

# PHIL SCHEMBRA'S INVENTORY UPDATE

## PALMETTO DUNES | SHELTER COVE | LEAMINGTON

### January 1 - July 31, 2019

I am excited and optimistic to see that we are bucking the national trend, enjoying rising sales and a strong market amid a general downturn throughout the country. Particularly in Palmetto Dunes, Shelter Cove and Leamington, we're seeing a robust rise in sales. In comparing January - July 2019 to the same period in 2018, I am pleased to say that the average sold price for condominiums increased by 5 1/2%, homes by 9 1/2% and homesites by 25%.

It is apparent that an affluent population is moving South, particularly from the Northeast and Midwest. The United Van Lines' National Movers Study reported that both South Carolina and Florida are major beneficiaries of this influx.

I believe we are on the precipice of a major shift in population to the sun belt and we in Palmetto Dunes, Shelter Cove & Leamington are poised to reap the benefits. As a resale community, the population shift in years to come will create an awesome opportunity for capital appreciation as demand will outpace supply. People are moving from regions with higher property costs, higher cost of living, and higher taxes to enjoy our award-winning sub-tropical, oceanfront island. I am very positive about the new emerging market, which is putting it mildly. While people have been moving South for some time now, make no mistake that they are and will be relocating in an increased stream.

An interesting fact, contrary to popular belief, is that nationally there has been a slight increase in home ownership for people under 35 years of age. Two years ago, the rate was 35.3% and today it is 36.4%. *Housing Wire Magazine*, December 2018 stated, "In the next 10 years, Millennials are expected to purchase an estimated 10 million homes, ushering more than 20 million first-time homebuyers into the housing market."

My sales volume since January 1, 2019, in Palmetto Dunes, Shelter Cove and Leamington, closed or scheduled to close, is \$40,000,000 (million) - which is more than any agent in a full year, other than myself in Palmetto Dunes, Shelter Cove and Leamington. Thank you for your trust and confidence in our efforts to help increase property values for all owners in Palmetto Dunes, Shelter Cove and Leamington.



