



PHIL SCHEMBRA'S INVENTORY UPDATE



PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - November 30, 2023

Merry Christmas, Happy Hanukkah, and Happy New Year!
From Our Home to Yours!

Greetings,

As we approach the end of 2023, I wanted to take a moment to express my heartfelt appreciation. Your trust and confidence have been the cornerstone of my success, and I'm truly grateful for the privilege of working with you, your family, friends, and business associates. Hilton Head Island, our piece of paradise, continues to shine as one of the finest land-planned communities in the country. It's a testament to our collective commitment to excellence and the reason why our property values continue to increase.

During this holiday season, I want to extend my warmest wishes to you and your family. I look forward to the opportunities that the New Year will bring. Best wishes for a safe and prosperous holiday!



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	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
72 Off Shore	3	2	1	No	2,002	1976	Golf	\$895,000
60 Off Shore	3	2	0	No	1,981	1973	Golf, Landscape	\$900,000
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,195,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	\$1,299,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	\$1,599,000
10 Hunt Club Court	5	4	1	No	3,414	1987	Lagoon, Wooded	\$1,790,000
7 Benty Court	4	4	1	No	3,206	1990	Golf, Lagoon	\$1,800,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	\$2,150,000
35 Full Sweep	5	5	0	Yes	3,524	1987	Lagoon, Pool	\$2,199,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	\$3,550,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	\$3,695,000
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	\$8,249,995

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
75 Leamington Lane	3	2	1	No	2,753	1997	Golf	\$1,299,000
66 Leamington Lane	3	2	1	No	2,748	1990	Golf	\$1,490,000
19 Troon Drive	3	3	0	Yes	2,607	1981	Landscape, Pool	\$1,499,000
8 Cottage Ct	5	4	0	Yes	2,665	1994	Lagoon, Wooded	\$1,775,000
1 Sutherland Court	4	4	1	Yes	3,266	1998	Landscape	\$1,950,000
61 Mooring Buoy	4	4	0	No	2,408	1981	Lagoon	\$1,995,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	\$2,195,000
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	\$5,195,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
36 Full Sweep	4	3	0	No	2,253	1983	Golf, Lagoon	3/30/23	\$949,500
7 Troon Drive	3	2	0	No	1,874	1983	Wooded	10/10/23	\$975,000
10 Newport Drive Unit #3404	3	3	1	No	1,920	1997	Deep Water	4/13/23	\$1,020,000
3 Ginger Beer Court	3	2	0	Yes	1,926	1988	Pool, Wooded	5/4/23	\$1,100,000
10 Newport Drive Unit #3302	3	3	0	No	1,840	1997	Marsh, Sound	7/11/23	\$1,150,000
68 Leamington Lane	3	3	0	No	2,596	1994	Golf, Lagoon	11/21/23	\$1,275,000
20 Cartgate Drive	3	3	0	No	2,893	1998	Landscape, Wooded	5/22/23	\$1,280,000
5 Stratford Ln	4	4	1	No	3,180	1998	Golf	4/24/23	\$1,325,000
10 Newport Drive Unit #3401	3	3	1	No	1,920	1997	Deep Water	2/6/23	\$1,383,000
52 Full Sweep	4	4	1	No	3,015	2016	Golf, Lagoon	3/17/23	\$1,395,000
7 Niblick Court	3	3	0	No	2,198	1984	Golf	7/19/23	\$1,420,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape, Pool	10/19/23	\$1,450,000
18 Promontory Court	3	3	1	No	2,405	1995	Landscape	4/25/23	\$1,600,000
2 High Water	4				5,047	1980		10/17/23	\$1,600,000
185 Mooring Buoy	3	3	0	Yes	2,255	1992	Lagoon, Pool	6/30/23	\$1,615,000
1 Cockle Court	6	5	0	Yes	2,846	1981	Landscape	11/21/23	\$1,655,000
12 Midstream	3	3	1	No	2,062	1984	Golf, Lagoon	5/19/23	\$1,665,000
15 Sea Lane	4	3	0	Yes	2,360	1981	Golf	8/8/23	\$1,700,000
33 Haul Away	4	3	1	Yes	2,228	1986	Golf	11/27/23	\$1,707,000
15 Rum Row	3	3	0	Yes	2,358	1980	Golf, Landscape	10/3/23	\$1,750,000
4 Leamington Lane	4	4	1	No	3,282	1996	Golf, Landscape	9/6/23	\$1,802,500
39 Off Shore	6	5	0	No	3,300	2000	Lake, Landscape	3/3/23	\$1,830,000
8 Queens Way	4	4	1	Yes	4,164	2001	Lagoon	3/29/23	\$1,875,000
2 Rum Row	5	4	0	No	3,560	1975	Golf, Lagoon	10/10/23	\$1,899,000
114 Mooring Buoy	3	2	1	Yes	1,983	1977	Landscape, Pool	4/28/23	\$1,949,500
16 Brassie Ct	4	4	1	No	4,080	2006	Lagoon, Landscape	10/20/23	\$1,950,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	6/2/23	\$1,950,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	3/1/23	\$2,000,000
13 Sea Lane	5	5	0	Yes	3,282	1993	Golf, Landscape	3/20/23	\$2,100,000
47 Mooring Buoy	4	4	1	No	2,936	1979	Golf, Lagoon	11/10/23	\$2,300,000
5 Full Sweep	4	5	1	No	4,437	2005	Lagoon	3/21/23	\$2,350,000
98 Leamington Lane	4	4	0	No	3,727	1993	Lagoon	1/13/23	\$2,450,000
12 Port Tack	5	6	1	Yes	7,320	2004	Golf, Pool	9/18/23	\$2,900,000
3 Flotilla	5	5	0	Yes	3,966	1981	Landscape, Pool	3/31/23	\$2,975,000
14 Mooring Buoy	6	7	0	Yes	5,884	2003	Landscape	5/3/23	\$3,200,000
5 Junket	6	6	1	Yes	3,702	1984	Landscape, Pool	7/21/23	\$3,500,000
3 Catboat	7	7	2	Yes	5,077	2007	Landscape	8/2/23	\$4,500,000
3 Brigantine	6	6	1	Yes	5,000	2001	Ocean, Wooded	1/9/23	\$4,600,000

