



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 29, 2020

2020 Real Estate Market Off to a Great Start!

What a spectacular 2020 Schembra Real Estate Group, and myself personally have had so far!

No matter what metric you measure it by, the Palmetto Dunes, Shelter Cove and Leamington real estate market is off to an amazing start! There are a variety of factors pushing my sales and our local real estate agents, ranging from the economy and consumer confidence to the influx of new owners. Of course, that second one is driven by the all the factors that make Hilton Head Island stand apart: quality of life, four seasons, diverse selection of amenities, convenient location, spectacular lifestyle, affordable prices and the additional direct flights to both the Hilton Head Island and Savannah/Hilton Head International Airports. When you look at the areas in the Southeast against which we compete for new residents, Hilton Head Island is an easy decision.

These are just a few of the many factors that are contributing to a great start in 2020, something I've witnessed in my own personal sales. Since January 1, I am approaching \$20,000,000 (million) in personal sales, closed or scheduled to close in Palmetto Dunes, Shelter Cove and Leamington (across 19 transactions). That's just in the last two months - my personal sales are approaching \$75,000,000 (million) since January 1, 2019. Last year felt like the good times had returned in our real estate market, but even then, I saw the signs that 2020 was going to be even better, and even more gratifying that it is coming to fruition so quickly this year.

Naturally, all of this activity has created a shortage of inventory of properties to sell. If you would like to discuss the current market or review your present property, please get in touch as I would love to have a conversation with you. The market is in the perfect position to increase values for your property, and as a resale community with an ongoing attraction to potential buyers, our best days are ahead of us! I always say, "It is easy to sell what you love, where you live and believe in."

Thank you! Your ongoing support and appreciation of my knowledge, expertise, 44 years' experience and commitment to our property owners is very much appreciated and has been the catalyst to my success since 1976.



Philip A. Schembra

Broker-In-Charge

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

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

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#1 Individual Sales Volume | Hilton Head Island
#14 Individual Sales Volume | South Carolina



