

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON
January 1 - October 31, 2021



This time of the year presents the perfect opportunity to reflect on 2021 as we move into the last few months of the year. This year, perhaps more than most, we have much to be thankful for: our health, our families, the freedoms we enjoy in this great nation, and the incredible opportunity to enjoy our piece of paradise.

How fortunate are we to own property in a very special, world-class oceanfront residential resort community! Our Island lifestyle allows us to spend quality time with family and friends in a place most people only get to visit. You can look at your property in Palmetto Dunes, Shelter Cove, and Leamington as a solid financial investment with amazing promise for growth, and it is. More importantly, it is an investment in an incredible quality of life.

Please take a moment, and think about the way your stress just seemed to melt away the first time you came to Hilton Head Island. That same feeling is shared by millions of visitors every year who fall in love with our Island and want to become a part of it. The eternally optimistic Hilton Head Island attitude is contagious, as we know.

There is so much to be thankful for, but most of all, I am deeply grateful to so many of you for your continued support, confidence, and loyalty. As we approach Thanksgiving 2021, the Staff and I wish you a holiday filled with gratitude, laughter, and the overwhelming opportunity to create incredible memories at the beach!



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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#1 Individual Sales Volume
- State of South Carolina
(2020 sales - over 27,000 Realtors)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE											
58 Off Shore	3	2	0	Yes	1,700	1972	Golf, Landscape	\$675,000	20 Heath Drive	5	3	1	Yes	4,149	1987	Golf, Pool	\$1,599,000		
4 Slack Tide	4	4	2	Yes	4,200	1980	Lagoon	\$1,015,000	56 Leamington Lane	4	4	1	No	3,812	1989	Golf	\$1,695,000		
5 Cartgate Drive	3	3	0	Yes	2,286	1986	Landscape	\$1,099,000	29 Promontory Court	4	4	0	No	4,542	1983	Lagoon	\$1,850,000		
21 Swing About	4	4	0	No	2,796	2002	Lagoon, Pool	\$1,375,000	82 S Shore Drive	4	4	1	Yes	3,482	2006	Pool, Wooded	\$2,395,000		
37 Mooring Buoy	4	3	0	Yes	2,069	1980	Lagoon, Pool	\$1,490,000	22 Full Sweep	5	4	0	Yes	4,500	1989	Golf, Ocean	\$2,625,000		
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	\$1,495,000	11 Sea Ln	5	5	2	Yes	7,051	2005	Golf, Pool	\$4,475,000		
									10 Ketch	5	5	1	Yes	3,449	1988	Ocean	\$4,950,000		

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE											
34 Swing About	3	2	1	No	2,100	1984	Golf, Landscape	\$780,000	3 Cottage Court	5	5	1	Yes	3,772	2005	Landscape, Pool	\$1,710,000		
4 Flagg Rd	3	2	0	Yes	1,949	1980	Landscape, Pool	\$949,000	14 Leamington Court	3	3	1	No	4,020	2001	Golf, Lagoon	\$1,775,000		
1 Saint George Road	3	3	0	Yes	2,452	1980	Lagoon, Pool	\$1,099,000	190 Mooring Buoy	4	4	0	No	3,197	1981	Golf, Lagoon	\$2,150,000		
13 Sea Lane	4	3	1	No	3,062	1993	Golf	\$1,099,000	1 Catboat	6	6	0	Yes	3,400	1976	Landscape, Pool	\$2,195,000		
42 Port Tack	3	3	0	Yes	2,548	1987	Lagoon, Lake	\$1,199,000	4 Highrigger	6	6	1	Yes	4,300	2002	Landscape, Pool	\$2,695,000		
34 Heath Drive	4	4	1	Yes	3,104	1998	Golf, Lagoon	\$1,295,000	10 Brigantine	7	7	0	Yes	4,874	2003	Pool	\$3,199,000		
1 Down Wind	4	3	1	No	3,016	1973	Lake, Landscape	\$1,349,000	1 Brigantine	8	7	0	Yes	5,130	2003	Landscape	\$4,200,000		
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	\$1,450,000	9 Galleon	6	6	0	Yes	4,048	1993	Ocean	\$4,495,000		