## Philip A. Schembra

Broker-In-Charge

Hilton Head Island's #1 All-Time Listing and Selling Agent in one community

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

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## ACTIVE HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
2 Strath Court	3	2	1	Yes	2,303	1984	Lagoon	\$595,000
26 Off Shore	3	3	1	Yes	1,993	1995	Golf, Pool	\$629,000
6 Topside	3	3	0	No	2,452	1989	Lake, Pool	\$675,000
2 High Water	4	5	0	Yes	5,047	1980	Golf, Lagoon	\$689,000
26 Port Tack	4	2	1	Yes	2,756	1983	Lake	\$689,000
46 Port Tack	3	2	1	No	2,114	1984	Lagoon, Lake	\$695,000
1 Lookout	5	4	0	No	2,830	1981	Lagoon	\$699,900
20 Port Tack	4	3	0	Yes	2,702	1973	Lake	\$725,000
24 Promontory Court	3	2	1	Yes	2,169	1979	Lagoon	\$749,500
4 Benty Court	4	3	1	No	3,733	1980	Landscape, Pool	\$829,000
8 Merion Court	4	3	0	Yes	2,635	1975	Golf	\$829,000
10 Hunt Club Court	4	4	0	Yes	2,244	1987	Lagoon	\$830,000
17 Midstream	3	3	0	No	2,532	2000	Lagoon, Pool	\$839,500
40 Full Sweep	4	4	1	Yes	2,605	1995	Lagoon, Pool	\$895,000
2 Interlochen Drive	6	4	1	Yes	2,959	1985	Golf	\$899,000
4 Galleon	3	3	0	No	2,252	1981	Landscape	\$925,000
51 Haul Away	4	4	1	No	4,159	1971	Golf, Lagoon	\$949,000
27 S Shore Drive	4	4	1	No	3,572	1993	Lagoon, Pool	\$950,000
7 Saint George Road	4	4	1	Yes	3,065	1997	Lagoon, Pool	\$974,900
14 Haul Away	4	4	0	Yes	3,527	1992	Golf, Lagoon	\$990,000
144 Mooring Buoy	3	3	0	Yes	2,132	1973	Pool, Wooded	\$995,000
1 Armada Street	3	3	0	Yes	2,477	1979	Wooded	\$1,060,000
14 Port Tack	4	3	1	Yes	3,173	1982	Golf, Lagoon	\$1,125,000
181 Mooring Buoy	5	4	0	Yes	2,952	1978	Lagoon, Pool	\$1,185,000
20 Heath Drive	5	4	1	Yes	4,149	1987	Golf, Pool	\$1,190,000
4 Fairway Court	4	4	1	No	5,000	2004	Golf, Lagoon	\$1,195,000
2 Eastwind	4	4	0	Yes	2,800	1981	Wooded	\$1,195,000
1 Cartgate Drive	4	4	1	Yes	2,719	2016	Pool	\$1,200,000
2 Lee Shore	5	5	0	Yes	3,005	1994	Wooded	\$1,225,000
2 Leamington Pl	4	3	1	No	3,377	1998	Lagoon	\$1,249,000
29 Sea Lane	5	5	1	Yes	3,978	2000	Golf, Pool	\$1,299,000
37 Sea Lane	6	5	2	Yes	3,800	1990	Golf, Pool	\$1,349,000
86 S Shore Drive	4	4	1	No	3,725	2006	Landscape, Wooded	\$1,375,000
29 S Shore Court	6	5	1	No	4,582	1998	Lagoon, Pool	\$1,445,000
18 Midstream	4	3	1	No	3,507	1998	Golf, Lagoon	\$1,549,000
