

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - July 31, 2024

Hilton Head Island Developments!

We are excited to share updates from our recent meeting at Schembra Real Estate Group with representatives from the Town of Hilton Head Island: Marc Orlando, *Town Manager*, and Ben Brown, *Assistant Advisor to the Town Manager*. We are grateful for their leadership and to their Staff for their vision and dedication to enhancing the beauty and integrity of our Island for future years. *A few notable upcoming projects include:*

Beach Nourishment Project - Slated for 2025 with an estimated cost of \$40M, funded by Accommodations Tax, this project will add 10.7 million cubic yards of sand, making the Atlantic shorefront 200 feet wider on average compared to pre-1990 conditions.

William Hilton Gateway Corridor Project (278) - With municipal consent, Beaufort County and the South Carolina Department of Transportation will manage and fund this \$300M project to ensure a safe and efficient "lifeline" on and off the Island.

Northpoint Workforce Housing - The Town has partnered with OneStreet Residential to build a sustainable workforce housing

The future of Hilton Head Island couldn't be brighter, and these ongoing projects reflect a remarkable commitment to the Island's future, benefiting both our residents and guests. Our amenities and quality of life will continue to attract new people, and the real estate market could soar to new heights. As interest increases, so will prices.

We are excited to share our Island with you! Please get in touch if we can assist you in finding a "piece of paradise" for you and your family! Stay tuned for future updates from the Town.

neighborhood on the 11-acre tract of Town-owned land at Northpoint Circle. Construction will begin in Summer 2025 and the development will include between 150-170 apartments offering affordable rental rates and incentives.

Parks & Recreation Master Plan - Launched in 2019 as a priority of the Town Council, this plan includes developing conceptual designs for Chaplin Community Park, Crossings Park, and a new community park on the 103-acre Mid-Island Tract adjacent to Port Royal.



Philip A. Schembra

Owner | Broker-In-Charge

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Over \$1.25 Billion in Individual Sales representing 2,000 transactions in Palmetto Dunes, Shelter Cove and Leamington since 1976.

#1 Individual Sales Volume
Palmetto Dunes | Shelter Cove | Leamington

#10 Individual Sales Volume
State of South Carolina

RealTrends Verified 2024 Ranking Report (2023 sales)



ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
4 Hunt Club Court	3	3	1	Yes	2,474	1981	Lagoon, Landscape	\$1,200,000
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	\$1,300,000
3 Rum Row	3	2	1	Yes	1,736	1972	Golf, Landscape	\$1,799,000
21 Cartgate Drive	6	5	0	Yes	3,500	1994	Pool, Wooded	\$1,829,000
64 Full Sweep	5	3	0	Yes	2,752	1992	Golf, Landscape	\$1,900,000
7 Full Sweep	4	3	1	Yes	4,125	2000	Lake, Pool	\$2,149,000
2 Lee Shore	5	5	1	Yes	3,005	1994	Landscape, Pool	\$2,375,000
10 Leamington Place	4	4	1	No	3,997	1993	Lagoon	\$2,395,000
4 Catboat	5	5	0	Yes	4,000	1989	Wooded	\$3,499,000
3 Armada	6	6	1	Yes	5,418	2003	Pool	\$4,250,000
3 Ketch	6	6	1	Yes	6,086	2002	Wooded	\$4,995,000
14 Armada	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	6	7	0	Yes	6,398	1995	Ocean	\$7,495,000
7 Eastwind	5	5	3	No	6,139	2015	Ocean	\$9,950,000

ACTIVE - UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
69 Off Shore	4	4	0	No	2,947	1983	Lagoon	\$1,399,000

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	LIST PRICE
9 Niblick Court	3	2	0	No	1,850	1987	Golf	\$1,175,000
5 Masters Court	4	3	1	Yes	2,940	1998	Golf, Landscape	\$1,395,000
26 Port Tack	4	2	1	No	2,756	1983	Lake	\$1,450,000
70 Leamington Lane	4	3	1	No	2,712	1989	Golf	\$1,450,000
49 Queens Way	5	3	1	No	3,935	2005	Golf	\$1,895,000
59 Off Shore	4	5	0	Yes	3,223	1982	Lake, Pool	\$2,100,000
4 Lookout	3	3	1	No	4,277	2000	Lagoon	\$2,395,000
2 S Shore Drive	5	5	1	Yes	4,602	1995	Golf, Lagoon	\$2,495,000
11 Queens Way	4	4	1	No	3,524	1991	Golf, Landscape	\$2,499,000

