

PALMETTO BLUFF

DESCRIPTION

One of the last large untouched tracts of riverfront land in the Lowcountry, Palmetto Bluff stretches across a vast 20,600 acres along the May River—including a 6,500-acre managed forest and hundreds of acres of wildlife preserves. At the heart of the community will be a riverfront Village with first-class luxury Inn and Spa, managed by renowned Auberge Resorts. A golf club is slated to open in 2004.

COMMUNITY OVERVIEW

Community Developer/Builder	Crescent Resources
# of Acres	20,600
# of Residences	2,900
% Built-Out	.03%
Setting	River/marsh, golf and wooded
Price Range	Homesites from \$300,000 and up Homes from \$1,000,000 and up
Property Types Available	
Single Family Homes	Yes
Patio Homes	No
Villas	No
Homesites	Yes
Model Homes Available	Yes
# of home plans	available at sales office
Square footage range	2,000 and up
Rentals	
Long-Term	
Short-Term	Yes – in certain area by Palmetto Bluff Mgmt.
Security Gate	Yes
Manned	x
Electronic	
On Site Sales Center	Yes

AMENITIES

Golf Course[s]	18 holes – May River Golf Club
Private	x
Public	
Course Designer[s]	Jack Nicklaus
Swimming Pool	Yes
Tennis Courts	Planned
Fitness Facility	Yes
Clubhouse	Yes
Playground	Yes
Marina	Day and dry dock under construction
Equestrian Facilities	N/A
Other	50-room Inn and Spa; planned lawn sports including croquet, bocce & badminton; planned nature programs

FEES

POA	\$2,200
Annual Club Dues	\$1,260
Food/Beverage Fees	None

CONTACT INFORMATION

Phone	(843) 757-3333
Website	www.palmetto-bluff.com

LOCATION/DIRECTIONS

09/08/05

Palmetto Bluff is located off Highway 46 in Bluffton. From HH, take Hwy 278 to Hwy 46. Turn left and follow Hwy 46 to Pritchardville. Entrance to Palmetto Bluff is on left.