

## SHELL HALL

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### DESCRIPTION

A neo-traditional community patterned after historic coastal towns like Beaufort, Wilmington and, of course, Bluffton itself, Shell Hall combines authentic Southern architecture with family-friendly amenities. Unique master plan features parks, squares and community gathering areas including a clubhouse with pool and croquet lawn. Minutes from Bluffton schools and just a few miles from downtown historic Bluffton.

### COMMUNITY OVERVIEW

Community Developer/Builder	Laurel One Corporation
# of Acres	120
# of Residences	264
% Built-Out	12
Setting	Wooded
Price Range	Homes from \$394,500 to \$525,000; homesites from \$76,500 to \$130,000
Property Types Available	
Single Family Homes	Yes
Patio Homes	No
Villas	No
Homesites	Yes
Model Homes Available	Yes, custom homebuilders program
# of home plans	264
Square footage range	No minimum
Rentals	Yes
Long-Term	x
Short-Term	
Security Gate	No
Manned	
Electronic	
On Site Sales Center	Yes

### AMENITIES

Golf Course[s]	No
Private	
Public	
Course Designer[s]	
Swimming Pool	Yes (Heated & Cooled)
Tennis Courts	Yes (2 Clay)
Fitness Facility	Yes
Clubhouse	Yes
Playground	Yes
Marina	No
Equestrian Facilities	No
Other	Croquet Lawn

### FEES

POA	\$400.00	
Annual Club Dues	\$59x12 = Home	\$29x12 = Homesite
Food/Beverage Fees	None	

### CONTACT INFORMATION

Phone	(843) 842-8882; toll-free 1-866-842-8882
Website	<a href="http://www.engardrealestate.com">www.engardrealestate.com</a>

### LOCATION/DIRECTIONS

Shell Hall is located on Buckwalter Parkway. From Highway 278, turn onto Buckwalter Parkway and go approximately 3 miles. Shell Hall is on the left.