

The Anchor

SHIPYARD PLANTATION'S COMMUNITY CONNECTION

Summer 2017



WORTH A 1,000 WORDS: WTOC's Jamie Ertle with radar as Matthew battered Hilton Head.

TIME TO GET READY

By Dave Humphrey

As we all know from our experiences with Hurricane Matthew, planning and preparedness is most important. The six-month Atlantic Hurricane Season officially begins June 1st and for Shipyard homeowners, the most important action you can take now is to review your property and flood insurance policies to ensure you have adequate coverage. After Matthew, many residents were stunned to learn their deductibles were so high, and damages were not covered.

Hilton Head insurance agent Kristin
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STOP for Bicycle Safety

With warmer weather here, some tips on bicycle safety seem appropriate. Shipyard Director of Safety and Security Brian Pettersen urges both bicyclists and motorists to be alert.

Chief Pettersen says the small red intersection stop signs are there to prevent injury. He reminds us to "obey all traffic signals and pathway markings." Bicycles are vehicles and must obey South Carolina traffic laws. Those laws include the use of signaling when you are going to stop or turn. "Hand signals are a vital tool for bikers to express their intentions to others on the road," the Chief added.



As part of his safety tips, Chief Pettersen says bikers should travel the pathways at speeds that allow for the safety of pedestrians and other users. He urges riding single file and keeping a safe distance from other bicyclists.

Because most sections of Shipyard's pathways are not illuminated, if you bike at night, South Carolina law says your bicycle must have a red rear

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FLYING HIGH AGAIN: Shipyard's 20 x 30 foot U.S. flag proudly flies atop the 120-foot tall stealth cell tower in the center of the Shipyard Drive traffic circle. The tower flagpole provides the POA with annual income of almost \$44,000.

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MANAGER'S REPORT

from the desk of Sally Warren

Summer is arriving at Shipyard and it's hard to believe how far we've come since Hurricane Matthew hit last October. As I told this year's Annual Meeting attendees, excellent planning with the Town and the POA had Shipyard as ready as we could be for Matthew. Our relationships with vendors, the Town, the staff, the commercial partners and our owners expedited the clean-up in Shipyard.

Again, I want to thank the Sonesta, the Shipyard Golf Club, The Greenery, All Care Tree and Lisa Baldwin of Crowder Gulf for extraordinary cooperation during a difficult few months. FEMA made its final pass of the property in Shipyard in March, however, we are still working on stump removal and removal of trees from the lagoons.

Financially, Tropical Storm Hermine and Hurricane Matthew depleted approximately \$211,000 from our Catastrophic Fund. However, because of the strong 2016 real estate year and budget controls, the POA absorbed the loss and did not assess Shipyard owners, many of whom have received special assessments from their regimes. One of the best things Shipyard did 11 years ago was to pass the uniform covenants and institute the Enhancement Fee Transfer Fee of 1/2 of 1%. This fee enables the POA to make improvements and to take part of those annual proceeds and add them to the Catastrophic Fund.

Improvements made during 2016 included upgrades at both entrances, improved owner usage opportunities at the Beach Club, improved communication through e-blasts, Facebook, The Anchor and positive relationships with the real estate community. Shipyard launched our Facebook page during the hurricane, and I can't emphasize enough how Facebook allowed us to provide key visuals for all owners worried about the conditions locally.

Lastly, I want to again thank our staff and the past and current POA Boards for their support during an extraordinary year and for rising to the occasion when the challenge occurred. Now, let's get ready for summer fun and hopefully a quieter hurricane season!

ANNUAL MEETING FACTOIDS

Shipyard by the numbers in 2016:

\$211,000 - Shipyard clean-up costs for both Tropical Storm Hermine and Hurricane Matthew had a financial impact of just over \$211,000, drawn from the POA Catastrophic Fund. Thankfully, most costs were absorbed by FEMA –the Federal Emergency Management Agency.

120 - In 2016, the Shipyard community enjoyed more than 120 days of friends, games, food, dancing and fun at the Beach Club. Included were 42 "Owner's Only" days, 25 Men's Club meetings/events, 18 Women's Club meeting/events, and 12 "Owner's Only Mornings" as well as 12 "Nibble and Nips," a "Casino Night" and a "Chili/Chowder Cook-off."

12,000 - Shipyard Security conducted over 12,000 home checks in 2016. Officers patrolled more than 50,000 miles, handed out 526 warning tickets and 31 citations.