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
73 Leamington Lane	4	4	0	No	3,313	1992	Golf, Landscape	\$1,099,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE										
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Pool	3/8/21	\$490,000	39 Full Sweep	4	4	1	Yes	3,411	2003	Lake, Landscape	3/19/21	\$1,350,000
53 Port Tack	3	2	1	No	2,160	1984	Lagoon	3/1/21	\$700,000	15 Promontory Court	4	4	0	Yes	2,506	1982	Golf, Lagoon	10/8/21	\$1,350,000
85 Port Tack	5	3	1	Yes	3,083	1977	Lagoon	3/2/21	\$700,000	5 Hunt Club Court	5	5	0	Yes	3,870	1999	Landscape, Pool	7/8/21	\$1,395,000
6 Benty Court	3	3	1	No	3,300	1999	Golf, Landscape	4/19/21	\$700,000	10 End Court	5	4	1	No	3,326	1977	Golf, Lagoon	4/9/21	\$1,400,000
9 Niblick Court	3	2	0	No	1,850	1987	Golf	8/26/21	\$710,000	101 Mooring Buoy	3	3	1	Yes	3,000	1988	Lagoon	4/15/21	\$1,400,000
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	3/5/21	\$710,000	10 Rum Row	3	3	0	Yes	2,789	1987	Lagoon, Pool	8/4/21	\$1,400,000
5 Cartgate Drive	3	3	0	Yes	2,286	1986	Landscape	7/19/21	\$710,000	24 Mooring Buoy	4	3	0	Yes	2,656	1994	Landscape, Pool	3/18/21	\$1,425,000
50 Port Tack	3	3	0	No	2,195	1981	Lake	3/1/21	\$720,000	7 Saint George Road	4	4	1	Yes	3,065	1997	Lagoon	5/24/21	\$1,440,000
69 Port Tack	3	2	1	No	2,295	1988	Lagoon, Pool	6/15/21	\$750,000	9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	7/2/21	\$1,450,000
11 Saint George Road	4	4	1	Yes	3,435	1983	Lagoon	1/29/21	\$750,000	17 Port Tack	3	3	0	No	2,368	1971	Golf, Lagoon	4/27/21	\$1,490,000
4 Low Water	3	2	0	No	1,974	1973	Lagoon	9/30/21	\$760,000	4 Night Harbour	3	3	1	Yes	3,236	1985	Pool	2/1/21	\$1,500,000
23 Saint George Road	4	3	0	Yes	2,112	1980	Lagoon	1/25/21	\$767,080	60 Leamington Lane	4	3	1	No	3,274	1999	Golf	8/3/21	\$1,500,000
37 Swing About	4	3	0	No	2,592	1983	Lagoon, Landscape	5/21/21	\$770,000	3 Yard Arm	5	4	1	Yes	3,892	1998	Lagoon, Pool	7/14/21	\$1,500,000
3 Up Wind	3	3	1	Yes	2,176	1973	Lake, Wooded	10/22/21	\$775,000	50 Haul Away	5	4	1	Yes	3,409	1989	Lagoon	7/16/21	\$1,525,000
25 Cartgate Drive	3	2	1	No	2,518	1984	Landscape	8/25/21	\$785,000	48 Mooring Buoy	5	5	0	Yes	2,758	1985	Pool	1/21/21	\$1,562,000
10 Swing About	3	3	1	No	2,517	1979	Landscape, Pool	1/5/21	\$787,000	1 Up Wind	5	4	0	Yes	3,607	1995	Lake, Pool	6/21/21	\$1,595,000
3 Niblick Court	4	3	1	No	2,392	1981	Golf	4/30/21	\$797,000	15 Swing About	6	5	1	Yes	3,480	1980	Lagoon	4/21/21	\$1,600,000
15 Rum Row	3	2	0	No	2,358	1980	Golf	3/29/21	\$800,500	1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape, Pool	10/13/21	\$1,601,500
55 Sea Lane	3	3	0	No	2,592	1989	Golf, Lagoon	4/29/21	\$805,000	30 Starboard Tack	4	4	0	No	2,541	1986	Lagoon, Pool	8/10/21	\$1,605,000
28 Rum Row	3	2	1	Yes	2,077	1977	Lagoon	6/9/21	\$831,000	35 Full Sweep	5	5	0	No	3,524	1987	Lagoon	4/19/21	\$1,605,000
21 Off Shore	3	3	0	No	2,600	1973	Lake	8/27/21	\$840,000	1 Cartgate Drive	4	4	1	Yes	2,719	2016	Lagoon	7/19/21	\$1,650,000
