

PHIL SCHEMBRA'S INVENTORY UPDATE

PALMETTO DUNES | SHELTER COVE | LEAMINGTON

January 1 - February 28, 2018

Big Things Ahead in 2018!

We have arrived in March, a time of year that typically begins the real estate "selling season" on Hilton Head Island. I say typically because this year we're seeing something that I can honestly say I'm never seen in my 42 years as a licensed realtor in our community.

What we're seeing is an exceptionally healthy January and February in terms of real sales and market activity Island wide. Generally, the first two months of the year are the slowest, however, this is not the case this year.

What that tells me is that 2018 is going to be a watershed year for Palmetto Dunes, Shelter Cove, Leamington and Hilton Head Island real estate. Get ready, because we're just getting started.

Hilton Head Island's #1 All-Time Listing and Selling Agent since 1976 for homes, homesites and condominiums in one community....all achieved in Palmetto Dunes, Shelter Cove and Leamington.



Philip A. Schembra
843.384.3843

phil@schembrarealestate.com
www.schembrarealestategroup.com
www.luxuryrealestate.com
800.845.9506 | 843.785.2452


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ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
14 Heath Drive	\$499,000	3	3	1	Yes	2,078	1981	Golf
19 Cartgate Drive	\$559,000	3	3	0	No	1,956	1995	Wooded
52 Off Shore	\$564,000	3	3	1	No	2,340	1990	Golf
3 Up Wind	\$598,400	4	3	0	No	2,176	1973	Lake, Wooded
22 Promontory Court	\$629,000	3	3	1	Yes	2,873	1994	Pool, Wooded
55 Sea Lane	\$629,000	3	3	0	No	2,592	1989	Golf, Lagoon
12 Promontory Court	\$629,000	3	3	1	No	2,330	1985	Landscape, Wooded
35 Full Sweep	\$634,000	4	4	0	Yes	2,843	1987	Lake
13 Interlochen Drive	\$716,500	4	4	1	No	2,807	1999	Landscape
5 Down Wind	\$725,000	3	4	1	No	2,260	1981	Lagoon
56 Port Tack	\$725,000	3	4	1	No	2,240	1986	Lagoon
11 Saint George Road	\$729,000	4	5	1	Yes	3,435	1983	Lagoon, River
47 Queens Way	\$729,000	3	3	1	No	3,003	1993	Golf
10 Hunt Club Court	\$730,000	4	4	0	Yes	2,244	1987	Lagoon
22 Heath Drive	\$735,000	4	4	0	Yes	2,500	1981	Golf, Pool
6 Cottage Court	\$745,000	4	3	0	Yes	3,040	1995	Landscape
81 Port Tack	\$749,000	3	3	0	Yes	2,438	1995	Lagoon
12 Hunt Club Court	\$749,500	3	3	1	Yes	2,025	1980	Lagoon
44 Full Sweep	\$749,500	3	3	0	No	2,347	1980	Golf, Lagoon
29 Swing About	\$759,500	4	3	0	Yes	2,597	1973	Lagoon, Pool
85 Leamington Lane	\$784,500	4	4	1	Yes	3,328	1995	Golf
17 Interlochen Drive	\$795,500	5	5	1	No	3,400	2002	Landscape, Pool
73 Leamington Lane	\$799,000	4	4	0	No	3,400	1992	Golf, Landscape
21 Swing About	\$799,500	4	4	0	Yes	2,796	2002	Lagoon, Pool
18 Leamington Lane	\$814,900	4	3	0	No	2,788	1989	Golf
10 Arthur Hills Court	\$839,500	4	3	0	No	3,251	1992	Golf, Lagoon
6 Covington Court	\$875,000	4	4	0	Yes	2,479	1989	Lagoon, Landscape
142 Mooring Buoy	\$895,000	3	4	0	Yes	2,100	1975	Landscape
22 Arthur Hills Court	\$925,000	4	4	1	No	3,500	1993	Golf, Lagoon
55 Heath Court W	\$929,000	4	5	1	Yes	3,524	1990	Golf, Lagoon
4 Galleon	\$949,500	3	3	0	No	2,252	1981	Landscape
5 Hunt Club Court	\$995,000	5	5	0	Yes	3,870	1999	Landscape, Pool
3 Eastwind	\$995,000	3	3	0	Yes	1,881	1983	Landscape, Wooded
4 Haul Away	\$999,900	5	5	1	No	6,064	2002	Lagoon
13 S Shore Place	\$1,049,000	4	5	1	No	3,430	1995	Lagoon, Landscape
4 Full Sweep	\$1,049,000	4	3	0	Yes	2,385	1979	Lagoon, River
144 Mooring Buoy	\$1,100,000	3	3	0	Yes	2,132	1973	Pool, Wooded
19 Port Tack	\$1,125,000	4	4	1	Yes	3,239	1972	Golf, Lagoon
161 Mooring Buoy	\$1,150,000	5	5	0	Yes	3,506	1989	Lagoon
4 Catboat	\$1,170,000	5	5	0	Yes	4,012	1989	Landscape, Pool
1 Armada Street	\$1,175,000	3	3	0	Yes	2,477	1979	Wooded
7 Slack Tide	\$1,199,000	4	4	1	No	3,263	2003	Golf, Lagoon
2 Lee Shore	\$1,225,000	5	5	0	Yes	3,005	1994	Wooded
29 Port Tack	\$1,295,000	6	6	1	Yes	5,802	2003	Golf, Lagoon
1 Eastwind	\$1,299,000	5	5	1	Yes	3,038	1984	Landscape
14 Port Tack	\$1,325,000	4	4	1	Yes	3,173	1982	Golf, Lagoon
44 Sea Lane	\$1,345,000	4	4	1	Yes	2,680	1984	Lagoon
4 Fairway Court	\$1,390,000	4	5	1	No	5,000	2004	Golf, Lagoon
4 Junket	\$1,495,000	4	4	0	Yes	3,416	1985	Landscape, Wooded
4 Ketch	\$1,595,000	6	7	1	Yes	4,022	1992	Ocean
176 Mooring Buoy	\$1,749,500	5	8	2	Yes	4,561	1980	Golf, Lagoon
49 Mooring Buoy	\$1,895,000	6	7	0	Yes	5,322	2002	Golf, Lagoon
15 S Shore Place	\$1,995,000	4	5	1	No	5,450	2010	Lagoon, Pool
5 Junket	\$1,999,000	6	7	1	Yes	5,112	1984	Ocean
9 Promontory Court	\$2,095,000	5	5	0	Yes	5,019	2007	Golf, Lagoon
6 Armada	\$2,795,000	6	7	1	Yes	4,431	2016	Landscape, Wooded
19 Armada	\$3,250,000	4	5	1	Yes	3,842	1987	Ocean
17 Armada	\$3,695,000	5	5	0	Yes	4,916	1992	Ocean
11 Junket	\$3,795,000	6	8	1	Yes	4,902	1980	Ocean
11 Iron Clad	\$3,995,000	6	9	2	No	5,787	1996	Ocean
9 Junket	\$4,150,000	5	7	2	Yes	4,956	1994	Ocean
12 Brigantine	\$4,395,000	6	6	1	Yes	5,600	1981	Ocean
9 High Rigger	\$4,395,000	5	6	0	No	4,633	1999	Ocean
9 East Wind	\$4,495,000	6	7	1	Yes	5,784	2004	Ocean