5 – The number of awards presented. Mary Alice Tartler – Shipyard's official photographer – was named the winner of the President's "Community Spirit" award. Also, recognized for community contributions were Dave Humphrey, Joanne Voulelis and Sandra Waller. The 2016 Shipyard employee recognition award was presented to the entire Evacuation Team.

Annual Meeting minutes can be found online at shipyardhhi.com on the screen crawl.



TOP CHEFS: Winners at the Beach Club Cookoff were (L to R) Fred Reichenbach, Claire Thayer, Mary Maynard and Gary Maynard.

TASTERS ENJOY COOKOFF

More than 120 people were taste-testers at the annual Shipyard "Chili/Chowder Cookoff." Eleven recipes were sampled for a popular winner, while Sonesta Resort chef Charles Pejeau selected his winners.

Husband and wife team Mary and Gary Maynard took home the top prizes. Mary's entry of "Wild Rice and Mushroom" won the chowder competition while Gary's "Down Home" chili earned him the Chili Cookoff Championship. The couple said, "We both had a great time preparing and watching tasters enjoy our entries."

Fred Reichenbach (Hungry Heart Attack Chili) and Claire Thayer (Cheesy Chili) were winners of the chef's choice awards. All four winners were presented with gift certificates for meals at either the Sonesta Resort or the Shipyard Golf Club.

Shipyard Debris Totals

Crowder Gulf – the debris hauling contractor – has removed more than 68,500 cubic yards of vegetative debris from Shipyard. That's 3.1% of the 2 million-plus cubic yards picked up from across Hilton Head since Hurricane Matthew hit last October. The final pass was made in March, so please don't put out any more roadside debris.

Shipyard – Size Matters

By Dave Humphrey

Shipyard statistically might surprise you. Our unique community spreads over 800 acres with 1,080 condos – sometimes called villas – and 258 residential homes. We have about 15 miles of roads and equal mileage for a network of bike paths.

When we started this series of articles asking “Why Shipyard?” many respondents mentioned the compact size of Shipyard. Many said they like the diversity of homes. They like the picturesque landscape, the wildlife and easy access to the beach.



Celebrating 25 years of Shipyard living, Dennis and Pat Foley came from Rhode Island to make Kingston Cove their home. Dennis says “Shipyard is convenient, attractive and well laid out for both residents and renters.”

How important are the Foley’s surroundings? Dennis grabs his binoculars and says “We have million dollar views – both golf and lagoon. We have watched countless birds of every specie, alligators and even an errant otter occasionally. Our binoculars are always ready to observe the wildlife that abounds here.”

Jack and Ellen Lowe arrived here by way of North Carolina, Ohio and Kentucky -- first as vacationers. “Our experience with Shipyard started with the purchase of a timeshare, then a condo, and now our home on Gloucester Road. Before selecting Shipyard as our permanent home, we considered other plantations, but Shipyard won out because of its size and convenient island location. However, the most important reason we chose Shipyard is because of the community of people who live here.”

Moving here from West Virginia, Michael and Pam Blackshire also cite “location and size” among their reasons for making Shipyard their home 23 years ago. Michael adds, “We enjoy the south end of the island, having easy beach access, and the convenience of two entrance/exit gates.”



Echoing his Residential South neighbor, former Marylander Hap Todd, when asked “Why Shipyard?” replied “small plantation, with two entrances, easy in and out. And since it’s small you get to know your neighbors.”

This article is the second in a series asking Shipyard residents why they decided to make Shipyard their home. The writer is Dave Humphrey who lives in Residential South.

Don’t Forget to Get Your Hangtag Validated!



Planning a trip to the beach? Please remember that beach hangtags are required from Friday, May 26th through Monday, September 4th. If you haven’t already done so, please visit the Welcome Center to have yours validated soon.

DID YOU KNOW?

- Shipyard’s beach bicycle racks have expanded. The racks, located along the way to the Beach Club and the ocean, can accommodate 320 bicycles. It’s a great way to get to the beach and most always have a parking spot.

- The Shipyard Men’s Club went on its spring “Sunset Cruise” last month and members were still talking about the highly-successful St. Patrick’s Day party. Attendees enjoyed a catered buffet featuring corned beef and cabbage. In late March, it was a fun time at the 3rd Annual Wine Tasting Night. Members



Dennis Abbate, Bill Caldwell, and Paul Gentile presented six wines and provided information on each. The Men’s Club also held its annual “Welcome to Summer BBQ.”