12 Full Sweep	5	4	2	No	4,270	2001	Golf, Lagoon	\$1,595,000
45 Port Tack	4	4	1	Yes	3,935	2015	Golf, Lagoon	\$1,645,000
176 Mooring Buoy	5	6	2	Yes	4,561	1980	Golf, Lagoon	\$1,675,000
45 Sea Lane	4	4	1	No	4,175	2010	Golf, Lagoon	\$1,675,000
10 Armada Street	5	5	1	Yes	3,320	1981	Landscape	\$1,695,000
5 Brigantine	6	6	1	Yes	3,990	1988	Landscape	\$1,750,000
4 Highrigger	6	5	2	Yes	4,300	2002	Landscape, Pool	\$1,795,000
5 Junket	6	6	1	Yes	5,112	1984	Ocean	\$1,799,000
9 Promontory Court	5	5	0	Yes	5,019	2007	Golf, Lagoon	\$2,095,000
17 Brigantine	5	5	1	Yes	3,908	1993	Ocean	\$3,645,000
17 Armada	5	5	0	Yes	4,916	1992	Ocean	\$3,695,000
12 Brigantine	6	5	1	Yes	5,600	1981	Ocean	\$3,750,000
8 Galleon	7	7	1	Yes	7,100	1978	Ocean	\$3,800,000
9 Highrigger	5	6	0	No	4,633	1999	Ocean	\$3,995,000
9 Cat Boat	5	5	3	Yes	5,500	2004	Ocean	\$4,399,000
10 Catboat	7	6	2	Yes	5,524	2005	Ocean	\$4,595,000
7 Catboat	5	5	2	Yes	6,230	2000	Ocean	\$4,995,000
9 Iron Clad	5	5	1	Yes	5,500	2019	Ocean	\$6,500,000
13 Brigantine	4	6	1	No	7,365	2007	Ocean, Pool	\$8,995,000

## UNDER CONTRACT HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURNISHED	SQ FT	YR BUILT	VIEW	LIST PRICE
35 Off Shore	3	2	1	No	1,900	1982	Lagoon	\$589,000
32 Mooring Buoy	3	2	1	No	2,366	1983	Landscape	\$675,000
13 Interlochen Drive	5	3	1	No	2,807	1999	Landscape	\$683,000
1 Midstream	4	3	0	No	2,910	1987	Lagoon	\$699,000
12 Saint George Road	3	2	0	No	2,017	1991	Golf	\$749,900
7 Strath Court	4	3	1	Yes	2,518	1981	Landscape, Pool	\$775,000
60 Leamington Lane	4	3	1	No	3,274	1999	Golf	\$895,000
51 Heath Ct W	4	4	0	No	3,018	1990	Golf	\$989,000
25 Rum Row	6	4	1	Yes	4,032	1991	Golf	\$1,059,000
28 Haul Away	4	4	0	Yes	2,750	2014	Lagoon, Pool	\$1,095,000
43 Heath Court W	5	3	1	Yes	3,093	1988	Golf, Wooded	\$1,150,000
30 Leamington Lane	4	4	1	No	4,400	1993	Golf, Pool	\$1,185,000
9 Arthur Hills Court	5	4	1	No	4,573	1990	Golf, Lagoon	\$1,200,000
4 Junket	4	4	0	Yes	3,416	1985	Landscape, Wooded	\$1,295,000
48 Port Tack	5	5	1	No	3,957	2019	Lagoon, Lake	\$1,349,000
6 Armada	6	6	1	Yes	4,431	2016	Landscape, Wooded	\$2,495,000
85 Mooring Buoy	5	5	2	Yes	4,500	2015	Lagoon	\$2,499,000
8 Night Harbour	5	5	1	Yes	3,700	1994	Ocean, Pool	\$3,295,000
8 Man O War	6	6	2	Yes	5,940	2005	Ocean, Pool	\$4,595,000