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

ADDRESS	VIEW	LIST PRICE
1 High Water	Lagoon, Wooded	\$599,900

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
2 Midstream	Golf, Lagoon	6/16/23	\$750,000

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7442	Anchorage	2	2	0	Yes	1,140	Lagoon	\$569,000
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$599,000
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
114	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$1,150,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000
45	Fazio	2	2	1	Yes	1,636	Lagoon	\$775,000
28	Fazio	3	3	0	Yes	2,008	Golf	\$899,000
6308	Hampton Place	3	3	0	Yes	1,777	Ocean, Pool	\$2,399,000
7101	Harbourside I	1	1	1	No	1,010	Landscape	\$450,000
7108	Harbourside I	1	1	1	Yes	990	Harbor	\$627,000
7104	Harbourside I	1	1	1	Yes	887	Harbor	\$649,000
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$595,000
987	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$749,000
6103	Newport	2	2	1	Yes	1,445	Lagoon	\$625,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$699,000
582	Queens Grant	2	1	0	Yes	1,043	Landscape	\$465,000
732	Queens Grant	2	1	0	Yes	1,024	Landscape	\$499,000
632	Queens Grant	2	2	0	Yes	1,043	Wooded	\$549,900
569	Queens Grant	3	2	1	Yes	1,988	Wooded	\$725,000
507	Queens Grant	3	2	1	Yes	1,988	Landscape	\$795,000
1666	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$580,000
17	Tradewinds	3	3	1	No	2,369	Landscape	\$819,000
298	Turnberry Village	2	2	0	Yes	1,351	Lagoon	\$789,000
2414	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$935,000
1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,475,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$739,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7454	Anchorage	2	2	0	Yes	1,140	Lagoon, Landscape	\$579,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$859,000
219	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$529,000
433	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$995,000
7648	Huntington	2	2	0	Yes	1,406	Lagoon	\$749,000
103	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	\$899,000
681	Queens Grant	2	2	0	Yes	1,459	Landscape	\$615,000
502	Queens Grant	2	2	0	Yes	1,447	Wooded	\$669,000
123	Queens Grant	3	2	1	Yes	1,988	Landscape	\$699,000
1759	St Andrews Common	2	2	0	Yes	1,177	Landscape	\$575,000
279	Turnberry Village	3	3	0	Yes	1,576	Golf	\$825,000
2517	Windsor Place II	3	3	0	No	2,005	Ocean	\$2,475,000
7548	Yacht Club	3	3	0	No	1,472	Deep Water	\$815,000

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

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$875,000