- Many Shipyard residents were among the estimated 10,000 people who attended the Savannah Book Festival. The four-day event over Presidents Day weekend featured more than 40 authors including number one New York Times bestselling author James Patterson.

- More than 70 members of the Shipyard Women’s Club attended their annual tea at the Sonesta in mid-March. Donning their favorite Spring hats, members enjoyed an appetizing salad, tea sandwiches, dessert -- and of course, tea.



If you have a news tip or suggestion for a story, please e-mail your ideas to info@shipyardhhi.com. We’ll be getting back to you for additional information.

NATURE NOTES.....

By Joanne Voulelis, Lowcountry Master Naturalist, Coastal Discovery Museum Docent

Summer visitors come in all shapes and sizes from both the land and the sea. Two of our largest visitors during summer months are Sea Turtles and Manatees. Sightings of Manatees here on Hilton Head have increased significantly. According to Dr. Al Segars, SCDNR, there were 77 sighting reports in 1993 versus 157 in 2016. Why the increase? Warmer ocean temperatures. Because manatees have no blubber, they require water to be at least 62 degrees. Manatees are found in shallow coastal areas and rivers. People are drawn to manatees because of their size (800-1200 lbs.), their unusual appearance (the "sea cow") and because they are curious and docile mammals. But please, **don't touch them, feed them** (they are herbivores) **or water them**. Manatees have no natural predator in the wild, but humans contribute to their threatened status. When well-meaning folks put water hoses on their docks to attract manatees (they require fresh drinking water to survive), they are inadvertently endangering their welfare by encouraging them to swim near marinas. Boat strikes are the number one cause of injury and death. Habitat loss from waterfront development also impacts their survival. If you should sight a manatee, please contact the SCDNR with that information (www.dnr.sc.gov).

Our more common summer visitor is the loggerhead sea turtle (although an occasional green or leatherback may be found nesting on our beaches). A record high 411 nests were identified during the 2016 season, despite the beach renourishment project. Unfortunately, some nests were lost to Hurricane Matthew. Our turtle patrol worked round the clock last year and deserve both our gratitude and our continued support in keeping our turtles and their nests safe. Recently beachgoers have seen nesting sites along the 12 mile stretch of beach. Each nest will be cordoned off with orange tape and a "do not disturb" sign attached.

Sea Turtles remain on the endangered species list. You can help Sea Turtles by doing the following:

Lights out from dusk to dawn: Turtles, both adults and hatchlings, need to return to the ocean. They typically emerge at night and use the brightest light over the horizon to guide them. If there are competing lights on the beach, they will get confused and become vulnerable to predators, exhaustion or dehydration. Turn off visible lights in ocean front buildings and do not use flash photography or shine flashlights near a turtle. Please, only use a red flashlight.

Flatten sand castles: As hatchlings make their way to the ocean, it is helpful if they have a clear path. Hatchlings are small enough to fit in the palm of a hand so it is difficult for them to navigate over or around a sand castle.

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NEWS FROM THE WELCOME CENTER

Frequently Asked Questions

Here are answers to some of the most common questions/requests that we address daily.

- **Lockers - How can I get a locker?** Contact the Welcome Center by calling (843) 785-3310, ext. 221 or emailing communications@shipyardhhi.com. The lockers continue to be in high demand, with 203 owners currently on the Wait List. If you are already on the list, please be reminded that we send out waiting list status letters quarterly, most recently on April 30. The next mailing will be July 30. If you are on the list and you did not receive a letter, please call or email the Welcome Center. Historically, the locker waiting list changes most significantly between November and January during the renewal period. We will automatically inform you by letter when you are among the top 25 on the list. *Whether you have a locker or if you are on the waiting list, please remember to inform us of any changes to your contact information.*
- **Reminder on securing your locker** - Current renters should always keep locks on their lockers at all times. Failure to do so can cause significant issues for you and the POA staff. An unsecured locker attracts weekly guests or other visitors who may not be aware of how the locker program works. According to your locker lease, please remember that the POA is not responsible for lost or stolen items. If you cannot fit all your items in your locker, please take them home with you. Leaving unsecured items in the locker area is prohibited. Also, please remember not to leave damp towels or other wet beach items in your locker. Wet items contribute to a bad odor and it can attract rodents.
- **Guest Passes - What is the fastest way to request guest passes?** That is the 2nd most common question we entertain year-round. You have four options:
 - **Fast:** You can request passes via email to passes@shipyardhhi.com. Provide your name, owner code, the duration of your guest's stay, their last name(s), and through which gate they will enter. You can also request passes via the POA website at www.Shipyardhhi.com. Login, go to the "Members Only" tab, and select "Request a Guest Pass." Enter your name, owner code, the duration of your guest's stay, their last name(s), and through which gate they will enter. You will receive a confirmation email within 24 hours.
 - **Faster:** During Welcome Center hours (M-F 7:45am-4:15pm or S-S 8am-noon), call (843) 785-3310, ext. 223 and provide the necessary



FREQUENT QUESTIONS – Cont. from page 4

information. Passes requested via this option will be available within 30 minutes.