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
10 Newport Drive Unit#3403	3	3	0	No	1,840	1998	Deep Water, Lagoon	\$519,000
41 Off Shore	3	3	0	Yes	2,364	1978	Lake	\$545,000
15 Interlochen Drive	3	2	1	No	2,880	1977	Landscape, Wooded	\$584,900
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	\$599,000
31 Starboard Tack	3	2	1	No	2,346	1989	Lagoon	\$599,000
25 Heath Drive	4	3	1	Yes	2,455	1995	Landscape	\$635,000
46 Port Tack	3	2	1	No	2,114	1984	Lagoon	\$639,000
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	\$679,000
60 Full Sweep	4	3	0	Yes	2,295	2003	Golf, Landscape	\$699,000
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$724,900
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	\$774,900
5 Saint George Road	5	5	0	Yes	2,276	1985	Lagoon, Pool	\$790,000
4 Burns Court	4	3	1	Yes	2,496	1987	Golf	\$799,500
6 Slack Tide	4	3	1	Yes	2,735	1982	Lagoon	\$819,000
62 Mooring Buoy	3	3	0	Yes	2,466	1984	Landscape	\$894,000
21 Cartgate Drive	6	5	0	Yes	3,500	1994	Pool, Wooded	\$899,000
6 Troon Drive	5	4	1	Yes	4,021	2002	Wooded	\$899,000
6 Galleon	4	4	0	No	2,800	1980	Tennis Court, Wooded	\$925,000
31 Saint George Road	4	2	1	Yes	3,327	1978	Lagoon	\$975,000
191 Mooring Buoy	4	4	1	Yes	3,248	1988	Lagoon, Pool	\$995,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	\$1,060,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,140,000
181 Mooring Buoy	5	4	0	Yes	2,952	1978	Lagoon, Pool	\$1,149,000
183 Mooring Buoy	4	3	0	Yes	4,450	1982	Lagoon, Pool	\$1,149,000
9 Shelley Court	5	4	1	Yes	3,410	1997	Lagoon	\$1,150,000
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	\$1,180,000
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	\$1,195,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	\$1,225,000
84 Mooring Buoy	5	5	0	Yes	3,365	1986	Landscape, Pool	\$1,249,000
4 Dinghy	4	3	0	Yes	2,905	1982	Landscape	\$1,295,000
9 Hunt Club Court	5	4	1	Yes	3,369	1995	Landscape, Wooded	\$1,325,000
10 End Court	5	4	1	No	3,335	1977	Golf, Lagoon	\$1,375,000
18 Midstream	4	3	1	No	3,507	1998	Golf, Lagoon	\$1,499,000
5 Brigantine	6	6	1	Yes	3,990	1988	Landscape	\$1,625,000
5 Junket	6	6	1	Yes	5,112	1984	Ocean	\$1,799,000
21 Starboard Tack	5	5	1	No	5,219	1997	Lagoon, Pool	\$1,895,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
7 Armada Street	6	6	2	Yes	6,116	2004	Landscape	\$2,195,000
195 Mooring Buoy	5	6	0	Yes	5,592	2002	Lagoon, Landscape	\$2,350,000
5 Eastwind	6	6	1	Yes	4,858	2019	Landscape, Ocean	\$2,995,000
8 Galleon	3	3	1	No	3,100	1978	Ocean	\$2,995,000
12 Brigantine	6	5	1	Yes	5,600	1981	Ocean	\$3,345,000
11 Junket	6	7	1	Yes	4,902	1980	Ocean	\$3,489,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,695,000
9 Highrigger	5	6	0	Yes	4,633	1999	Ocean	\$3,750,000
7 Ketch	5	5	1	No	4,498	1998	Ocean	\$4,195,000
9 Cat Boat	5	5	3	Yes	5,500	2004	Ocean	\$4,399,000
7 Iron Clad	6	7	1	Yes	4,836	1987	Ocean	\$4,399,000
7 Catboat	5	5	2	Yes	6,230	2000	Ocean	\$4,795,000
9 Iron Clad	5	5	1	Yes	5,500	2020	Ocean	\$6,500,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
62 Full Sweep	3	2	0	Yes	2,031	1995	Golf, Landscape	\$580,000
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	\$590,000
21 Saint George Road	4	3	1	Yes	2,796	1980	Lagoon, Pool	\$690,000
169 Mooring Buoy	3	2	1	Yes	2,093	1991	Lagoon	\$699,000
5 Down Wind	3	2	1	Yes	2,260	1981	Lagoon, Wooded	\$700,000
47 Port Tack	3	2	0	Yes	1,934	1980	Lagoon, Pool	\$769,000
6 Sutherland Court	4	3	1	Yes	2,611	1987	Landscape, Pool	\$779,000
15 Heath Drive	5	5	0	Yes	2,486	1996	Landscape, Pool	\$779,000
4 Interlochen Drive	4	3	1	No	2,880	2012	Landscape	\$939,000
51 Haul Away	4	4	1	Yes	4,159	1971	Golf, Lagoon	\$1,150,000
11 Queens Way	4	4	1	No	3,324	1991	Golf	\$1,195,000
37 Sea Lane	7	5	2	Yes	3,268	1990	Golf, Pool	\$1,279,000
35 S Shore Court	4	5	1	No	4,125	2003	Lagoon	\$1,379,000
45 Sea Lane	4	4	1	No	4,183	2010	Golf	\$1,595,000
11 Armada Street	6	6	1	Yes	5,736	1998	Ocean	\$4,295,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
7 Queens Way	4	3	2	No	4,056	1992	Golf, Lagoon	1/8/20	\$824,500
11 Brassie Court	3	2	1	No	2,056	1991	Golf, Landscape	1/31/20	\$860,000
16 Heath Drive	4	4	0	Yes	2,637	1988	Golf, Pool	1/8/20	\$864,500
26 Heath Drive	5	6	0	Yes	3,181	1989	Golf, Pool	1/7/20	\$990,000
2 Rum Row	5	4	0	Yes	3,560	1975	Lagoon, Pool	1/6/20	\$1,030,000
5 Burns CT	4	4	1	No	3,236	1992	Golf	1/17/20	\$1,062,000
13 Promontory Court	3	3	0	No	3,212	1984	Golf, Lagoon	1/29/20	\$1,190,000
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	1/30/20	\$1,350,000
10 Armada Street	5	5	1	Yes	3,320	1981	Landscape	2/24/20	\$1,600,000

