



The Plaza At Shelter Cove
50P Shelter Cove Lane
Hilton Head Island, SC 29928



PHIL SCHEMBRA'S INVENTORY UPDATE PALMETTO DUNES | SHELTER COVE | LEAMINGTON January 1 - April 30, 2018

Palmetto Dunes, Shelter Cove, Leamington and Our Island Has Never Looked Better!

Spring is always the easiest time to sell in our community, thanks to the lush greenery and wonderfully landscaped flowers in bloom. The community has never looked more beautiful than it does this spring, and congratulations are due to all our community leaders who continue to enhance this beauty every day. Thanks to their hard work, we continue to win so many awards, which has a significant impact on increased sales.

Living, and selling real estate, in our community since 1976 has given me several huge advantages. I know where our current prices are and where they have been as I've made more than \$1 billion in personal sales. More importantly, I know where they will be in the future. The best is yet to come.

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

\$1,000,0000 (billion) in sales since 1976



Palmetto Dunes | Shelter Cove | Leamington 2018 Inventory January 1 - April 30, 2018

ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
52 Off Shore	\$545,000	3	3	1	No	2,340	1990	Golf
51 Off Shore Drive	\$559,900	3	3	1	No	2,058	1985	Lake, Landscape
3 Up Wind	\$598,400	4	3	0	No	2,176	1973	Lake, Wooded
6 Topside	\$605,000	3	3	0	Yes	2,452	1989	Lake
35 Full Sweep	\$625,000	4	4	0	Yes	2,843	1987	Lake
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
47 Queens Way	\$660,000	3	3	1	No	3,003	1993	Golf
44 Full Sweep	\$675,000	3	3	0	No	2,347	1980	Golf, Lagoon
14 Promontory Ct	\$675,000	3	4	1	Yes	2,538	1999	Landscape, Pool
69 Port Tack	\$685,000	3	3	1	No	2,295	1988	Lagoon
13 Interlochen Drive	\$699,000	4	4	1	No	2,807	1999	Landscape
29 Swing About	\$724,500	4	3	0	Yes	2,597	1973	Lagoon, Pool
5 Down Wind	\$725,000	3	4	1	No	2,260	1981	Lagoon
11 Saint George Road	\$729,000	4	5	1	Yes	3,435	1983	Lagoon, River
10 Hunt Club Court	\$730,000	4	4	0	Yes	2,244	1987	Lagoon
17 Interlochen Drive	\$790,000	5	5	1	No	3,400	2002	Landscape, Pool
49 Off Shore	\$794,900	4	4	0	Yes	3,400	1993	Lagoon, Pool
8 Cottage Court	\$798,000	5	5	1	Yes	2,542	1994	Lagoon, Pool
73 Leamington Lane	\$799,000	4	4	0	No	3,400	1992	Golf, Landscape
18 Leamington Lane	\$799,000	4	3	0	No	2,788	1989	Golf
2 High Water	\$819,000	4	5	0	No	5,047	1980	Landscape, Pool
10 Arthur Hills Court	\$827,500	4	3	0	No	3,251	1992	Golf, Lagoon
6 Covington Court	\$875,000	4	4	0	Yes	2,479	1989	Lagoon, Landscape
22 Arthur Hills Court	\$895,000	4	4	1	No	3,500	1993	Golf, Lagoon
29 Off Shore	\$899,997	4	5	1	No	3,042	1992	Lagoon, Pool
4 Galleon	\$949,500	3	3	0	No	2,252	1981	Landscape
17 Port Tack	\$950,000	3	3	0	Yes	2,368	1971	Golf, Lagoon
3 Eastwind	\$995,000	3	3	0	Yes	1,881	1983	Landscape, Wooded
5 Hunt Club Court	\$999,000	5	5	0	Yes	3,870	1999	Landscape, Pool
81 Leamington Lane	\$999,999	4	5	1	No	4,055	1989	Golf
11 S Shore Drive	\$1,050,000	4	4	1	Yes	3,276	1995	Lagoon
87 Mooring Buoy	\$1,075,000	4	4	0	Yes	2,750	1986	Pool, Wooded
144 Mooring Buoy	\$1,100,000	3	3	0	Yes	2,132	1973	Pool, Wooded
1 Eastwind	\$1,100,000	5	5	1	Yes	3,038	1984	Landscape
19 Port Tack	\$1,100,000	4	4	1	Yes	3,239	1972	Golf, Lagoon
1 Armada Street	\$1,149,000	3	3	0	Yes	2,477	1979	Wooded
4 Catboat	\$1,170,000	5	5	0	Yes	4,012	1989	Landscape, Pool
4 Iron Clad	\$1,195,000	3	3	1	Yes	2,408	1989	Landscape, Ocean
7 Saint George Road	\$1,199,000	4	5	1	Yes	3,065	1997	Lagoon, Pool
2 Lee Shore	\$1,225,000	5	5	0	Yes	3,005	1994	Wooded
29 Port Tack	\$1,270,000	6	6	1	Yes	5,802	2003	Golf, Lagoon
4 Fairway Court	\$1,295,000	4	5	1	No	5,000	2004	Golf, Lagoon
25 Rum Row	\$1,295,000	6	5	1	Yes	4,032	1991	Golf
4 Junket	\$1,395,000	4	4	0	Yes	3,416	1985	Landscape, Wooded
4 Ketch	\$1,495,000	6	7	1	Yes	4,022	1992	Ocean
176 Mooring Buoy	\$1,749,500	5	8	2	Yes	4,561	1980	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
1 Brigantine	\$2,125,000	8	7	0	Yes	5,130	2003	Landscape, Pool
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
8 Night Harbour	\$3,390,000	5	6	1	Yes	3,700	1994	Ocean
17 Armada	\$3,695,000	5	5	0	Yes	4,916	1992	Ocean
9 Junket	\$3,789,000	5	7	2	Yes	4,956	1994	Ocean
11 Junket	\$3,795,000	6	8	1	Yes	4,902	1980	Ocean
11 Dinghy	\$3,850,000	6	7	1	Yes	4,560	1989	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
8 Galleon	\$5,495,000	7	8	1	Yes	3,100	1978	Ocean, Tennis Court
13 Brigantine	\$8,995,000	4	7	1	No	7,365	2007	Ocean, Pool

UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	LIST PRICE	BDS	BA	HB	FURN	SQ FT	YR BUILT	VIEW
32 Off Shore	\$489,000	3	3	1	Yes	1,818	1986	Golf
14 Heath Drive	\$499,000	3	3	1	Yes	2,078	1981	Golf
6 Cottage Court	\$715,000	4	3	0	Yes	3,040	1995	Landscape
56 Port Tack	\$725,000	3	4	1	No	2,240	1986	Lagoon
12 Hunt Club Court	\$749,500	3	3	1	Yes	2,025	1980	Lagoon
142 Mooring Buoy	\$799,000	3	4	0	Yes	2,100	1975	Wooded
5 Troon Drive	\$849,000	5	5	1	Yes	2,644	1996	Pool
4 Covington Place	\$869,900	3	4	1	No	2,504	1990	Lagoon, Landscape
11 Leamington Lane	\$1,199,000	5	6	1	No	4,140	2002	Lagoon
44 Sea Lane	\$1,345,000	4	4	1	Yes	2,680	1984	Lagoon
3 Junket	\$1,695,000	5	6	1	Yes	4,591	1992	Wooded
49 Mooring Buoy	\$1,895,000	6	7	0	Yes	5,322	2002	Golf, Lagoon

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