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
44 Off Shore	\$279,900	3	2	0	No	1,754	1973	Golf, Landscape
12 Sea Lane	\$599,000	4	4	1	No	2,512	1982	Lagoon
29 Rum Row	\$725,000	3	3	0	Yes	2,100	1978	Golf
4 Ginger Beer Court	\$869,000	5	6	2	Yes	3,968	2000	Landscape, Pool
11 Promontory Court	\$1,095,000	5	5	1	No	4,081	1995	Golf, Lagoon
2 Weather Shore	\$1,150,000	5	6	2	Yes	3,654	1990	Landscape, Pool
6 Dinghy	\$1,295,000	4	5	1	Yes	2,710	1983	Landscape, Wooded
3 Junket	\$1,695,000	5	6	1	Yes	4,591	1992	Wooded
164 Mooring Buoy	\$1,895,000	5	7	2	Yes	3,680	1979	Landscape, Pool

SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	SOLD PRICE	SOLD	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
21 Full Sweep	\$460,000	1/8/18	3	2	0	Yes	2,034	1980	Lake, Pool
51 Heath Court W	\$532,000	1/9/18	4	4	0	Yes	4,335	1990	Golf
10 Full Sweep	\$710,000	1/5/18	4	3	1	Yes	2,536	1980	Golf, Lagoon
122 Mooring Buoy	\$720,000	2/12/18	4	4	0	Yes	2,648	1970	Landscape
39 Full Sweep	\$820,000	1/5/18	4	5	1	Yes	3,411	2003	Lagoon, Lake
5 Eastwind	\$1,150,000	2/21/18	5	4	0	Yes	2,854	1980	Pool
6 Flotilla	\$1,350,000	1/18/18	5	5	1	Yes	3,292	1990	Landscape, Pool

ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	VIEW	ADDRESS	LIST PRICE	VIEW
16 Cartgate Drive	\$239,000	Wooded	6 Strath Court	\$450,000	Lagoon
2 Promontory Court	\$247,000	Landscape, Wooded	41 Port Tack	\$550,000	Golf, Lagoon
86 Port Tack	\$249,000	Lagoon, Lake	18 Brassie Court	\$579,000	Lagoon, Lake
48 Off Shore	\$249,000	Golf	126 Mooring Buoy	\$730,000	Wooded
17 Heath Drive	\$249,900	Wooded	2 Junket	\$770,000	Landscape
1 Promontory Court	\$269,900	Golf	3 Long Boat	\$899,000	Ocean
20 Starboard Tack	\$399,000	Lagoon	4 Flotilla	\$995,000	Ocean
50 Leamington Lane	\$419,500	Golf	9 Long Boat	\$2,890,000	Ocean
			15 Brigantine	\$3,769,000	Ocean

SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	SOLD PRICE	SOLD	VIEW
38 Sea Lane	\$575,000	1/18/18	Lagoon

UNDER CONTRACT HOMESITES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	VIEW
12 Leamington Lane	\$329,000	Golf, Landscape

SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	SOLD PRICE	SOLD DATE	BDS	BA	HB	FURN	SQ FT	VIEW
7473	Anchorage	\$240,000	2/21/18	2	2	0	Yes	1,150	Lagoon, Pool
7484	Anchorage	\$282,000	1/22/18	2	2	0	Yes	1,140	Lagoon, Pool
442	Captains Walk	\$650,000	1/5/18	2	2	0	Yes	1,367	Ocean
418	Captains Walk	\$707,000	2/2/18	3	3	0	Yes	1,762	Ocean
51	Fazio	\$343,000	1/24/18	2	3	1	Yes	1,636	Pool
6103	Hampton Placre	\$724,000	1/29/18	2	2	0	Yes	1,540	Ocean
5306	Hampton Place	\$750,000	2/5/18	2	2	0	Yes	1,540	Ocean
6401	Hampton Place	\$1,155,000	2/28/18	3	3	0	Yes	1,971	Ocean
7159	Harbourside II	\$285,000	2/20/18	2	2	0	No	1,647	Harbor, Landscape
7139	Harbourside II	\$320,000	1/16/18	2	3	1	Yes	1,647	Harbor
649	Queens Grant	\$226,000	1/24/18	2	2	0	No	1,459	Golf, Pool
746	Queens Grant	\$227,500	2/21/18	2	2	0	Yes	1,447	Landscape
588	Queens Grant	\$295,000	2/2/18	3	3	1	Yes	1,988	Landscape
536	Queens Grant	\$305,000	2/9/18	3	3	0	Yes	1,828	Landscape
675	Queens Grant	\$340,000	1/12/18	3	3	1	Yes	1,988	Landscape
604	Queens Grant	\$345,000	2/15/18	3	3	1	Yes	1,988	Landscape
1661	St. Andrews Common	\$205,000	2/12/18	2	2	0	Yes	1,177	Wooded
2220	Windsor Place II	\$1,400,000	2/23/18	3	3	0	Yes	1,830	Ocean

UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	LIST PRICE	BDS	BA	HB	FURN	SQ FT	VIEW
7420	Anchorage	\$252,000	2	2	0	Yes	1,150	Lagoon, Pool
7474	Anchorage	\$309,900	3	3	0	Yes	1,551	Lagoon, Pool
607	Barrington Park	\$349,500	2	2	0	Yes	1,108	Lagoon
259	Captains Quarters	\$429,000	2	2	0	Yes	1,310	Deep Water, Marsh
249	Captains Quarters	\$429,900	2	2	0	Yes	1,390	Deep Water, Marsh
7822	CentreCourt	\$365,000	2	2	0	Yes	1,199	Lagoon
967	Inverness Village	\$325,000	2	2	0	No	1,450	Golf
9101	Newport	\$369,000	2	3	1	No	1,420	Lagoon
9103	Newport	\$489,000	3	3	0	No	1,652	Lagoon
3102	Peninsula at Newport	\$589,500	3	3	0	No	1,840	Marsh, River
558	Queens Grant	\$219,000	2	1	0	Yes	1,024	Landscape
794	Queens Grant	\$228,000	2	1	0	Yes	1,024	Landscape
736	Queens Grant	\$234,900	2	1	0	Yes	1,024	Landscape
630	Queens Grant	\$249,000	2	2	0	Yes	1,447	Landscape
622	Queens Grant	\$410,000	3	3	0	Yes	1,828	Golf, Landscape
1680	St. Andrews Common	\$219,500	2	2	0	Yes	1,177	Golf
1866	St. Andrews Common	\$269,900	2	2	0	Yes	1,177	Landscape
1870	St. Andrews Common	\$379,000	2	2	0	Yes	1,342	Golf, Lagoon
229	Turnberry Village	\$299,000	2	2	0	Yes	1,351	Golf
266	Turnberry Village	\$339,000	2	2	0	Yes	1,351	Golf
252	Turnberry Village	\$359,500	3	3	0	Yes	1,576	Landscape, Pool
210	Turnberry Village	\$379,500	2	2	0	No	1,473	Golf, Lagoon
14	Water Oak	\$334,900	2	3	0	Yes	1,270	Golf
8128	Wendover Dunes	\$517,500	2	3	1	Yes	1,562	Wooded
3408	Windsor Court S	\$1,395,000	3	3	0	Yes	1,880	Landscape, Ocean
3107	Windsor Court S	\$1,445,000	3	3	0	Yes	1,935	Ocean
102	Windsor Place I	\$419,900	1	2	0	Yes	1,019	Ocean
2219	Windsor Place II	\$1,389,999	3	3	0	Yes	1,830	Ocean
7524	Yacht Club	\$379,000	3	3	0	No	1,467	Harbor, Pool
7525	Yacht Club	\$465,000	3	3	0	Yes	1,416	Harbor, Pool

ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

	COMPLEX	LIST PRICE	BDS	BA	HB	FURN	SQ FT	VIEW
121	Abbington	\$625,000	2	2	0	Yes	1,120	Lagoon
110	Abbington	\$749,000	3	3	0	Yes	1,534	Lagoon
108	Abbington	\$799,000	3	3	0	Yes	1,419	Lagoon
406	Barrington Arms	\$449,000	1	2	1	Yes	960	Ocean
401	Barrington Arms	\$595,000	2	2	0	Yes	1,171	Ocean, Pool
105	Barrington Arms	\$899,000	3	3	0	Yes	1,792	Ocean, Pool
305	Barrington Arms	\$925,000	3	3	0	Yes	1,792	Ocean
404	Barrington Arms	\$1,070,000	3	3	0	Yes	1,792	Ocean, Pool
217	Barrington Court	\$379,900	1	2	1	Yes	862	Ocean
110	Barrington Court	\$649,000	2	2	0	Yes	1,171	Ocean, Pool
712	Barrington Park	\$315,000	1	2	1	Yes	801	Lagoon
705	Barrington Park	\$342,000	1	2	1	Yes	801	Lagoon, Landscape
713	Barrington Park	\$349,000	1	2	1	Yes	801	Lagoon
603	Barrington Park	\$350,000	2	2	0	No	1,108	Lagoon, Landscape
208	Captains Quarters	\$399,995	2	2	0	Yes	1,390	Harbor
245	Captains Quarters	\$410,000	2	2	0	No	1,380	Deep Water, Marsh
258	Captains Quarters	\$415,000	2	2	0	Yes	1,380	Deep Water
411	Captains Walk	\$659,000	2	2	0	Yes	1,367	Ocean
420	Captains Walk	\$689,000	2	2	0	Yes	1,367	Ocean
429	Captains Walk	\$769,000	3	3	0	Yes	1,762	Ocean, Pool
457	Captains Walk	\$839,500	3	3	0	Yes	1,762	Ocean
474	Captains Walk	\$895,000	3	3	0	Yes	1,762	Ocean
7804	CentreCourt	\$364,999	2	2	0	Yes	1,199	Lagoon
7818	CentreCourt	\$369,000	2	2	0	Yes	1,199	Lagoon
29	Fazio	\$429,000	3	3	1	Yes	1,836	Golf
5104	Hampton Place	\$449,500	1	2	0	Yes	985	Ocean
5501	Hampton Place	\$535,000	1	2	0	Yes	985	Ocean
5204	Hampton Place	\$549,000	1	2	0	Yes	985	Ocean
5203	Hampton Place	\$739,000	2	2	0	Yes	1,540	Ocean
5108	Hampton Place	\$1,275,000	3	3	0	Yes	1,971	Ocean
6108	Hampton Place	\$1,295,000	3	3	0	Yes	1,971	Ocean, Pool
7121	Harbourside I	\$279,000	1	2	1	Yes	995	Deep Water, Harbor
7106	Harbourside II	\$345,000	2	2	0	Yes	1,259	Harbor
7152	Harbourside II	\$299,000	1	2	1	No	995	Harbor
7144	Harbourside II	\$335,000	2	2	0	Yes	1,261	Landscape
7626	Huntington	\$479,000	2	2	0	Yes	1,406	Lagoon
942	Inverness Village	\$335,000	2	2	0	Yes	1,228	Golf
934	Inverness Village	\$369,000	2	2	0	Yes	1,450	Golf
938	Inverness Village	\$389,000	2	2	0	Yes	1,228	Golf
2104	Newport	\$315,000	2	2	0	No	1,210	Marsh, Sound
520	Queens Grant	\$259,900	2	2	0	Yes	1,024	Landscape
773	Queens Grant	\$319,900	2	2	0	Yes	1,447	Lagoon, Landscape
556	Queens Grant	\$364,900	2	2	0	Yes	1,447	Landscape
729	Queens Grant	\$400,000	3	3	1	Yes	1,774	Golf
105	Somerset	\$1,169,500	3	4	1	Yes	2,366	Ocean
201	Somerset	\$1,775,000	3	4	1	Yes	2,740	Ocean
406	Somerset	\$1,995,000	3	4	1	Yes	2,740	Ocean
2101	South Shore Commons	\$1,185,000	3	3	0	No	2,481	Landscape, Pool
1201	South Shore Commons	\$1,195,000	3	3	0	No	2,481	Landscape, Pool
1770	St. Andrews Common	\$225,000	1	2	1	Yes	902	Golf, Landscape
1651	St. Andrews Common	\$229,000	1	2	1	Yes	902	Landscape
1857	St. Andrews Common	\$232,000	1	2	1	Yes	902	Landscape
1863	St. Andrews Common	\$249,000	2	2	0	Yes	1,177	Landscape, Pool
1765	St. Andrews Common	\$359,000	2	2	0	Yes	1,342	Golf, Lagoon
95	The Moorings	\$379,000	2	3	0	Yes	1,260	Landscape
156	Townhomes at Southshore	\$2,695,000	5	5	0	Yes	4,232	Ocean
122	Townshomes at Southshore	\$3,495,000	6	6	0	Yes	5,029	Ocean
3	Tradewinds	\$419,900	3	4	1	No	2,300	Landscape, Pool
20	Tradewinds	\$439,000	3	4	1	No	2,300	Landscape
19	Tradewinds	\$469,900	3	4	1	No	2,300	Landscape
25	Tradewinds	\$529,900	3	4	1	Yes	2,300	Landscape, Pool
245	Turnberry Village	\$419,000	3	3	0	Yes	1,576	Landscape
2518	Villamare	\$499,000	2	2	0	Yes	1,232	Ocean, Wooded
2219	Villamare	\$530,000	2	2	0	Yes	1,232	Lagoon, Landscape
3230	Villamare	\$569,900	2	2	0	Yes	1,232	Ocean
1103	Villamare	\$575,000	2	2	0	Yes	1,232	Ocean
3330	Villamare	\$579,000	2	2	0	Yes	1,232	Ocean
3420	Villamare	\$599,000	2	2	0	Yes	1,232	Ocean, Pool
1503	Villamare	\$639,000	2	2	0	Yes	1,232	Ocean, Pool
1105	Villamare	\$699,900	2	2	0	Yes	1,232	Deep Water, Ocean
1308	Villamare	\$750,000	2	2	0	Yes	1,232	Ocean
3425	Villamare	\$799,000	2	2	0	Yes	1,232	Ocean, Pool
1501	Villamare	\$815,000	2	2	0	Yes	1,232	Ocean
8116	Wendover Dunes	\$739,000	3	3	0	Yes	1,957	Landscape
3403	Windsor Court S	\$499,000	1	2	0	Yes	1,037	Ocean
406	Windsor Place I	\$729,999	2	2	0	Yes	1,442	Ocean
203	Windsor Place I	\$1,035,000	4	4	0	Yes	2,130	Landscape, Ocean
309	Windsor Place I	\$1,299,000	3	3	0	Yes	1,830	Ocean
2114	Windsor Place II	\$439,000	1	2	0	Yes	1,019	Ocean
2414	Windsor Place II	\$459,000	1	2	0	Yes	1,019	Ocean
2314	Windsor Place II	\$489,000	1	2	0	Yes	1,019	Ocean, Pool
2116	Windsor Place II	\$695,000	2	2	0	Yes	1,442	Landscape, Ocean
7535	Yacht Club	\$449,000	3	3	0	Yes	1,506	Harbor, Pool
7515	Yacht Club	\$495,000	3	3	0	Yes	1,416	Harbor, Pool