



WINDMILL HARBOUR

Harbour Passages

A Publication of the Richardson Group ~ The Lowcountry Real Estate Leaders for over 50 Years

July 2008

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Sails in Windmill Harbour Have Picked Up a Few Knots

After a few months in the doldrums, sales in Windmill Harbour have picked up. Our clients are realizing that conditions are favorable. We have seen an increase in our monthly open house traffic which tells us that people are anxious to get back in the market. Currently, there are 5 properties under contract in Windmill Harbour. The Richardson Group is involved in 4 of these transactions.

The boatslip market has also caught a gust of wind. Again, The Richardson Group is lead-

ing the way in Boatslip sales. We are currently involved in 3 out of the 4 sales of Windmill Harbour boatslips. Not to mention, we are the exclusive brokerage for Skull Creek Marina. **No one sells more boatslips on Hilton Head than The Richardson Group.**

Call or stop in today! Your Windmill Harbour staff is fully prepared to help you navigate the rapidly changing waters.

Fair winds and following seas.



A Good Time Had By All

Happy July 4th



We hope you all had a great Independence Day. The Windmill Harbour 4th of July parade was a blast and we enjoyed quenching your thirst at the lemonade stand. We look forward to the next Windmill Harbour community event.



Marketing and Sales Center

Office Open 7 Days a Week

The Richardson Group
At Windmill Harbour
3 Harbour Passage
Hilton Head, SC 29926
(843) 681-5600

Life on Vacation: Hilton Head homes sport 'natural beauty'

You won't hear phrases such as "up and coming," "trendy" or "newly discovered" around Hilton Head, S.C. The second-largest barrier island on the East Coast has been a premier vacation-home community for decades.

It was created in 1956 by Gen. Joseph Fraser with a novel "master plan," with one developer controlling everything from laying out roads to designing homes, a now-common model. To preserve the island's natural state, strict covenants were enacted and are maintained to this day in all 11 "plantations," as the island's mostly gated communities are known.

"We poll visitors regularly to find out why they come," says the Chamber of Commerce's Charlie Clark. "The answer we get most is 'the natural beauty.' ... Fraser was maniacal about blending nature and homes. Today there are still no white houses allowed because they would stand out. No neon signs. No street lights, because they interfere with the night sky. No homes between the dunes and water. No high-rises."

For many homeowners, the appeal here is sports and recreation. The 12-mile-long, 5-mile-wide island has two dozen golf courses, including famed PGA Tour venue Harbour Town, ranked in the nation's top 20. There are five major tennis complexes with more than 100 courts, nature preserves and continuous beach spanning 12 miles. Biking and walking paths crisscross the island, and more than 250 restaurants serve a year-round population of fewer than 40,000.

In February, the island's average home price was \$515,238; median, \$405,000. Real estate prices are largely driven by proximity to the ocean. Plantations fall into three categories: 1) Resort communities have a mix of homes, condos (called "villas") and hotels. Facilities such as golf courses, beaches and tennis are open to the public. The biggest are Sea Pines and Palmetto Dunes. 2) Semi-private communities allow public access to golf and other amenities, but don't have hotels or allow owners to rent their homes. 3) Private communities have

no public access or rentals, often allow only homes, not condos, and require owners to pay club dues for golf and other amenities.

A look at the three types of plantations

- **Sea Pines (resort).** The island's original development is the most extensive, with four 18-hole golf courses by top designers, including Harbour Town, a large tennis center, more than 50 shops, 10 restaurants, five miles of beach, two marinas, a yacht club and a hotel. According to Drew Butler of Charter 1 North Realty, the average price is \$1.6 million for homes and \$545,000 for villas; both start at about \$400,000. Arthur Blank, former Home Depot CEO and owner of the Atlanta Falcons, owns a home worth at least \$12 million. seapines.com

- **Hilton Head Plantation (semi-private).** Homeowners enjoy the privacy that comes with a no-rental policy, but amenities including three golf courses, a marina and restaurants are open to outside use. Homes average \$575,000; villas, \$560,000, with some starting at just over \$300,000. hiltonheadplantation.com

- **Long Cove Club (private).** With only single-family homes, no rentals and a relatively small number of lots (570), Long Cove has a private country club aesthetic. Famed for its Pete Dye-designed golf course, it also has the largest yacht club on the Carolina coast, tennis and more. New homeowners pay a \$15,000 initiation fee, plus \$9,470 in annual fees, which include golf and tennis. Average home price is \$965,000; starting price, about \$450,000. longcoveclub.org

This article was taken from USA Today on April 25, 2008, written by Larry Olmsted, Special for USA Today.



EXCLUSIVE AGENTS FOR SKULL CREEK MARINA

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Skull Creek Marina, located on the ICW adjacent to Port Royal Sound, is a full service marina offering a unique 99 year lease purchase program.

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For more information, please call
The Richardson Group
at 843-681-5600
or visit our website at
www.hiltonheadboatslips.com

REAL ESTATE OPPORTUNITIES IN WINDMILL HARBOUR



67 Spindle Lane • \$ 349,500



68 Spindle Lane • \$ 369,900



55 Spindle Lane • \$ 399,000



27 Crosstree Dr • \$ 599,000



21 Millwright • \$899,000



55 Harbour Passage • \$ 1,190,000



6 Sailstock • \$1,195,000



130 Harbour Passage • \$1,699,000



38 Millwright • \$ 1,725,000



35 Sparwheel • \$ 1,795,000



3 Reef Club • \$1,995,000



81 Harbour Passage • \$1,995,000

WINDMILL HARBOUR BOATSLIPS



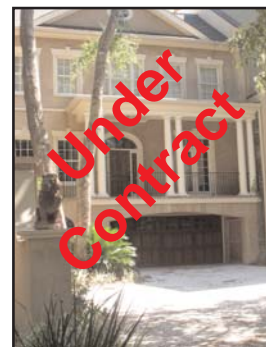
I-149	Boatslip	48 ft.	\$164,500
M-1	Boatslip	45 ft.	\$165,000
M-2	Boatslip	45 ft.	\$165,000
A-4	Boatslip	45 ft.	\$165,000
F-15	Boatslip	50 ft.	\$185,000

PROPERTY IS SELLING



7 Yacht Club

Listed for \$1,599,000
Harbour Front Tuscan Style Home.



5 Sailing

Listed for \$1,250,000
4 Bedroom, 3.5 Bath Spacious Harbour Front Home.

6 Reef Club

Listed for \$1,500,000
4 Bedroom , 3.5 Bath Waterfront Home with Sweeping Waterway Views.



Your Home Here

This information is based on data provided by Multiple Listing Service of Hilton Head Island, Inc. obtained on July 14th 2008. HHIMLS does not guarantee and is not in any way responsible for its accuracy. Data provided by HHIMLS may not reflect all real estate activity in the market. This is not a solicitation of those already using a real estate agent.

3 Harbour Passage
Hilton Head Island, SC
29926



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