	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$899,000
250	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$499,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000
17	Fazio	3	3	0	Yes	1,888	Landscape, Pool	\$920,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,195,000
5208	Hampton Place	3	3	0	Yes	1,777	Ocean	\$2,275,000
6309	Hampton Place	3	3	0	Yes	2,130	Ocean, Pool	\$3,330,000
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$425,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	\$599,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
7172	Harbourside II	2	2	1	Yes	1,647	Harbor, Landscape	\$699,000
7645	Huntington	2	2	0	Yes	1,406	Lagoon	\$899,000
987	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$745,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$749,000
972	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	\$820,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$675,000
6206	Newport	2	2	1	No	1,520	Lagoon, Tennis Court	\$699,000
1102	Newport	2	2	1	No	1,445	Deep Water, River	\$725,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$499,000
790	Queens Grant	2	2	0	Yes	1,043	Landscape	\$549,900
701	Queens Grant	2	1	0	Yes	1,024	Landscape	\$559,900
569	Queens Grant	3	2	1	Yes	1,988	Wooded	\$725,000
573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$789,000
618	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$795,000
138	Townhomes At Southshore	4	5	0	No	4,232	Ocean	\$4,199,000
298	Turnberry Village	2	2	0	Yes	1,351	Lagoon	\$759,000
1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,250,000
32	Water Oak	3	4	0	Yes	1,570	Pool	\$999,000
20	Water Oak	4	4	1	Yes	1,850	Golf	\$1,175,000
4402	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,325,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$710,000
2317	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$2,600,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon	\$550,000
7435	Anchorage	2	2	0	Yes	1,150	Lagoon	\$599,000
109	Barrington Court	1	1	1	Yes	862	Ocean	\$639,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,450,000
5406	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$1,525,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$549,000
7160	Harbourside II	1	1	1	Yes	1,123	City, Landscape	\$539,000
6100	Newport	3	3	0	No	1,621	Deep Water	\$899,000
720	Queens Grant	2	1	0	Yes	1,024	Landscape	\$465,000
734	Queens Grant	3	2	1	No	1,988	Golf	\$769,000
103	Somerset	3	3	1	No	2,668	Ocean	\$2,589,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$580,000
1981	St Andrews Common	2	2	0	Yes	1,342	Wooded	\$699,000
73	The Moorings	2	3	0	Yes	1,260	Landscape, Wooded	\$779,000
269	Turnberry Village	2	2	0	Yes	1,473	Golf	\$699,000
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$850,000
2419	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$875,000

ACTIVE - UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURN	SQ FT	VIEW	LIST PRICE
655	Queens Grant	2	1	0	Yes	1,043	Landscape	\$460,000

WHAT'S HAPPENING?

As of March 1, 2024, the **Marriott Hilton Head Resort & Spa rebranded as Hilton Beachfront Resort & Spa Hilton Head Island**, the only Hilton-branded full-service resort within 200 miles of Hilton Head Island. Many of the staff will remain, after many years of dedicated service. For more detailed information about Hilton Beachfront Resort & Spa Hilton Head Island please call 843.686.8400.

Exciting News! The Town of Hilton Head Island is in the permit review process for the Verizon Cell Tower in Palmetto Dunes.

The 4th Beach Nourishment Project is slated for Fall, 2025. As the Town of Hilton Head Island states "the heart and soul of Hilton Head Island are the 12 miles of beautiful beach that visitors and residents enjoy year-round, the beach is the mainstay of the Island's environment and economy."

Bike Construction work for a new pathway on Shelter Cove Lane has begun and is slated to be completed by March 30. The new 900-foot pathway will provide more efficient and safer connectivity for bicyclists and pedestrians from the existing Starbucks and Kroger Fuel Center pathway to the intersection of Shelter Cove Lane and Newport Drive. This addition will increase the Island's public pathways to 72.47 miles.

The Omni Hilton Head Oceanfront Resort has recently completed a \$26 million property-wide renovation that included the lobby, 323 guestrooms, balconies and courtyard. Resort Pass: The Omni offers day passes, family cabanas, and adult pool cabanas. For more information call 843.842.8000 or visit <https://www.resortpass.com/hotels/omni-hilton-head-oceanfront-resort>

2024 RBC Heritage of Golf TV Coverage

Thursday, April 18 - Friday, April 19
Golf Channel 2-6 pm

Saturday, April 20 - Sunday, April 21
Golf Channel 1-3 pm

The Dunes House Parking Lot renovation is mostly completed and open for use with minor punch list items to complete such as the bike racks for locking bikes. The Dunes House is open for business. The new design will help reduce congestion and improve safety for those driving and walking.

Robert Trent Jones Golf recently added a new, paved parking lot, increasing the parking availability for golf, tennis, and pickleball guests as well as renovating the front steps with new railings to complete the new, welcoming look.

Arthur Hills Pro Shop is completely renovating The Grill and outdoor patio space.

The Leamington POA is renovating their Rec Center pool, parking is not available. The playground and bocce ball court are open. Also, new light fixtures will be installed from the Leamington Villa monuments on Ocean Lane to fixtures inside the gates.