## SOLD HOMES: Palmetto Dunes | Leamington

ADDRESS	BDS	FB	HB	FURN	SQ FT	YR BUILT	VIEW	SOLD	SOLD PRICE
4 Low Water	3	2	0	Yes	1,974	1973	Lagoon	3/7/19	\$430,000
66 Full Sweep	3	2	0	No	2,173	1983	Lagoon, Landscape	5/1/19	\$440,000
51 Off Shore Drive	3	2	1	No	2,058	1985	Lake, Landscape	2/5/19	\$450,000
38 Off Shore	3	2	0	Yes	2,200	1973	Golf	4/25/19	\$465,000
41 Saint George Road	3	3	0	No	2,459	1985	Landscape	6/19/19	\$480,000
3 Up Wind	4	3	0	No	2,176	1973	Lake, Wooded	5/9/19	\$496,799
3 Troon Drive	3	3	1	Yes	2,100	1984	Landscape, Pool	4/19/19	\$590,000
56 Full Sweep	3	2	0	Yes	1,958	1982	Golf, Pool	2/8/19	\$595,000
2 Sutherland Court	4	3	0	Yes	2,098	1981	Landscape, Pool	3/1/19	\$621,000
22 Promontory Court	3	2	1	Yes	2,873	1994	Pool, Wooded	6/28/19	\$622,500
7 Topside	3	2	0	No	2,054	1990	Lagoon	1/18/19	\$625,000
19 Cartgate Drive	4	3	0	No	2,456	1995	Wooded	5/16/19	\$630,000
5 Midstream	3	3	0	Yes	2,064	1981	Lagoon	3/15/19	\$640,000
48 Full Sweep	3	3	0	No	2,097	1981	Golf, Lagoon	5/29/19	\$660,000
12 Queens Way	3	3	0	No	2,707	2000	Wooded	1/7/19	\$665,000
29 Swing About	4	3	0	Yes	2,597	1973	Lagoon, Pool	6/11/19	\$703,332
49 Off Shore	4	4	0	Yes	2,829	1993	Lagoon	6/27/19	\$718,249
10 Shelley Court	4	3	1	Yes	2,385	1991	Lagoon, Pool	6/21/19	\$725,000
40 Haul Away	3	3	1	No	3,242	1990	Lagoon	2/11/19	\$745,000
74 Full Sweep	4	4	0	No	2,431	1999	Lagoon	3/15/19	\$750,000
6 Covington Court	4	4	0	No	2,479	1989	Lagoon	7/18/19	\$759,000
9 Full Sweep	3	3	1	No	3,097	1992	Lake	2/21/19	\$762,500

29 Off Shore	4	4	1	No	3,042	1992	Lagoon, Pool	3/28/19	\$805,000
3 Yard Arm	5	4	1	Yes	3,892	1998	Lagoon	5/6/19	\$820,000
2 Cottage Court	5	4	0	Yes	3,400	1994	Pool, Wooded	2/20/19	\$840,000
7 Slack Tide	4	3	1	No	3,263	2003	Golf, Lagoon	5/9/19	\$850,000
25 Port Tack	3	3	0	Yes	2,782	1979	Golf, Lagoon	3/22/19	\$875,000
37 Haul Away	4	4	0	Yes	3,201	2002	Golf, Pool	4/16/19	\$910,000
18 Heath Drive	4	4	0	Yes	3,333	2005	Golf	2/28/19	\$913,000
4 Iron Clad	3	2	1	Yes	2,408	1989	Landscape, Ocean	3/26/19	\$925,000
81 Leamington Lane	4	4	1	No	4,055	1989	Golf	1/4/19	\$929,000
8 Lookout	3	4	0	Yes	2,638	1978	Lagoon, Pool	6/14/19	\$974,000
24 Leamington Ln	4	4	1	No	3,695	1988	Golf	4/30/19	\$1,025,000
29 Port Tack	6	5	1	Yes	5,802	2003	Golf, Lagoon	5/17/19	\$1,050,000
98 Leamington Lane	4	3	0	No	3,739	1993	Lagoon	6/24/19	\$1,200,000
41 S Shore Court	4	4	0	No	3,378	1994	Lagoon, Pool	6/28/19	\$1,240,000
5 S Shore Drive	4	4	1	No	3,312	1994	Lagoon	1/16/19	\$1,297,001
9 Leamington Court	5	5	1	No	4,465	1995	Lagoon	1/10/19	\$1,307,250
35 Mooring Buoy	7	7	0	Yes	6,533	2005	Lagoon	7/29/19	\$1,872,500
79 Mooring Buoy	5	4	1	Yes	4,310	2019	Landscape, Pool	4/25/19	\$2,075,000
2 Galleon	8	7	0	Yes	5,388	2003	Landscape, Pool	5/3/19	\$2,210,000
19 Armada	4	4	1	Yes	3,842	1987	Ocean	5/24/19	\$2,775,000
9 East Wind	6	6	1	Yes	5,784	2004	Ocean	6/28/19	\$4,000,000
18 Brigantine	5	5	0	Yes	5,190	1989	Ocean	7/22/19	\$4,350,000

