

## WINDMILL HARBOUR

**DESCRIPTION** – Windmill Harbour is visible on the right side of Highway 278, along the Intracoastal Waterway as you come off the bridge to Hilton Head Island. The community's premier coastal location presents 80 percent of homes with water views. This 172-acre community exhibits true Southern architecture with its bright colored homes. Windmill Harbour is home to the south Carolina Yacht Club and a 15.5-acre marina with 260 boat slips and a locked harbor system that serves as a direct link to the Intracoastal Waterway.

### COMMUNITY OVERVIEW

# of Acres	172
# of Residences	246
% Built-Out	70%
Setting	Intracoastal Waterway, deep water and marsh
Price Range	Homes from \$450,000 to \$5,000,000 Villas from \$250,000 to \$750,000 Lots from \$190,000 to \$1,000,000

Property Types Available	
Single Family Homes	yes
Patio Homes	yes
Villas/Townhouses	yes
Homesites	yes
Model Homes Available	No
# of home plans	N/A
Square footage range	N/A
Rentals	
Long-Term	yes
Short-Term	no
Security Gate	
Manned	yes
Electronic	no
On Site Sales Center	yes

### AMENITIES

Golf Course[s]	
Private	No
Public	No
Course Designer[s]	N/A
Swimming Pool	yes (plus one with SC Yacht Club)
Tennis Courts	yes (part of SC Yacht Club)
Fitness Facility	yes (part of SC Yacht Club)
Clubhouse	yes – South Carolina Yacht Club
Playground	yes
Marina	yes – with lock system and day dock
Equestrian Facilities	no
Other	See next page for information on S C Yacht Club

### FEES

POA	\$1,810 house/\$905 undeveloped property
Annual Club Dues	See next page
Food/Beverage Fees	See next page

### CONTACT INFORMATION

Phone	681-5600
Website	<a href="http://www.windmillharbourrealestate.com">www.windmillharbourrealestate.com</a>
Website (Real Estate)	N/A

**LOCATION/DIRECTIONS:** Windmill Harbour is the first gated community you come to after coming off the bridge to Hilton Head Island. It is on your right as you come off the bridge.

**SOUTH CAROLINA YACHT CLUB INFORMATION:**

<b><u>MEMBERSHIP TYPE</u></b>	<b><u>MONTHLY DUES</u></b>	<b><u>F&amp;B MINIMUM</u></b>
Resident Membership Initiation Fee - \$5,500	\$168	\$40/month
Non-Resident Membership Initiation Fee - \$3,500	\$118	\$300/year

There are also "Visiting Landlubber Memberships", "Junior Memberships", "Legacy Memberships", "Executive Memberships", and "Ministerial Memberships." For information on these please call the Yacht Club at 681-4844.