



Windmill Harbour

Market Report

A Publication of the Richardson Group

30 - Day Transaction Report for Windmill Harbour Residents

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Dear Windmill Harbour Resident,

Thank you for taking a moment to review our Windmill Harbour 30-day transaction report. In this report, we have provided important information about market conditions in Windmill Harbour. The Richardson Group continues to lead the way in Windmill Harbour. We are consistently #1 in Home, Villa, Homesite and Boatslip sales in Windmill Harbour. No one sells more or knows more about Windmill Harbour than the company that helped create it. If you are thinking about buying or selling real estate anywhere in the low-country, look no further than your neighbors, The Richardson Group at Windmill Harbour.

Best Regards,

The Richardson Group

Tax Information

Have you received your new tax assessment and have questions? We can help. We encourage you to look at your new assessment and compare it with actual sales. December of 2007 is when our homes were reassessed so you would look at sales during this time. We are happy to assist you in this process. You may also visit the Beaufort County website @ <http://www.bcgov.net>. Click the online services tab to view the new county millage rates and to view the property tax calculator. Call us @ 681-5600 should you need any assistance.



**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



Just Sold By The Richardson Group

56 Spindle Lane
3BR/3.5BA
Sale Price \$310,000

REAL ESTATE OPPORTUNITIES IN WINDMILL HARBOUR

STREET ADDRESS	BEDROOMS	BATHS	HALF BATHS	SQ FT*	YEAR BUILT	LIST PRICE
1 Crosstree Drive	3	2	1	1806	1991	\$299,000
46 Sparwheel Lane	3	3		2684	1996	\$395,000
37 Harbour Passage	3	3		2496	1987	\$419,900
7 Crosstree Drive	3	3	1	2633	2003	\$449,000
3 Sailstock Point	2	2	1	1980	1991	\$499,000
44 Crosstree Drive	3	2	1	2203	1997	\$499,000
20 Sparwheel Lane	4	3		2432	1997	\$519,000
75 Sparwheel Lane	3	3			1998	\$569,000
14 Indian Hill Lane	3	2		1912	1984	\$579,000
1 Yacht Club Drive	3	3	1	2977	2001	\$599,000
32 Millwright Drive	3	2	1	2450	1996	\$599,000
6 Fantail Lane	4	3	1	3410	1994	\$639,000
21 Millwright Drive	4	3	1	3303	2003	\$699,000
5 Leeward passage	4	4	2	3891	2004	\$759,000
80 Crosstree Drive	3	3	1	3234	1987	\$775,000
55 Harbour Passage East	3	3	1	3200	1995	\$775,000
3 Indian Hill Lane	3	3		2528	1987	\$799,000
137 Harbour Passage	3	4		2498	2001	\$799,000
7 Indian Hill Pointe	3	2	2	3100	1988	\$899,000
76 Harbour Passage	3	2	1	3393	1996	\$950,000
58 Sparwheel Lane	4	3		2400	1994	\$985,000
123 Harbour Passage	3	3	1	2726	1993	\$1,175,000
136 Harbour Passage	5	3	1	3282	1994	\$1,190,000
6 Sailstock Point	3	3		2838	1983	\$1,195,000
98 Crosstree Drive	3	4		3136	2001	\$1,195,000
66 Crosstree Drive	4	3	1	3468	2003	\$1,295,000
10 Old Ferry Point Road	4	3	1	2996	1995	\$1,299,000
147 Crosstree Drive	4	3	1	3617	2007	\$1,475,000
130 Harbour Passage	4	4			2006	\$1,490,000
64 Crosstree Drive	4	4	1	3214	2003	\$1,495,000
4 Sailstock Pt	4	4	1	4400	2002	\$1,495,000
3 Reef Club	3	3	1	4182	1995	\$1,500,000
38 Millwright	5	5	1	4983	2007	\$1,550,000
149 Harbour Passage	4	4	1	4581	1996	\$1,650,000
81 Harbour Passage	4	5	1	4389	2000	\$1,795,000
5 Old Ferry Point	4	4	1	4200	2002	\$1,995,000
157 Harbour Passage	4	4	1	5180	2001	\$2,295,000
6 Millwright Drive	6	6		5210	2003	\$2,300,000

WINDMILL HARBOUR

Villas on the Market

STREET ADDRESS	BEDROOMS	FULL BATHS	HALF BATHS	SQ FT *	LIST PRICE
71 Spindle Lane Villas	2	2		1273	\$289,000
15 Spindle Lane Villas	2	2	1	1446	\$359,000
25 Spindle Lane Villas	2	2	1	1586	\$529,000
116 Westwind Villas	2	2		1791	\$699,000

Under Contract IN WINDMILL HARBOUR

STREET ADDRESS	BEDROOMS	FULL BATHS	HALF BATHS	SQ FT *	YEAR BUILT	LIST PRICE
149 Crosstree Drive	4	4	1	6000	2007	\$1,995,000

IN THE LAST 30 DAYS

Sold

STREET ADDRESS	BEDROOMS	FULL BATHS	HALF BATHS	SQ FT *	YEAR BUILT	LIST PRICE
56 Spindle Lane	3	3	1	1941		\$310,000
15 Indian Hill	3	3		2200	2007	\$681,850
146 Harbour Passage	4	4	1	3955	1996	\$1,000,000

Boatslips Listed By The Richardson Group



I-149 Boatslip	48 ft.	\$149,900
M-1 Boatslip	45 ft.	\$165,000
F-15 Boatslip	50 ft.	\$165,000
F-37 Boatslip	50ft.	\$165,000
G-95 Boatslip	50 ft.	\$189,000

Featured Homesite



Lot 22 ~ 34 Millwright Drive

Over 1/2 an acre in Windmill Harbour. This Estate lot has calming views across a freshwater pond, open space, and the marshes of Jarvis Creek. Largest available lot in Windmill Harbour with water and rookery views. Tree and topo available. Great Opportunity! Offered at \$595,000

For a detailed information on homesites in Windmill Harbour, please call The Richardson Group at (843)681-5600.

This information is based on data provided by Multiple Listing Service of Hilton Head Island, Inc. obtained on November 19, 2009. 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.

* Square Footage is taken from the Beaufort County tax records and may not always reflect the accurate square footage.



*21 Millwright Drive
Offered at \$699,000*

One of a Kind! This 4BR/3.5BA home is spotless and has all the bells and whistles. Solid cherry floor, cherry coffered ceiling, central vac w/ 3 vac pans, dacor 5 burner cook-top, tendura porch floors, rounded corners, travertine master shower with glass block wall, master down, 3 beds up with loft and game room. Garage is beyond words--4 bays w/ 8' headers, re-enforced floor for mechanical lift capability. Its 1060 sq. feet!!!!



*75 Sparwheel Lane
Offered at \$569,000*

Don't miss your opportunity to own this fabulous European style home located just steps to the South Carolina Yacht Club. Enjoy evening cocktails in the Carolina room and then stroll over to the Yacht Club and have dinner overlooking the 260 slip Marina.



REAL ESTATE AND MARKETING

3 Harbour Passage
Hilton Head, SC 29926
843-681-5600



Be The First To Know!

Timing is everything in today's market. Sign up now to receive new listing alerts in Windmill Harbour.

Just e-mail us at info@richardsongrp.com.



This is not a solicitation of those already using a real estate agent.