## ACTIVE HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	LIST PRICE
86 Port Tack	Lagoon, Lake	\$240,000
1 Promontory Court	Golf, Lagoon	\$249,000
83 Port Tack	Lagoon	\$339,500
18 Brassie Court	Lagoon, Lake	\$449,900
6 Strath Court	Lagoon	\$450,000
170 Mooring Buoy	Golf	\$590,000
23 Leamington Lane	Lagoon	\$749,000
3 S Shore Drive	Lagoon	\$899,000
15 Brigantine	Ocean	\$3,450,000

## SOLD HOMESITES: Palmetto Dunes | Leamington

ADDRESS	VIEW	SOLD	SOLD PRICE
45 Haul Away	Landscape	6/12/19	\$245,000
19 Swing About	Lagoon	4/25/19	\$295,000
50 Leamington Lane	Golf, Lagoon	4/11/19	\$362,500
46 Mooring Buoy	Landscape	3/22/19	\$600,000
139 Mooring Buoy	Lagoon	3/22/19	\$625,000
2 Junket	Landscape	3/22/19	\$632,500
70 Mooring Buoy	Landscape	6/19/19	\$607,200
4 Flotilla	Ocean	3/18/19	\$775,000

## SOLD CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURN	SQ FT	VIEW	SOLD	SOLD PRICE
107	Abbington	3	3	0	No	1,534	Lagoon	4/1/19	\$700,000
7483	Anchorage	2	2	0	No	1,140	Lagoon	6/13/19	\$240,000
7417	Anchorage	2	2	0	Yes	1,150	Lagoon	6/14/19	\$258,000
7411	Anchorage	2	2	0	Yes	1,140	Harbor, Lagoon	6/6/19	\$260,000
7453	Anchorage	2	2	0	Yes	1,150	Lagoon	4/22/19	\$282,000
7479	Anchorage	2	2	0	Yes	1,150	Lagoon, Landscape	6/24/19	\$317,000
7461	Anchorage	2	2	0	Yes	1,150	Lagoon	3/28/19	\$319,000
406	Barrington Arms	1	1	1	Yes	960	Ocean	2/26/19	\$391,000
206	Barrington Arms	1	1	1	Yes	960	Ocean, Pool	6/12/19	\$396,000
503	Barrington Arms	1	1	1	Yes	960	Ocean	7/16/19	\$500,000
305	Barrington Arms	3	3	0	Yes	1,792	Ocean	3/26/19	\$900,000
110	Barrington Court	2	2	0	Yes	1,171	Ocean, Pool	4/24/19	\$567,500
411	Barrington Court	2	2	0	Yes	1,171	Landscape, Ocean	6/4/19	\$662,500
712	Barrington Park	1	1	1	Yes	801	Lagoon	3/29/19	\$295,000
2	Beach	3	2	1	Yes	1,480	Ocean	7/23/19	\$900,000
491	Captains Cove	2	2	0	Yes	1,400	Lagoon	6/25/19	\$640,000
499	Captains Cove	4	3	0	Yes	1,400	Lagoon	2/21/19	\$667,500
223	Captains Quarters	1	1	0	No	885	Deep Water, Harbor	2/22/19	\$300,000
215	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	2/27/19	\$320,000
229	Captains Quarters	2	2	0	Yes	1,315	Marsh	6/25/19	\$418,000
423	Captains Walk	2	2	0	Yes	1,367	Ocean	6/28/19	\$659,000
425	Captains Walk	2	2	0	No	1,367	Ocean	4/10/19	\$715,000
450	Captains Walk	2	2	0	Yes	1,367	Ocean	2/15/19	\$735,000
7826	Centrecourt	2	2	0	Yes	1,199	Lagoon, Pool	7/10/19	\$342,000
7810	Centrecourt	2	2	0	Yes	1,199	Lagoon	3/29/19	\$354,500
5	Fazio	2	2	1	Yes	1,636	Golf	6/26/19	\$367,500
57	Fazio	3	3	0	Yes	2,015	Golf, Landscape	5/17/19	\$420,000
11	Fazio	3	3	0	Yes	1,836	Golf	5/23/19	\$500,000
5204	Hampton Place	1	2	0	Yes	985	Ocean	1/31/19	\$422,000
5201	Hampton Place	1	2	0	Yes	985	Ocean	5/3/19	\$430,000
5107	Hampton Place	2	2	0	Yes	1,392	Ocean	7/10/19	\$700,000
6102	Hampton Place	2	2	0	Yes	1,392	Ocean	5/17/19	\$725,000
5402	Hampton Place	2	2	0	Yes	1,392	Ocean	5/14/19	\$755,000
7121	Harbourside I	1	1	1	Yes	995	Deep Water, Harbor	1/3/19	\$260,000
7117	Harbourside I	2	2	0	Yes	1,259	Harbor	7/15/19	\$327,500
7645	Huntington	2	2	0	Yes	1,406	Lagoon	3/6/19	\$495,000
7652	Huntington	4	4	0	Yes	2,152	Lagoon	6/28/19	\$812,000
942	Inverness Village	2	2	0	Yes	1,228	Golf	5/23/19	\$289,900
934	Inverness Village	2	2	0	Yes	1,450	Golf	4/24/19	\$315,000
925	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	4/5/19	\$340,000
978	Inverness Village	2	2	0	Yes	1,450	Lagoon, River	5/3/19	\$341,250
983	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	6/14/19	\$350,000
938	Inverness Village	2	2	0	Yes	1,228	Golf, Landscape	7/9/19	\$355,000
985	Inverness Village	2	2	0	Yes	1,228	Golf	1/4/19	\$363,500
957	Inverness Village	3	3	0	Yes	2,000	Golf	5/20/19	\$392,500
995	Inverness Village	2	2	0	Yes	1,450	Golf, Lagoon	7/23/19	\$407,500
910	Inverness Village	3	3	0	No	1,930	Golf, Lagoon	4/4/19	\$407,500
919	Inverness Village	3	3	0	Yes	2,010	Lagoon	5/28/19	\$419,000
504	Main Sail	2	2	1	Yes	1,705	Deep Water, Harbor	2/25/19	\$655,000
303	Main Sail	2	2	1	No	1,705	Harbor, Sound	3/25/19	\$664,900
2105	Newport	2	2	0	No	1,210	River	5/15/19	\$335,000
1204	Newport	2	2	1	No	1,520	Deep Water, Marsh	1/11/19	\$343,000
6201	Newport	2	2	1	Yes	1,520	Lagoon, Landscape	4/29/19	\$349,000
2104	Newport	2	2	0	No	1,210	Marsh, Sound	5/30/19	\$360,000
6100	Newport	3	3	0	No	1,621	Deep Water	6/21/19	\$480,000
5103	Newport	3	2	0	No	1,652	Deep Water	4/30/19	\$508,000