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
2 Promontory Court	Golf, Wooded	\$259,900
2 Brassie Court	Landscape	\$295,000
24 Heath Drive	Golf	\$349,000
83 Port Tack	Lagoon	\$349,500
40 Leamington Lane	Golf, Lagoon	\$429,000
18 Brassie Court	Lagoon, Lake	\$449,900
2 Midstream	Golf, Lagoon	\$520,000
23 Leamington Lane	Lagoon	\$749,000
3 S Shore Drive	Lagoon	\$899,000
15 Brigantine	Ocean	\$3,150,000

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
89 Leamington Lane	Golf	\$369,000
50 Leamington Lane	Golf, Lagoon	\$429,000

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	SOLD	SOLD PRICE
104	Abbingtion	3	3	0	Yes	1,500	Lagoon	1/17/20	\$620,000
7415	Anchorage	2	2	0	Yes	1,140	Lagoon	1/21/20	\$289,000
7406	Anchorage	2	2	0	Yes	1,140	Lagoon	1/28/20	\$310,000
704	Barrington Park	1	1	1	Yes	801	Lagoon, Landscape	2/13/20	\$305,500
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon	1/16/20	\$345,000
40	Fazio	3	3	0	Yes	2,017	Lagoon	1/3/20	\$367,000
5104	Hampton Place	1	2	0	Yes	985	Ocean	1/8/20	\$405,000
17	The Moorings	2	3	0	Yes	1,260	Pool	1/10/20	\$415,000
1402	Villamare	2	2	0	Yes	1,232	Ocean	1/15/20	\$675,000
8105	Wendover Dunes	2	2	1	Yes	1,562	Landscape, Wooded	1/7/20	\$585,000
8107	Wendover Dunes	3	3	0	Yes	1,957	Wooded	1/3/20	\$785,000

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
7435	Anchorage	2	2	0	No	1,150	Lagoon	\$280,000
404	Barrington Arms	3	3	0	Yes	1,792	Ocean	\$990,000
702	Barrington Park	3	3	0	Yes	1,498	Lagoon	\$499,994
7803	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	\$332,500
7811	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	\$350,000
55	Fazio	3	2	1	No	1,956	Golf	\$289,900
54	Fazio	3	2	1	Yes	1,956	Golf	\$349,000
6304	Hampton Place	1	2	0	Yes	985	Ocean, Pool	\$549,900
6204	Hampton Place	1	2	0	Yes	985	Ocean, Pool	\$555,000
6305	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$779,000
6101	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,200,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	\$349,000
7101	Newport	2	2	1	No	1,420	Lagoon, Landscape	\$384,900
697	Queens Grant	2	1	0	Yes	1,024	Landscape	\$256,000
778	Queens Grant	2	1	0	Yes	1,024	Landscape	\$263,333
733	Queens Grant	2	2	0	Yes	1,447	Golf	\$339,900
681	Queens Grant	2	2	0	Yes	1,459	Landscape	\$344,900
781	Queens Grant	2	2	0	Yes	1,447	Lagoon	\$349,900
685	Queens Grant	3	2	1	Yes	1,988	Landscape	\$399,500
1959	St Andrews Common	2	2	0	Yes	1,177	Golf, Lagoon	\$294,900
293	Turnberry Village	2	2	0	Yes	1,473	Golf	\$349,500
235	Turnberry Village	2	2	0	Yes	1,473	Golf	\$425,900
296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$428,000
3229	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$439,900
4401	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$754,000
3305	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	\$779,500