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
72 Off Shore	3	2	1	No	2,002	1976	Golf	2/16/24	\$640,000
60 Off Shore	3	2	0	No	1,981	1973	Golf, Landscape	3/1/24	\$755,000
7 Cartgate Drive	3	3	0	Yes	2,024	1983	Lake	5/17/24	\$975,000
64 Full Sweep	4	2	1	Yes	2,752	1992	Golf, Landscape	2/23/24	\$1,050,000
28 Swing About	3	2	1	No	2,410	1973	Golf, Pool	3/29/24	\$1,080,000
4 Up Wind	3	3	0	Yes	2,202	1986	Lake, Pool	5/30/24	\$1,100,000
18 Swing About	4	4	0	No	3,354	1980	Golf, Pool	7/26/24	\$1,200,000
4 Flagg Road	3	2	0	Yes	1,949	1980	Pool	4/15/24	\$1,274,500
38 Full Sweep	3	2	0	Yes	2,219	1982	Golf, Lagoon	4/1/24	\$1,275,000
14 Starboard Tack	3	2	0	Yes	2,064	1979	Lagoon, Pool	6/21/24	\$1,365,000
9 Midstream	4	4	0	Yes	2,910	1985	Lagoon	6/5/24	\$1,435,000
11 Covington Court	4	3	0	No	3,033	1989	Landscape, Wooded	7/8/24	\$1,439,500
54 Leamington Lane	3	3	0	No	2,663	1991	Golf, Landscape	5/23/24	\$1,460,000
7 Benty Court	4	4	0	No	3,206	1990	Golf, Lagoon	6/28/24	\$1,500,000
24 Cartgate Drive	4	4	1	Yes	3,261	1998	Landscape	4/23/24	\$1,770,000
7 Rum Row	3	3	1	Yes	2,741	1986	Golf	6/18/24	\$1,779,000
19 Brassie Court	5	4	1	Yes	4,582	1984	Golf, Lagoon	3/14/24	\$1,825,000
6 Fairway Court	4	4	0	No	3,703	1996	Golf, Lagoon	6/27/24	\$2,000,000
4 Covington Park	4	4	0	No	3,692	1989	Lagoon, Wooded	5/30/24	\$2,200,000
1 Covington Court	5	6	0	No	3,848	1989	Lagoon	6/27/24	\$2,359,000
58 Leamington Lane	5	5	1	No	4,404	2008	Golf, Pool	4/15/24	\$2,500,000
27 Starboard Tack	4	4	0	Yes	3,377	2001	Lagoon, Pool	5/13/24	\$2,500,000
193 Mooring Buoy	6	6	1	Yes	4,256	2006	Lagoon	2/16/24	\$2,545,000
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/12/24	\$2,650,000
25 Leamington Lane	5	6	1	No	5,865	1999	Lagoon	4/23/24	\$2,910,000
8 Brigantine	5	6	1	Yes	3,509	1995	Landscape, Pool	7/2/24	\$3,250,000
13 Full Sweep	6	6	1	Yes	4,003	2023	Lagoon	2/29/24	\$3,325,000
5 Armada Street	6	5	2	Yes	4,506	1996	Landscape, Pool	4/30/24	\$3,380,000
65 Mooring Buoy	5	5	1	No	4,651	1990	Lagoon, Pool	5/18/24	\$3,470,000
5 Dinghy	6	6	1	Yes	4,156	1990	Ocean, Pool	4/24/24	\$4,612,500
3 Dinghy	6	6	1	Yes	4,662	2023	Landscape, Pool	1/4/24	\$5,100,000

**ACTIVE HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	LIST PRICE
20 Promontory Court	Wooded	\$660,000
2 Hunt Club Court	Lagoon, Landscape	\$750,000
7 High Water	Lagoon	\$825,000

**SOLD HOMESITES:
Palmetto Dunes | Leamington**

ADDRESS	VIEW	SOLD	SOLD PRICE
1 High Water	Lagoon, Wooded	1/5/24	\$583,000
2 Midstream	Golf, Lagoon	3/27/24	\$830,000

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

ADDRESS	VIEW	LIST PRICE
1 High Rigger	Landscape	\$1,975,000

Airport Terminal Improvements

Phase 1 of the Island's Airport Terminal Improvement Project is underway. It will include a new TSA checkpoint, expanded boarding gates, improved terminal access roadway, and two new boarding bridges.

