



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, 2023

Thank you for being a part of my success this past year with real estate sales in our community. As a resident and specialist in Palmetto Dunes, Shelter Cove and Leamington since 1976, it has been so rewarding to be a part of the incredible strides we have made from a sleepy, resort community to the world-class oceanfront residential resort community that we are today.

With my 100% energy and focus on our property owners in the community, I set several sales records this past year, including the sale of a home for \$7.7 million and the sale of a condominium for \$3 million. I finished 2022 as the #1 Agent for home and homesite sales in Palmetto Dunes and Leamington, surpassing all individuals or companies on the Island.

Looking Ahead in 2023! With the investment our community continues to make, we are attracting more guests and buyers from throughout the country and internationally, which can help increase prices. Resort real estate nationwide is riding a tall wave right now, and we have everything in place to ride this wave to new heights. Our amenities offer one of the best selections of any resort community, and we continue to present a bargain to the discerning buyer. With inventory remaining extremely low and unable to meet demand, prices should continue to increase. With sincere gratitude, thank you for your loyalty and ongoing referrals! Please get in touch if the opportunity presents itself to set a record in your neighborhood. Enjoy!



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.

800.845.9506 | 843.785.2452 (call or text)

phil@schembrarealestate.com

philschembra.com | luxuryrealestate.com

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

#4 Individual Sales Volume, State of South Carolina

America's Best 2022 Ranking Report - 2021 sales (Over 28,500 SC Realtors)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
10 Newport Drive Unit #3404	3	3	1	No	1,920	1997	Deep Water	\$1,050,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	\$1,359,000
18 Promontory Court	3	3	1	Yes	2,405	1995	Landscape	\$1,750,000
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	\$2,500,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	\$3,295,000
13 Full Sweep	6	6	1	No	4,003	2022	Lagoon	\$3,600,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	\$4,795,000
8 Ketch	7	7	1	Yes	4,058	1972	Ocean	\$5,950,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	\$949,500
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	\$1,499,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	\$1,950,000
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	\$1,994,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,140,000
13 Sea Lane	5	5	0	Yes	3,282	1993	Golf, Landscape	\$2,249,000
5 Full Sweep	4	5	1	No	4,437	2005	Lagoon	\$2,350,000
3 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	\$2,995,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
10 Newport Drive Unit #3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
98 Leamington Lane	4	4	0	No	3,727	1993	Lagoon	1/13/23	\$2,450,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
306	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	\$725,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$899,000
310	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$939,000
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
246	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	\$739,000
484	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,175,000
28	Fazio	3	3	0	Yes	2,008	Golf	\$879,000
5201	Hampton Place	1	2	0	Yes	985	Landscape, Ocean	\$999,999
5103	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,199,000
7628	Huntington	2	2	0	Yes	1,488	Lagoon, Landscape	\$859,000
938	Inverness Village	2	2	0	Yes	1,228	Golf	\$659,000
919	Inverness Village	3	3	0	No	2,010	Lagoon, Landscape	\$789,000
908	Inverness Village	3	3	0	Yes	2,010	Golf, Lagoon	\$825,000
2204	Newport	2	2	0	No	1,210	Marsh	\$619,900
1653	St Andrews Common	1	1	1	Yes	902	Landscape	\$419,000
1982	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$595,000
298	Turnberry Village	2	2	0	Yes	1,351	Golf, Lagoon	\$729,000
291	Turnberry Village	3	3	0	Yes	1,576	Golf, Pool	\$819,000
3125	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,125,000
3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$785,000
111	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	\$799,000
2314	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$765,000
2514	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$799,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$525,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$629,000
493	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$1,185,000
204	Captains Quarters	2	2	0	Yes	1,315	Intracoastal, Marsh	\$749,000
227	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	\$875,000
410	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,250,000
477	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,449,000
6303	Hampton Place	2	2	0	Yes	1,392	Ocean	\$1,299,000
49	Hickory Cove	3	4	0	Yes	1,600	Landscape	\$869,000
982	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$720,000
1103	Newport	2	2	1	No	1,420	Marsh	\$600,000
2207	Newport	3	3	0	No	1,375	Marsh	\$699,000
828	Ocean Cove	3	3	0	Yes	1,665	Landscape	\$879,000
709	Queens Grant	2	1	0	Yes	1,024	Landscape	\$475,000
570	Queens Grant	2	1	0	Yes	1,043	Landscape	\$495,000
503	Queens Grant	2	2	0	Yes	1,447	Landscape	\$587,000
711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$645,000
3227	Villamare	2	2	0	Yes	1,232	Landscape	\$649,900
2519	Villamare	2	2	0	Yes	1,232	Ocean	\$849,000
1308	Villamare	2	2	0	Yes	1,232	Ocean	\$899,000
3424	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,150,000
3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,225,000
2515	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$765,000
7523	Yacht Club	3	3	0	Yes	1,372	Harbor, Pool	\$849,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	\$624,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE
7470	Anchorage	2	2	0	Yes	1,150	Pool	2/9/23	\$527,000
407	Captains Walk	3	3	0	Yes	1,762	Ocean	2/9/23	\$1,400,000
7113	Harbourside I	1	2	0	Yes	1,010	Deep Water, Pool	1/31/23	\$399,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	2/24/23	\$625,000
306	Main Sail	2	2	1	No	1,890	Deep Water	1/6/23	\$1,000,000
302	Main Sail	3	3	0	No	2,023	Deep Water, Harbor	1/25/23	\$1,350,000
767	Queens Grant	2	1	0	No	1,043	Landscape	1/10/23	\$440,000
2101	South Shore Commons	3	3	0	No	2,481	Landscape	1/11/23	\$2,179,000
1669	St Andrews Common	1	1	1	Yes	902	Golf, Landscape	1/30/23	\$395,000
1770	St Andrews Common	1	1	1	Yes	902	Landscape	2/6/23	\$425,000
1664	St Andrews Common	2	2	0	Yes	1,177	Landscape	2/15/23	\$440,000
1959	St Andrews Common	2	2	0	Yes	1,177	Golf	1/31/23	\$529,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape, Pool	2/16/23	\$580,000
95	The Moorings	2	3	0	Yes	1,260	Landscape	1/3/23	\$635,000
241	Turnberry Village	2	2	0	Yes	1,351	Golf	2/16/23	\$557,500
205	Turnberry Village	2	2	0	Yes	1,473	Golf, Landscape	2/21/23	\$755,000
2418	Villamare	2	2	0	Yes	1,232	Landscape	2/15/23	\$790,000
4409	Windsor Ct N	4	4	0	Yes	2,135	Ocean	2/17/23	\$2,600,000
3408	Windsor Ct S	3	3	0	Yes	1,880	Ocean	2/10/23	\$2,450,000
504	Windsor Place I	1	2	0	Yes	1,019	Ocean, Pool	1/3/23	\$799,000