- **Fastest:** If you need a last-minute guest pass (with less than 24 hours notice), call either gatehouse directly at (843) 785-4776 for Parkway/278 or (843) 785-3776 for Pope. These passes will be available within 5 minutes at either gate.
- **Commercial Passes**-Neither owners nor long-term renters can use their owner codes to obtain daily passes for commercial access. Some of you may be aware that most local companies/vendors already purchase annual decals for their vehicles. When they do not, contractors must visit the Welcome Center or the Dispatch Lane for commercial passes. When owners call passes in for commercial vendors, they are denied access and sent to one of the appropriate posts to purchase a pass. This is all in accordance with the Shipyard POA Access Policy, which can be found online at www.Shipyardhhi.com.
- **MobiMats** – As the weather gets warmer, we entertain several questions regarding beach access. At this time, there are no plans to try the “MobiMat” again because of safety, maintenance and cost issues.
- **Golf Carts** - Also at the Annual Meeting, a question was asked about the use of golf carts in the community. Since that time, the POA has received more inquiries. Golf cart usage is currently prohibited in SPOA’s Rules and Regulations. However, the Security Committee will review the policy at an upcoming meeting and the outcome will be shared with owners.

Don’t Feed the Gators

To tourists and even some of our residents, Shipyard’s alligators provide an exotic and unusual sight, and a rare “photo opportunity.” However, we again remind everyone that these reptiles are wild, predatory animals that should never be fed, and treated with caution and respect.



Although an adult gator can outrun a man over a short distance, they generally do not bother humans, and unprovoked attacks are extremely rare. Wildlife experts say a safe distance between you and the alligator is about 60

feet. Additionally, be sure to keep young children and pets at safe distances as well.

Signs are posted throughout Shipyard that warn against feeding the alligators. Feeding gators is against the law.

ASKED & ANSWERED

“When will Shipyard widen bike paths throughout the plantation?” Well, the answer is a graduated “yes.” Shipyard is undertaking a phased-in widening and resurfacing of the network of bike paths. Phase I of the renewal was the March 2012 paving of the path from the Beach Club to near Beachwalk; Phase II was widening and resurfacing from Beachwalk to The Greens; Phase III runs from The Greens to the Evian cross-over, and in the future, expect Phase IV from the cross-over to the Shipyard Drive traffic circle.

EMPLOYEE SPOTLIGHT

Meet Monica Johnson!

Officer Johnson joined the Shipyard team just over three months ago. She came to us from Port Royal POA, where she gained over 3 years of experience as a gate officer and an administrative assistant. Aside from taking pride in being a great wife and mother, she mentioned that she really enjoys making others happy in general. Many homeowners have commented as to how they have enjoyed seeing her smiling face as they enter the property. Management also appreciates her excellent customer service skills and kind disposition. Keep up the good work, Officer Johnson! We appreciate your efforts!



In other news...

Please help us congratulate Officer Gregory Bader for being recognized as our most recent **Employee of the Quarter**. Hats off to Officer Bader for going the extra mile to get the job done with a good attitude and attention to detail. Thanks for being a team player, and setting an example for others to follow. Kudos!

Beach Club Events

What's Going on at the Beach Club...

June

1st Nibble & Nip (6pm-9pm)
 5th, 8th, 19th Owners Only (2pm-8pm)*
 12th, 26th Men's Club (6:30pm-9pm)
 23rd Owners Morning (8am-12pm)



July

6th Nibble & Nip (6pm-9pm)
 3rd, 13th, 17th Owners Only (2pm-8pm)*
 10th, 24th Men's Club (6:30pm-9pm)
 28th Owners Morning (8am-12pm)



August

3rd Nibble & Nip (6pm-9pm)
 7th, 10th, 21st Owners Only (2pm-8pm)*
 14th, 28th Men's Club (6:30pm-9pm)
 25th Owners Morning (8am-12pm)

* Time subject to change



The Island's Favorite Seafood Buffet is Back by Popular Demand!

