

SEA PINES PLANTATION

DESCRIPTION

Sea Pines Plantation encompasses 5,200 naturally beautiful acres located on the southern end of Hilton Head Island. There are 5 miles of Atlantic Ocean shoreline, a 605-acre Forest Preserve, 3 golf courses including the famed Harbour Town Golf Links, home of the MCI Heritage Tournament, 23 tennis courts, 2 marinas, 15 miles of leisure trails, an equestrian center, beaches and a multitude of water sports. There is also the 60-room Inn in Harbour Town, 2 Conference Centers and over 400 residential rental properties dispersed among its 5,200 acres. Last but not least is Harbour Town itself. Harbour Town is home to boutique shops, art galleries, restaurants, a children's playground and the famous candy-striped lighthouse.

COMMUNITY OVERVIEW

Community Developer/Builder	1956 - Sea Pines Company (Charles Fraser)
# of Acres	5,200
# of Residences	Just under 5,000
% Built-Out
Setting	Oceanfront, golf, lagoon, wooded
Price Range	Villas/Condos from \$179,000 To \$2,199,000 Homes from \$232,000 To \$6,900,000 Resale lots from \$139,000 To \$4,150,000
Property Types Available	
Single Family Homes	Yes
Patio Homes	Yes
Villas	Yes
Homesites	Yes
Model Homes Available	No
# of home plans	N/A
Square footage range	Not applicable
Rentals	
Long-Term	Yes
Short-Term	Yes
Security Gate	
Manned	Yes
Electronic	No
On Site Sales Center	Yes – The Sea Pines Real Estate Company The Sea Pines Beach Club Harbour Town South Beach Sea Pines Welcome Center Sea Pines Center

AMENITIES

Golf Course[s]	
Private	The Sea Pines Country Club
Public	Harbour Town Golf Links The Ocean Course The Sea Marsh Course
Course Designer[s]	Harbour Town Golf Links – Pete Dye/Jack Nicklaus Sea Marsh Course – George Cobb with a 1990 redesign by Clyde Johnson Ocean Course – George Cobb with a 1995 redesign by Mark McCumber
Swimming Pool	Harbour Town, The Plantation Club, South Beach and The Sea Pines Country Club. Various villa complexes have pools.
Tennis Courts	The Sea Pines Racquet Club, The South Beach Racquet Club and the Sea Pines Country Club. Many villa complexes have private courts.
Fitness Facility	Yes
Clubhouse	Yes – Harbour Town Clubhouse
Playground	Yes – Gregg Russell Playground in Harbour Town
Marina	Yes – One in Harbour Town and one is South Beach
Equestrian Facilities	Yes – Lawton Stables

Other
605-acre Forest Preserve
Stoney-Baynard Ruins
Bike Trails
MCI Golf Tournament (PAG Tour) - April
Concert Series at Center Court (Spring and Summer)
The Sea Pines Beach Club and Tower Beach near South Beach.

FEES

POA \$786.00 per house/ approx. \$400+ per lot – (2004 figures)
Annual Club Dues Sea Pines Country Club – Dues are Quarterly. There are 9 membership plans available. There are both Family and Individual memberships. Resident dues range from \$228 to \$1,007 and Non-resident from \$146 to \$653 depending on the plan chosen. Dues are broken down further between Equity and Non-Equity members. Call the SPCC at 671-2345 for specifics.
Food/Beverage Fees \$7.25 to \$35.00 per month depending on membership plan.

CONTACT INFORMATION

Phone (CSA) (843) 671-1343 (Community Service Associates)
Website (CSA) csaadmin.com
Website (Real Estate) SeaPinesRealEstate.com

LOCATION/DIRECTIONS

Sea Pines Plantation is at the southern tip of Hilton Head Island. Take Highway 278 (William Hilton Parkway) from Exit 8 (north and south) off Interstate I-95. Take the expressway or Hwy. 278 to the Sea Pines Circle and make a right on Greenwood Drive. This takes you directly to the Welcome Center and the entrance gate.