774	Queens Grant	2	1	0	Yes	1,024	Landscape	5/30/19	\$200,000
728	Queens Grant	2	2	0	Yes	1,024	Landscape	3/28/19	\$226,000
697	Queens Grant	2	1	0	Yes	1,024	Landscape	4/16/19	\$242,000
736	Queens Grant	2	1	0	Yes	1,024	Landscape	5/16/19	\$250,000
740	Queens Grant	2	2	0	Yes	1,043	Landscape	3/29/19	\$250,000
751	Queens Grant	2	1	0	Yes	1,024	Landscape	7/12/19	\$253,000
662	Queens Grant	2	2	0	Yes	1,043	Landscape	7/15/19	\$280,000
584	Queens Grant	2	2	0	Yes	1,447	Landscape	3/15/19	\$317,000
792	Queens Grant	2	2	0	Yes	1,447	Lagoon	4/4/19	\$323,000
519	Queens Grant	2	2	0	Yes	1,447	Landscape	3/29/19	\$339,000
621	Queens Grant	3	2	1	No	1,988	Golf, Landscape	7/26/19	\$372,000
780	Queens Grant	3	2	1	Yes	1,774	Golf, Lagoon	7/16/19	\$400,000
201	Somerset	3	3	1	Yes	2,740	Ocean	4/4/19	\$1,300,000
204	Somerset	3	3	1	Yes	2,668	Ocean	6/20/19	\$1,638,750
1201	South Shore Commons	3	3	0	Yes	2,481	Landscape, Pool	5/17/19	\$977,000
1958	St Andrews Common	1	1	1	Yes	902	Landscape	4/4/19	\$215,000
1865	St Andrews Common	2	2	0	Yes	1,177	Landscape	3/12/19	\$223,900
1651	St Andrews Common	1	1	1	Yes	902	Landscape	7/22/19	\$230,000
1862	St Andrews Common	2	2	0	Yes	1,177	Landscape	5/20/19	\$233,500
1882	St Andrews Common	2	2	0	Yes	1,342	Landscape	6/7/19	\$395,000
1981	St Andrews Common	2	2	0	Yes	1,342	Landscape	6/17/19	\$405,000
5	The Moorings	2	2	0	Yes	1,251	Ocean	3/11/19	\$400,000
87	The Moorings	2	3	0	Yes	1,260	Landscape	5/2/19	\$410,000
63	The Moorings	2	2	0	Yes	1,251	Lagoon, Landscape	2/21/19	\$413,000
156	Townhomes At Southshore	5	5	0	Yes	4,232	Ocean	3/26/19	\$2,400,000
122	Townhomes At Southshore	6	6	0	Yes	5,029	Ocean	3/22/19	\$2,450,000
25	Tradewinds	3	3	1	Yes	2,369	Pool	6/7/19	\$440,000
287	Turnberry								

## UNDER CONTRACT CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE									
104	Abbingtion	3	3	0	Yes	1,500	Lagoon	\$649,900	7151	Harbourside II	1	1	1	Yes	990	Deep Water, Harbor	\$259,000
7488	Anchorage	2	2	0	Yes	1,140	Lagoon	\$324,000	24	Hickory Cove	2	3	0	Yes	1,270	Golf	\$399,000
713	Barrington Park	1	1	1	Yes	801	Lagoon	\$325,000	624	Queens Grant	2	2	0	Yes	1,043	Wooded	\$269,000
210	Captains Quarters	1	1	0	Yes	885	Deep Water, Marsh	\$324,900	771	Queens Grant	2	1	0	Yes	1,024	Lagoon	\$250,000
9	Fazio	3	3	0	Yes	2,008	Golf	\$434,900	711	Queens Grant	2	2	0	Yes	1,447	Golf, Lagoon	\$289,500
31	Fazio	3	3	0	Yes	2,008	Golf	\$499,000	544	Queens Grant	2	2	0	Yes	1,447	Golf	\$325,000
5302	Hampton Place	2	2	0	Yes	1,392	Ocean	\$770,000	681	Queens Grant	2	2	0	Yes	1,459	Landscape	\$339,900
6206	Hampton Place	2	2	0	Yes	1,392	Ocean, Pool	\$795,000	9	Water Oak	3	4	0	Yes	1,570	Golf	\$409,000
7127	Harbourside I	2	2	1	Yes	1,647	Harbor	\$289,900	4203	Windsor Ct N	1	2	0	Yes	1,037	Ocean	\$439,000