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	BA	HB	FURN	SG FT	VIEW	LIST PRICE
7469	Anchorage	2	2	0	No	1,150	Landscape, Pool	\$549,900
7433	Anchorage	2	2	0	Yes	1,150	Lagoon	\$559,900
7485	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	\$589,000
306	Barrington Arms	1	1	1	Yes	960	Ocean	\$725,000
401	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$1,250,000
116	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	\$889,000
210	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	\$1,000,000
416	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,149,000
212	Barrington Court	2	2	0	Yes	1,171	Ocean	\$1,225,000
713	Barrington Park	1	1	1	Yes	801	Landscape	\$619,000
706	Barrington Park	2	2	0	Yes	1,108	Lagoon, Landscape	\$799,000
240	Captains Quarters	2	2	0	Yes	1,315	Harbor, Marsh	\$799,000
467	Captains Walk	2	2	0	Yes	1,367	Ocean	\$1,349,000
7807	Centrecourt	2	2	0	Yes	1,199	Lagoon	\$679,900
5304	Hampton Place	1	2	0	Yes	985	Ocean	\$899,000
7101	Harbourside I	1	1	1	Yes	1,010	Landscape	\$349,900
7150	Harbourside II	1	1	1	Yes	1,123	Harbor	\$575,000
7172	Harbourside II	2	2	1	Yes	1,647	Harbor, Landscape	\$649,000
939	Inverness Village	2	2	0	No	1,228	Golf	\$675,000
924	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$699,000
985	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$739,000
7201	Newport	2	2	1	No	1,520	Lagoon	\$639,000
6206	Newport	2	2	1	No	1,520	Lagoon	\$690,000
835	Ocean Cove	2	2	0	Yes	1,335	Landscape, Pool	\$819,000
577	Queens Grant I	3	2	1	Yes	1,988	Landscape	\$699,000
592	Queens Grant I	2	2	0	No	1,447	Landscape	\$699,000
503	Queens Grant II	2	2	0	Yes	1,447	Landscape	\$699,000
719	Queens Grant III	2	2	0	Yes	1,447	Lagoon, Landscape	\$699,000
794	Queens Grant IV	2	1	0	Yes	1,043	Landscape	\$609,000
1863	St Andrews Common	2	2	0	Yes	1,177	Pool	\$624,000
69	The Moorings	2	3	0	Yes	1,251	Landscape	\$789,000
138	Townhomes At Southshore	4	5	0	No	4,232	Ocean	\$3,750,000
260	Turnberry Village	2	2	0	Yes	1,351	Golf	\$799,000
265	Turnberry Village	2	2	0	Yes	1,473	Golf	\$869,000
2518	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$858,000
2319	Villamare	2	2	0	Yes	1,232	Ocean	\$859,000
1209	Villamare	2	2	0	Yes	1,236	Ocean	\$1,049,000
1403	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$1,225,000
8	Water Oak	2	3	0	Yes	1,289	Golf	\$749,000
24	Water Oak	2	3	0	Yes	1,289	Golf	\$779,000
32	Water Oak	3	4	0	Yes	1,570	Pool	\$999,000
8140	Wendover Dunes	2	2	1	Yes	1,562	Wooded	\$1,179,000
4402	Windsor Ct N	2	2	0	Yes	1,442	Ocean	\$1,275,000
3102	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,250,000
3401	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$1,295,000
309	Windsor Place I	3	3	0	Yes	1,830	Ocean, Pool	\$2,350,000
2114	Windsor Place II	1	2	0	Yes	1,019	Ocean, Pool	\$695,000
2415	Windsor Place II	1	2	0	Yes	1,019	Ocean	\$725,000
2317	Windsor Place II	3	3	0	Yes	2,005	Ocean	\$2,230,000
2219	Windsor Place II	3	3	0	No	1,830	Ocean	\$2,295,000