3 Masters Court	3	2	2	No	2,790	2000	Golf	5/13/21	\$850,000	22 Full Sweep	5	4	0	No	4,500	1989	Golf, Ocean	5/26/21	\$1,685,000
8 Heath Drive	3	3	1	Yes	2,000	1984	Golf, Pool	9/15/21	\$850,000	39 Mooring Buoy	5	4	1	Yes	3,486	1997	Lagoon	6/19/21	\$1,700,000
16 Troon Drive	3	3	0	No	2,106	1983	Golf	4/30/21	\$885,000	3 Flotilla	5	5	0	Yes	3,966	1981	Pool	7/30/21	\$1,700,000
6 End Court	4	3	0	No	2,333	1995	Lake, Wooded	1/27/21	\$885,000	19 Port Tack	5	3	1	No	3,274	1972	Golf, Lagoon	3/1/21	\$1,740,000
31 Saint George Road	4	2	1	Yes	3,648	1978	Lagoon, Landscape	2/8/21	\$910,000	39 Port Tack	4	4	0	Yes	3,671	1999	Golf, Lagoon	3/17/21	\$1,750,000
6 Galleon	4	4	0	No	4,072	1980	Tennis Court, Wooded	2/4/21	\$935,000	176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	7/21/21	\$1,790,000
37 Mooring Buoy	4	3	0	No	2,069	1980	Lagoon, Pool	6/1/21	\$943,000	9 Promontory Court	5	5	0	Yes	5,019	1997	Golf, Lagoon	3/19/21	\$1,875,000
76 Off Shore	5	4	1	Yes	5,194	2005	Golf	4/26/21	\$975,500	155 Mooring Buoy	5	5	1	Yes	3,860	2003	Lagoon	3/24/21	\$1,995,000
5 Ginger Beer Court	4	4	1	Yes	2,703	1993	Landscape, Pool	1/5/21	\$977,000	13 Starboard Tack	5	5	0	Yes	3,413	2018	Lagoon, Pool	6/11/21	\$2,000,000
58 Full Sweep	4	4	0	Yes	2,785	2002	Golf, Pool	7/6/21	\$990,000	6 Lookout	4	3	1	Yes	3,499	2010	Lagoon	6/1/21	\$2,025,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	4/15/21	\$995,000	17 Promontory Court	5	5	1	Yes	5,157	2009	Pool	7/20/21	\$2,108,600
5 Masters Court	4	3	1	No	2,940	1998	Golf, Landscape	4/5/21	\$1,000,000	18 Haul Away	6	6	1	Yes	4,126	2013	Golf, Lagoon	3/19/21	\$2,139,000
8 Swing About	3	2	0	Yes	2,111	2000	Golf, Pool	10/6/21	\$1,025,000	195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	2/11/21	\$2,150,000
23 Interlochen Drive	5	4	1	No	3,418	2000	Landscape	7/26/21	\$1,027,500	29 S Shore Court	6	5	1	No	4,582	1998	Lagoon	4/6/21	\$2,200,000
4 Topside	4	3	1	No	2,392	1978	Lagoon, Pool	8/13/21	\$1,050,000	70 Mooring Buoy	5	4	1	No	4,304	2021	Landscape	3/24/21	\$2,251,856
2 Covington Place	3	3	0	No	2,160	1993	Lagoon	4/28/21	\$1,055,000	4 Ketch	6	6	1	Yes	4,022	1992	Landscape, Ocean	9/13/21	\$2,425,000
6 Brassie Court	3	2	1	No	2,306	1995	Lagoon, Wooded	8/31/21	\$1,079,000	5 Junket	6	6	1	Yes	3,702	1984	Ocean, Pool	7/30/21	\$2,450,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	4/14/21	\$1,080,000	159 Mooring Buoy	5	4	1	Yes	4,144	2016	Lagoon, Pool	3/29/21	\$2,550,000
63 Mooring Buoy	3	2	1	Yes	2,325	1974	Lagoon	5/28/21	\$1,100,000	1 Man O War	5	5	1	Yes	5,052	1997	Landscape, Pool	3/25/21	\$2,600,000
8 Merion Court	4	3	0	Yes	2,475	1975	Golf	10/1/21	\$1,109,000	3 Galleon	5	5	1	Yes	5,442	1993	Landscape	9/16/21	\$2,775,000
15 Sea Lane	3	3	0	Yes	2,360	1981	Golf, Pool	10/21/21	\$1,150,007	8 Galleon	3	3	1	No	3,100	1978	Ocean	3/16/21	\$2,925,000
6 Cottage Court	4	3	0	Yes	3,040	1995	Landscape	10/21/21	\$1,170,000	17 Leamington Lane	5	5	2	No	7,310	2006	Lagoon, Pool	9/21/21	\$2,995,000
10 Queens Way	4	4	0	No	2,922	1986	Wooded	9/8/21	\$1,185,000	5 Galleon	5	6	2						