## ACTIVE CONDOS: Palmetto Dunes | Shelter Cove | Leamington

#	COMPLEX	BDS	FB	HB	FURNISHED	SQ FT	VIEW	LIST PRICE									
121	Abbingtion	2	2	0	Yes	1,193	Lagoon	\$589,000	3403	Peninsula At Newport	3	3	0	No	1,840	Deep Water, Lagoon	\$539,900
110	Abbingtion	3	3	0	Yes	1,500	Lagoon	\$669,000	3103	Peninsula At Newport	3	3	0	No	1,840	Marsh, Sound	\$579,000
122	Abbingtion	3	3	0	Yes	1,500	Lagoon	\$695,000	570	Queens Grant	2	1	0	No	1,024	Landscape	\$243,500
108	Abbingtion	3	3	0	Yes	1,534	Lagoon	\$775,000	593	Queens Grant	2	2	0	Yes	1,043	Landscape	\$274,999
7425	Anchorage	2	2	0	No	1,150	Lagoon, Pool	\$309,900	512	Queens Grant	2	2	0	Yes	1,043	Landscape	\$349,000
7475	Anchorage	2	2	0	No	1,140	Lagoon	\$319,000	642	Queens Grant	3	2	1	Yes	1,988	Landscape	\$369,000
407	Barrington Arms	2	2	0	Yes	1,171	Ocean, Pool	\$590,000	680	Queens Grant	3	2	1	Yes	1,988	Landscape	\$375,000
105	Barrington Arms	3	3	0	Yes	1,792	Ocean, Pool	\$799,000	653	Queens Grant	3	2	1	No	1,988	Golf	\$425,000
117	Barrington Court	1	1	1	Yes	862	Landscape, Ocean	\$399,000	2302	South Shore Commons	3	3	0	No	2,481	Ocean, Pool	\$1,195,000
702	Barrington Park	3	3	0	Yes	1,498	Lagoon	\$499,994	1751	St Andrews Common	1	1	1	Yes	902	Wooded	\$219,900
495	Captains Cove	2	2	0	Yes	1,400	Lagoon	\$654,900	1881	St Andrews Common	2	2	0	Yes	1,342	Landscape, Wooded	\$369,000
206	Captains Quarters	1	1	0	Yes	885	Deep Water, Harbor	\$298,000	71	The Moorings	2	3	0	Yes	1,251	Landscape	\$444,000
201	Captains Quarters	2	2	0	No	1,400	Deep Water, River	\$439,900	12	Tradewinds	3	3	1	Yes	2,369	Landscape	\$469,900
252	Captains Quarters	2	2	0	Yes	1,315	Deep Water, Marsh	\$445,000	290	Turnberry Village	3	3	0	No	1,576	Golf, Landscape	\$339,000
257	Captains Quarters	2	2	0	Yes	1,315	Harbor, Marsh	\$449,000	270	Turnberry Village	2	2	0	Yes	1,351	Golf	\$345,000
225	Captains Quarters	2	2	0	Yes	1,465	Deep Water, Marsh	\$489,000	294	Turnberry Village	2	2	0	Yes	1,351	Golf	\$376,000
224	Captains Quarters	2	2	0	No	1,400	Harbor, Marsh	\$489,000	293	Turnberry Village	2	2	0	Yes	1,473	Golf	\$389,900
408	Captains Walk	2	2	0	Yes	1,367	Ocean	\$665,000	296	Turnberry Village	2	2	0	Yes	1,473	Golf, Lagoon	\$450,000
436	Captains Walk	2	2	0	Yes	1,367	Ocean	\$669,000	3227	Villamare	2	2	0	Yes	1,232	Landscape	\$465,000
443	Captains Walk	2	2	0	Yes	1,367	Ocean, Pool	\$697,777	2518	Villamare	2	2	0	Yes	1,232	Ocean, Wooded	\$469,000
412	Captains Walk	3	3	0	Yes	1,762	Ocean	\$850,000	3229	Villamare	2	2	0	Yes	1,232	Lagoon, Landscape	\$469,900
463	Captains Walk	3	3	0	Yes	1,762	Ocean	\$865,000	2116	Villamare	2	2	0	Yes	1,232	Lagoon	\$479,000
7832	Centrecourt	2	2	0	Yes	1,199	Landscape	\$349,000	3330	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$495,000
7827	Centrecourt	2	2	0	Yes	1,199	Lagoon, Landscape	\$369,000	3226	Villamare	2	2	0	Yes	1,232	Wooded	\$495,000
40	Fazio	3	3	0	Yes	2,017	Lagoon	\$400,000	2419	Villamare	2	2	0	Yes	1,232	Landscape	\$495,000
48	Fazio	3	3	0	Yes	2,017	Pool, Wooded	\$429,000	2415	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$498,500
47	Fazio	3	3	0	Yes	2,017	Golf	\$429,000	3220	Villamare	2	2	0	Yes	1,232	Ocean, Pool	\$499,000
5104	Hampton Place	1	2	0	Yes	985	Ocean	\$429,000	3121	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,000
5206	Hampton Place	2	2	0	Yes	1,392	Ocean	\$869,000	2516	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$499,500
6201	Hampton Place	3	3	0	Yes	1,777	Deep Water, Ocean	\$1,190,000	2314	Villamare	2	2	0	Yes	1,232	Lagoon	\$509,000