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURNISHED	SQ FT	VIEW	LIST PRICE
121	Abbington	2	2	0	Yes	1,193	Lagoon	\$555,000
108	Abbington	3	3	0	Yes	1,534	Lagoon	\$725,000
7437	Anchorage	2	2	0	No	1,150	Lagoon	\$299,500
7474	Anchorage	3	3	0	Yes	1,551	Lagoon	\$419,000
303	Barrington Arms	1	1	1	Yes	960	Ocean	\$479,000
406	Barrington Arms	1	1	1	Yes	960	Ocean	\$489,000
407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$585,000
409	Barrington Court	1	1	1	Yes	862	Ocean, Pool	\$449,000
115	Barrington Court	2	2	0	Yes	1,171	Ocean	\$569,000
15	Beach	3	3	0	Yes	1,878	Pool	\$635,000
6	Beach	3	4	0	Yes	1,772	Ocean	\$1,129,000
494	Captains Cove	4	3	0	Yes	1,400	Lagoon	\$679,500
211	Captains Quarters	1	1	0	No	885	Deep Water, Marsh	\$269,000
253	Captains Quarters	1	1	0	Yes	885	Deep Water, River	\$315,000
257	Captains Quarters	2	2	0	Yes	1,315	Sound	\$385,000
240	Captains Quarters	2	2	0	No	1,315	Deep Water, Marsh	\$416,500
252	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Marsh	\$425,000
256	Captains Quarters	2	2	0	Yes	1,310	Deep Water, Marsh	\$469,500
225	Captains Quarters	2	2	0	Yes	1,400	Deep Water, Marsh	\$475,000
436	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000
409	Captains Walk	2	2	0	Yes	1,367	Ocean	\$695,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$699,000
449	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$699,000
483	Captains Walk	2	2	0	Yes	1,367	Ocean	\$749,500
454	Captains Walk	2	2	0	Yes	1,367	Ocean	\$795,000
7805	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$335,000
7807	Centrecourt	2	2	0	Yes	1,199	Lagoon, River	\$347,500
6201	Hampton Place	3	3	0	Yes	1,777	Deep Water, Ocean	\$1,190,000
6108	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,195,000
6508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,365,000
5308	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,399,000
7101	Harbourside I	1	1	1	Yes	1,010	Landscape	\$184,900
7114	Harbourside I	2	2	1	Yes	1,374	Harbor, Landscape	\$329,500
7161	Harbourside II	1	1	1	Yes	1,010	Landscape	\$213,000
7150	Harbourside II	1	1	1	Yes	1,123	Deep Water, Ocean	\$297,000
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	\$324,900
7147	Harbourside II	2	2	0	Yes	1,257	Harbor, Landscape	\$339,000
36b	Hickory Cove	3	4	0	Yes	1,600	Wooded	\$443,500
37	Hickory Cove	3	4	0	Yes	1,600	Landscape, Wooded	\$445,000
13	Hickory Cove	3	4	0	Yes	1,600	Golf	\$445,000
1	Hickory Cove	2	3	0	Yes	1,300	Lagoon	\$450,000
7611	Huntington	3	3	1	Yes	1,511	Lagoon	\$649,900
7654	Huntington	3	3	1	Yes	1,511	Lagoon	\$650,000
7618	Huntington	3	3	1	Yes	1,511	Lagoon, Landscape	\$679,000
7649	Huntington	3	3	1	Yes	1,511	Lagoon	\$685,000
7632	Huntington	3	3	1	Yes	1,511	Lagoon	\$759,000
7623	Huntington	4	4	0	Yes	2,152	Lagoon, Landscape	\$770,000
984	Inverness Village	2	2	0	Yes	1,328	Golf, Lagoon	\$359,000
961	Inverness Village	3	3	0	Yes	2,000	Golf, Lagoon	\$364,500
985	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$378,000
977	Inverness Village	3	3	0	Yes	1,450	Golf, Lagoon	\$398,988