Located at **Heyward's Restaurant** and **Seacrest Terrace**. Farm to table and locally inspired salad bar selection and Chef prepared offerings featuring peel and eat shrimp, fresh oysters on the half shell, steamed mussels and clams, marinated squid, octopus salad, fresh fish grilled, broiled or sautéed prime rib carved to order with specialty accompaniments, house made dessert and much more! Perfectly paired hand selected wines, local craft beers and specialty cocktails.

HEYWARD'S FRIDAY NIGHT SEAFOOD BUFFET

EVERY FRIDAY NIGHT FROM 5:30PM - 9:30PM



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TIME TO GET READY

Cont. from page 1

Hayrinen, of HUB International, advises homeowners to "read your policy, understand your deductible as well as what the policy covers. Always consult with your agent about coverage and deductible options. Now is the time for that review."

When your policy has a hurricane deductible and a named storm hits, you typically will be on the hook for 2%-5% of your home's insured value before any damage coverage kicks in. The out-of-pocket costs can be much higher than what you would face with the dollar-amount deductibles for fire damage and theft.

On Hilton Head, the cost of the storm clean-up exceeds \$82 million, but does not consider the economic impact, such as that suffered by Shipyard's Sonesta Resort. General Manager Jay Wiendl says Sonesta's losses will top \$2 million in repairs and business interruption.

For more on hurricane preparedness, be sure to visit the Shipyard web page and click on "Disaster Evacuation and Recovery Guidelines."

NATURE NOTES – Cont. from page 4

Fill in holes: It is fun to bury your friend (or little brother or sister) in the sand, but fill in the hole before leaving the beach so hatchlings do not fall in and get stuck. Otherwise, it becomes a cereal bowl for birds and other predators.

Don't leave trash or cigarettes on the beach: If trash is ingested by a turtle, it can prove dangerous. Some Sea Turtles eat jelly fish; plastic bags, for instance, can look like dinner, but can be fatal if it becomes stuck in a turtles' air passage. Moreover, if a turtle ingests lots of trash, it mistakenly believes it is full and will not seek nutritional food sources. This could cause starvation.

Observe from a distance: Should you be lucky enough to be on the beach during a hatching frenzy, please do not interfere with a hatchling's journey to the sea. Also, do not attempt to touch or prod a mother turtle to move.

Adopt a Nest: All proceeds go to maintain the Sea Turtle Protection Program (info@coastaldiscovery.org)



WE CAN HELP: Hilton Head Realtor discusses Shipyard with General Manager Sally Warren and Director of Operations Meredith Simmons.

BUYING SHIPYARD

Educating Hilton Head area Realtors about Shipyard was the focus of the Hilton Head Area Association of Realtor's March professional development presentation. More than 70 Realtors jammed the Beach Club and heard topics ranging from Shipyard's history to how to sell Shipyard to interested buyers.

General Manager Sally Warren told the group about Shipyard's birth dating back to 1970, how the Plantation has evolved and how it benefits homeowners. She provided details on how Shipyard was only one of two plantations that did not assess homeowners for storm damage following Hurricane Matthew. Ms. Warren also noted at \$910, Shipyard has the lowest annual POA fee of local gated communities.

Local Realtor Willy Fanning told his colleagues the advantages of buying in Shipyard. Fanning called Shipyard "the least expensive gated community on Hilton Head Island." He pointed to our 800 manageable acres, full home sites between one-half to an acre-plus, two entrances, 24/7 security, bike paths, the Beach Club and private beach access. Additionally, he mentioned the commercial enterprises in Shipyard including the Sonesta Resort, Van der Meer Tennis and the Shipyard Golf Club.

Also speaking to the Realtors was Chris Bracken, marketing and sales director at the Sonesta Resort. He discussed the various discounts Sonesta has for Shipyard homeowners and praised the plantation's POA staff for what he called "the rapid clean-up" after Hurricane Matthew.

ELECTED TO THE BOARD

Residential South owners have elected Dave Humphrey and Karl Sneed to the Shipyard Property Owners Association Board of Directors for two-year terms. Dave has been a Residential South property owner for 14 years. Karl was re-elected having served a 5-year tenure on the Board. Residential North property owners re-elected Kevin McMahon and Mike Wallis.



ANNUAL WINE TASTING

Wine presenters (L to R) Paul Gentile, Bill Caldwell and Dennis Abbate at the Men's Club 3rd Annual Wine Tasting.



