



The Plaza At Shelter Cove
50P Shelter Cove Lane
Hilton Head Island, SC 29928



PHIL SCHEMBRA'S INVENTORY UPDATE PALMETTO DUNES | SHELTER COVE | LEAMINGTON January 1 - February 28, 2021

I Appreciate Your Trust and Confidence

Last year, amid so much uncertainty, it was a pleasant surprise to see our local real estate market achieving so much. Driven by an influx of new residents and the unique circumstances surrounding the pandemic, interest in our community skyrocketed. As a result, we welcomed new residents and I was involved in over \$94 million in personal closed real estate sales in Palmetto Dunes, Shelter Cove and Leamington.

At the time, it seemed like things couldn't possibly get any better, then 2021 arrived, bringing with it unprecedented levels of interest to our community. In the first two months, a typically slower time of year, I was able to achieve \$45 million in personal real estate sales, closed or scheduled to close.

At this time, the southeast is seeing a massive influx of new residents. When compared with other oceanfront residential resort communities, few can offer the quality of life, amenities and family enjoyment that our community has to offer. As such, we can expect this interest will only continue to grow, bringing home values along for the ride.

Thank you! If you are so moved to make a change in your real estate goals and objectives, please get in touch. If I can assist, I hope you will put my 45 years of record-breaking sales and experience to work for you. My longevity has provided me with the knowledge of knowing our community and our market better than anyone else.

Enjoy the Spring!

Philip A. Schembra
Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and
Selling Agent in one community

Over \$1,000,000,000 (billion) in personal sales since 1976

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Phil Schembra 2020:
#1 Individual Sales Volume | Hilton Head Island
#4 Individual Sales Volume | South Carolina
(Over 23,500 SC Realtors)



Palmetto Dunes | Shelter Cove | Leamington 2021 Inventory January 1 - February 28, 2021

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
3 Niblick Court	4	3	1	No	2,392	1981	Golf	\$799,000
5 Masters Court	4	3	1	No	2,940	1998	Golf, Landscape	\$1,049,000
16 Hunt Club Court	4	4	0	No	3,177	1995	Lagoon	\$1,295,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,499,000
15 Swing About	6	5	1	Yes	3,480	1980	Lagoon	\$1,590,000
22 Full Sweep	5	4	0	No	4,500	1989	Golf, Ocean	\$1,800,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,876,000
5 Galleon	5	6	2	No	6,517	2005	Landscape	\$3,495,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,995,000
8 Ketch	6	7	1	Yes	4,058	1972	Ocean	\$4,000,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Pool	\$490,000
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	\$729,000
6 Benty Court	3	3	1	No	3,300	1999	Golf, Landscape	\$775,000
37 Swing About	4	3	0	No	2,592	1983	Lagoon, Landscape	\$779,000
55 Sea Lane	3	3	0	No	2,592	1989	Golf, Lagoon	\$799,000
15 Rum Row	3	2	0	No	2,358	1980	Golf	\$799,900
16 Troon Drive	3	3	0	No	2,106	1983	Golf	\$869,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,075,000
76 Off Shore	5	4	1	Yes	5,194	2005	Golf	\$1,099,999
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$1,199,000
4 Covington Court	3	3	1	No	3,316	1990	Lagoon	\$1,295,000
39 Full Sweep	4	4	1	Yes	3,411	2003	Lake, Landscape	\$1,399,000
10 End Court	5	4	1	No	3,326	1977	Golf, Lagoon	\$1,400,000
24 Mooring Buoy	4	3	0	Yes	2,656	1994	Landscape, Pool	\$1,495,000
39 Mooring Buoy	5	4	1	Yes	3,486	1997	Lagoon	\$1,700,000
39 Port Tack	4	4	0	Yes	3,671	1999	Golf, Lagoon	\$1,750,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
155 Mooring Buoy	5	5	1	Yes	3,860	2003	Lagoon	\$2,095,000
18 Haul Away	6	6	1	Yes	4,126	2013	Golf, Lagoon	\$2,149,000
29 S Shore Court	6	5	1	No	4,582	1998	Lagoon	\$2,200,000
159 Mooring Buoy	5	4	1	Yes	4,144	2016	Lagoon, Pool	\$2,550,000
1 Man O War	5	5	1	Yes	5,052	1997	Landscape, Pool	\$2,850,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	\$2,995,000
12 Armada Street	5	5	2	Yes	4,664	2016	Ocean	\$5,450,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
35 Full Sweep	5	5	0	No	3,524	1987	Lagoon	\$1,650,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
11 Saint George Road	4	4	1	Yes	3,435	1983	Lagoon	1/29/21	\$750,000
23 Saint George Road	4	3	0	Yes	2,112	1980	Lagoon	1/25/21	\$767,080
10 Swing About	3	3	1	No	2,517	1979	Landscape, Pool	1/5/21	\$787,000
6 End Court	4	3	0	No	2,333	1995	Lake, Wooded	1/27/21	\$885,000
31 Saint George Road	4	2	1	Yes	3,648	1978	Lagoon, Landscape	2/8/21	\$910,000
6 Galleon	4	4	0	No	4,072	1980	Tennis Court, Wooded	2/4/21	\$935,000
5 Ginger Beer Court	4	4	1	Yes	2,703	1993	Landscape, Pool	1/5/21	\$977,000
46 Heath Court W	3	2	1	No	2,744	1987	Lagoon	2/23/21	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	2/25/21	\$1,250,000
14 Hunt Club Court	4	4	1	Yes	3,634	2001	Lagoon	2/16/21	\$1,310,000
4 Night Harbour	3	3	1	Yes	3,236	1985	Pool	2/1/21	\$1,500,000
48 Mooring Buoy	5	5	0	Yes	2,758	1985	Pool	1/21/21	\$1,562,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	2/11/21	\$2,150,000
7 Highrigger	5	4	2	Yes	3,720	1991	Ocean	2/10/21	\$3,950,000

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