955	Inverness Village	2	2	0	No	1,450	Golf	\$409,000
994	Inverness Village	3	3	0	Yes	1,900	Golf, Lagoon	\$549,000
212	Main Sail	2	2	1	No	1,890	Harbor, Landscape	\$575,000
2106	Newport	2	2	0	No	1,210	Deep Water, River	\$349,000
2207	Newport	3	3	0	No	1,375	Marsh, Sound	\$475,000
512	Queens Grant	2	2	0	Yes	1,043	Landscape	\$295,000
529	Queens Grant	2	2	0	Yes	1,447	Landscape	\$329,000
532	Queens Grant	3	2	1	Yes	1,988	Landscape	\$329,900
563	Queens Grant	2	2	0	Yes	1,447	Landscape	\$340,000
573	Queens Grant	2	2	0	Yes	1,447	Landscape	\$345,000
523	Queens Grant	3	2	1	Yes	1,988	Landscape	\$360,000
675	Queens Grant	3	2	1	Yes	1,988	Landscape	\$361,549
561	Queens Grant	3	2	1	Yes	1,988	Landscape	\$389,000
545	Queens Grant	3	2	1	Yes	1,988	Golf, Landscape	\$389,900
785	Queens Grant	3	2	1	Yes	1,988	Landscape	\$399,000
653	Queens Grant	3	2	1	No	1,988	Golf	\$400,000
2101	South Shore Commons	3	3	0	No	2,481	Landscape, Pool	\$1,145,000
1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$359,000
1776	St Andrews Common	2	2	0	Yes	1,342	Landscape, Pool	\$399,000
71	The Moorings	2	3	0	Yes	1,251	Landscape	\$424,000
75	The Moorings	2	3	0	Yes	1,260	Landscape, Pool	\$439,500
19	Tradewinds	3	3	1	No	2,369	Landscape	\$489,900
218	Turnberry Village	2	2	0	Yes	1,473	Golf	\$359,000
294	Turnberry Village	2	2	0	Yes	1,351	Golf	\$369,000
266	Turnberry Village	2	2	0	Yes	1,351	Golf	\$375,000
2518	Villamare	2	2	0	Yes	1,232	Wooded	\$469,000
3220	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$475,000
2116	Villamare	2	2	0	Yes	1,232	Lagoon	\$479,000
2419	Villamare	2	2	0	Yes	1,232	Landscape	\$495,000
2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$498,500
2214	Villamare	2	2	0	Yes	1,232	Lagoon, Lake	\$499,000
2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,500
1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000
1310	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$648,000
1102	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$669,900
1205	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$675,000
1308	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$679,000
1405	Villamare	2	2	0	Yes	1,232	Ocean	\$725,000
5	Water Oak	2	3	0	Yes	1,289	Golf	\$345,000
8117	Wendover Dunes	3	3	0	Yes	1,957	Wooded	\$729,900
3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$689,000
3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$690,000
3505	Windsor Ct S	2	2	0	No	1,442	Ocean	\$759,000
302	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$474,000
502	Windsor Place I	1	2	0	Yes	1,019	Ocean	\$539,900
306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$649,500
203	Windsor Place I	4	4	0	Yes	2,130	Lagoon, Ocean	\$991,000
309	Windsor Place I	3	3	0	Yes	1,830	Ocean	\$1,225,000
2214	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$499,000
2516	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$674,000
2113	Windsor Place II	2	2	0	Yes	1,442	Landscape, Pool	\$679,000
2119	Windsor Place II	3	3	0	Yes	1,830	Ocean, Pool	\$1,125,000
2417	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$1,349,000