6101	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,200,000	2214	Villamare	2	2	0	Yes	1,232	Lagoon, Lake	\$524,000
6108	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,225,000	3420	Villamare	2	2	0	Yes	1,232	Landscape, Pool	\$525,000
6508	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,425,000	1109	Villamare	2	2	0	Yes	1,232	Landscape, Ocean	\$550,000
5308	Hampton Place	3	3	0	Yes	1,777	Ocean	\$1,449,000	1102	Villamare	2	2	0	Yes	1,232	Ocean	\$599,000
7101	Harbourside I	1	1	1	Yes	1,010	Landscape	\$199,000	3522	Villamare	2	2	0	Yes	1,232	Ocean	\$679,000
7121	Harbourside I	1	1	1	Yes	990	Deep Water, Harbor	\$277,000	1308	Villamare	2	2	0	Yes	1,232	Ocean	\$699,500
7106	Harbourside I	2	2	0	Yes	1,259	Deep Water, Harbor	\$346,000	1402	Villamare	2	2	0	Yes	1,232	Ocean	\$699,900
7160	Harbourside II	1	1	1	Yes	1,123	Landscape, Wooded	\$235,000	1405	Villamare	2	2	0	Yes	1,232	Ocean	\$725,000
7137	Harbourside II	1	1	1	No	990	Harbor	\$259,000	8	Water Oak	2	3	0	Yes	1,289	Golf	\$360,000
7131	Harbourside II	2	2	0	Yes	1,266	Landscape	\$270,000	10	Water Oak	3	4	0	Yes	1,570	Golf	\$420,000
7150	Harbourside II	1	1	1	Yes	1,123	River	\$298,000	19	Water Oak	3	4	0	Yes	1,570	Golf, Landscape	\$439,000
7158	Harbourside II	2	2	0	Yes	1,257	Harbor	\$324,900	8110	Wendover Dunes	3	3	0	Yes	1,957	Wooded	\$749,300
7144	Harbourside II	2	2	0	Yes	1,266	Landscape	\$329,900	3203	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$459,900
7147	Harbourside II	2	2	0	Yes	1,257	Harbor	\$359,999	3104	Windsor Ct S	1	2	0	Yes	1,037	Ocean, Pool	\$512,000
7138	Harbourside II	2	2	0	Yes	1,257	Harbor, Marsh	\$360,000	3504	Windsor Ct S	1	2	0	Yes	1,037	Ocean	\$524,000
7139	Harbourside II	2	2	0	Yes	1,257	Harbor	\$365,000	3405	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	\$725,000
25	Hickory Cove	2	3	0	Yes	1,270	Golf	\$409,000	3105	Windsor Ct S	2	2	0	Yes	1,442	Ocean	\$729,000
38	Hickory Cove	3	4	0	Yes	1,570	Landscape, Pool	\$460,000	3506	Windsor Ct S	2	2	0	Yes	1,442	Ocean, Pool	\$769,000
7613	Huntington	2	2	0	Yes	1,488	Lagoon	\$549,900	3309	Windsor Ct S	4	4	0	Yes	2,135	Ocean, Pool	\$1,299,000
7656	Huntington	3	3	0	Yes	1,795	Lagoon	\$649,000	306	Windsor Place I	2	2	0	Yes	1,442	Ocean, Pool	\$649,500
7638	Huntington	3	3	1	Yes	1,511	Lagoon	\$685,000	203	Windsor Place I	4	4	0	Yes	2,130	Lagoon, Ocean	\$1,000,000
7654	Huntington	3	3	1	Yes	1,511	Lagoon	\$765,000	309	Windsor Place I	3	3	0	Yes	1,830	Ocean	\$1,249,000
980	Inverness Village	2	2	0	No	1,228	Golf	\$295,000	2516	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$674,000
984	Inverness Village	2	2	0	Yes	1,228	Golf, Lagoon	\$359,000	2113	Windsor Place II	2	2	0	Yes	1,442	Landscape, Pool	\$685,000
970	Inverness Village	2	2	0	Yes	1,450	Golf, Landscape	\$422,000	2412	Windsor Place II	2	2	0	Yes	1,442	Ocean, Pool	\$777,000
210	Main Sail	2	2	1	Yes	1,517	Deep Water, Harbor	\$699,900	2316	Windsor Place II	2	2	0	Yes	1,442	Ocean	\$779,000
204	Main Sail	2	2	1	No	1,517	Deep Water, Harbor	\$745,000	2119	Windsor Place II	3	3	0	Yes	1,830	Ocean	\$1,125,000
2106	Newport	2	2	0	No	1,210	Deep Water, River	\$349,000	2518	Windsor Place II	4	4	0	Yes	2,130	Ocean	\$1,595,000
7100	Newport	3	3	0	No	1,652	Lagoon, Landscape	\$549,000	7519	Yacht Club	2	3	0	No	1,428	Deep Water	\$389,000
806	Ocean Cove	3	3	0	Yes	1,665	Lagoon, Landscape	\$499,999	7526	Yacht Club	3	3	0	Yes	1,467	Harbor, Pool	\$475,000