CHILI/CHOWDER TASTERS

Recipes from the Chili/Chowder Cookoff winners are available from communications@shipyardhhi.com.



Chef Charles Pejeau from the Sonesta Resort makes championship decisions.



HELPING HANDS: With the assistance of Officer Gregory Bader (left) and Sgt. Kyle Tavino, a technician from Crown Castle prepares to raise Shipyard's 20 x 30 foot U.S. flag up the 120-foot tall stealth cell tower at the center of the Shipyard Drive traffic circle. The flag replaces a much-smaller Stars and Stripes that was used after engineers from Crown Castle, the owner of the tower, were concerned that a larger flag in high winds could cause damage to the internal workings of the tower. Thanks to Shipyard POA negotiations and cooperation from Crowne Castle, the original 20' x 30' flag was reinstalled. Shipyard was one of the first gated Hilton Head communities to install a stealth cell tower flagpole.

BIKE SAFETY

Cont. from page 1

reflector and a headlight that can be seen 500 feet to the front.

Biking is a great way to get around and stay healthy. As you travel through Shipyard and off-plantation, be sure to stay alert and be patient. Remember some of our guests may not have been on a bike since last summer's vacation.

Shipyard Real Estate Quarterly Update By your neighbor Karl Sneed

SHIPYARD PROPERTY STATISTICS

HOMES				
Year	Total Sold	Total Dollars Sold	Median Sold Price	Average Days On Market
5/2/2017	4	\$1,432,500	\$363,750	25
5/2/2016	5	\$2,152,000	\$425,000	102
VILLAS				
5/2/2017	24	\$7,058,900	\$297,500	229
5/2/2016	17	\$5,274,400	\$310,000	110
LOTS				
5/2/2017	0	\$0	\$0	0
5/2/2016	1	\$180,000	\$180,000	632

Shipyard Real Estate Market

We are off to a great start for the first four months of the year. Villa sales are up 29%. Homes are on par for last year including pending sales. If you are a buyer, or you're interested in selling, please consider Karl as your first choice. Helping buyers and sellers come together is my business. One of the largest assets you have is owning a piece of real estate, and you want someone you can trust to represent you. Call a professional who cares and has the knowledge, (bylaws, regulations and benefits) to buy or sell property in our community. Thank you in advance, Karl Sneed

18 Townhouse Tennis III | 3 Br. 3 Ba. | \$349,900



Freshly painted, new laminate flooring and new appliances. Eat-in kitchen with pass through to dining area & living room. Private patio with tranquil lagoon to golf course view. Master and 2nd bedroom down. Bonus room, second master with remodeled bath including tiled walk in shower and balcony upstairs. Amenities include: Carport, on-site pool and clay tennis courts. Two gated entrances, miles of bike paths, 27 hole golf course. Short walk or bike ride to beach and beach club.

12 Port Au Prince Road | 3 Br. 2.5 Ba. | \$489,900



Great opportunity to own a ranch type home for under \$500,000! 3 bedroom, 2.5 bath. All new kitchen stainless steel appliances and granite counter tops. Good number of windows and slider glass doors to make this cozy home bright and airy. Over half acre lot overlooking 2nd hole of the Galleon Golf Course. All of this plus a two car garage and over-sized private swimming pool.

9 Port Au Spain Road | 4 Br. 3.5 Ba. | \$575,000



New fresh look. Entire house has been cleaned/pressure washed/touch up paint inside and out and ready for a new owner. Sit on your porch overlooking beautiful pool/spa out to the #2 fairway of the Galleon/Shipyard Golf Course. Oversized Master bedroom, bath with jetted tub/walk-in shower and walk-in closet on first floor. Perfect home for retirement or investment with weekly rental income.

147 Colonnade Club | 2 Br. 2 Ba. | \$240,000



Fully furnished 2 bedroom 2 bath on the first floor. Pool, grilling area on site. Short walk to the beach. Great primary, 2nd or vacation home. Good rental history including winter rental. Shipyard Plantation offer two security gates, miles of bike trails and beach club with beach access.

143 Beachwalk Villas | 2 Br. 2 Ba. \$287,500



Large 1348 sq.ft. first floor flat. Very bright with lots of glass out to a good sized deck with landscape to golf course view. Close walk to on-site pool, Shipyard beach and beach club, Van De Meer Tennis and Sonesta hotel. Excellent rental income and pet friendly.



Karl Sneed

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✉ karl@charteronerealty.com

www.realestatefromhiltonhead.com

*** I'm not just a Realtor ***

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