**ACTIVE HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Landscape	\$549,000
13 Full Sweep	Lake	\$585,000
20 Promontory Court	Landscape	\$595,000

**UNDER CONTRACT HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
170 Mooring Buoy	Golf	\$925,000

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
48 Off Shore	Golf, Wooded	4/27/21	\$315,000
1 High Water	Lagoon	6/30/21	\$460,000
3 High Water	Lagoon, Landscape	9/22/21	\$525,000
16 Rum Row	Lagoon	6/29/21	\$725,000
56 Sea Lane	Wooded	4/29/21	\$775,000
23 Leamington Lane	Lagoon	7/13/21	\$775,000
3 S Shore Drive	Lagoon	4/23/21	\$837,500
1 Galleon	Sound	1/29/21	\$875,000
49 Sea Lane	Golf, Lagoon	7/2/21	\$900,000
139 Mooring Buoy	Lagoon	3/24/21	\$980,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
105	Abbington	2	3	0	Yes	1,500	Lagoon	\$999,999
103	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$599,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$735,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$819,500
216	Barrington Court	2	2	0	Yes	1,171	Ocean	\$949,900
515	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$969,000
313	Barrington Court	3	3	0	Yes	1,520	Ocean	\$1,800,000
463	Captains Walk	3	3	0	Yes	1,762	Ocean	\$1,150,000
429	Captains Walk	3	3	0	Yes	1,762	Ocean, Pool	\$1,298,900
424	Captains Walk	5	3	1	Yes	2,402	Ocean	\$1,950,000
32	Fazio	3	2	1	Yes	1,836	Golf	\$659,000
7118	Harbourside I	2	2	0	Yes	1,259	Harbor	\$495,000
773	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$589,000
702	Queens Grant	3	2	1	Yes	1,988	Golf	\$649,000
1101	South Shore Commons	3	3	0	No	2,481	Landscape	\$1,650,000
1653	St Andrews Common	1	1	1	Yes	902	Landscape	\$359,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$419,000
2118	Villamare	2	2	0	Yes	1,232	Landscape	\$699,000
2219	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$735,000
3330	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$765,000
3530	Villamare	2	2	0	Yes	1,232	Ocean	\$869,000
3327	Villamare	2	2	0	Yes	1,232	Landscape	\$955,000
1401	Villamare	2	2	0	Yes	1,232	Ocean	\$1,199,000
406	Windsor Place I	2	2	0	Yes	1,442	Ocean	\$935,000
2113	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$899,900

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7454	Anchorage	2	2	0	No	1,140	Lagoon, Lake	\$419,000
241	Captains Quarters	1	1	0	Yes	885	Deep Water	\$379,000
244	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$387,500
219	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$399,000
431	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$815,000
56	Fazio	3	3	0	Yes	2,017	Golf	\$569,900
36	Fazio	3	3	0	Yes	2,008	Lagoon	\$599,900
7158	Harbourside II	2	2	0	Yes	1,257	Harbor	\$475,000
7629	Huntington	2	2	0	Yes	1,406	Lagoon	\$565,000
921	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$589,000
5103	Newport	3	3	0	No	1,652	Deep Water	\$650,000
743	Queens Grant	2	1	0	Yes	1,024	Lagoon, Park	\$349,000
644	Queens Grant	2	2	0	Yes	1,459	Landscape	\$539,000
762	Queens Grant	2	2	0	Yes	1,447	Lagoon	\$565,000
683	Queens Grant	3	2	1	Yes	1,988	Landscape	\$585,000
89	The Moorings	2	3	0	Yes	1,260	Landscape	\$559,900
204	Turnberry Village	2	2	0	Yes	1,473	Golf	\$599,000
2417	Villamare	2	2	0	Yes	1,232	Ocean	\$742,000
3331	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$799,000
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$875,000
1507	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$949,000
8123	Wendover Dunes	3	3	0	Yes	1,957	Landscape, Pool	\$925,000
7531	Yacht Club	2	3	0	Yes	1,312	Harbor	\$595,000

