Palmetto Bluff Real Estate
Fact Sheet

Description:
Situated in the Lowcountry of South Carolina between Charleston and Savannah, Georgia, Palmetto Bluff is part of the Crescent Resources residential real estate portfolio and the largest remaining waterfront property on the East Coast, encompassing an extensive nature preserve; river access and walking trails; a vibrant Village center complete with river access, boat storage and canoe club; a distinctive food and wine program, and a Jack Nicklaus Signature Golf Course. The 20,000 acre residential community and conservation preserve features an array of southern-style residential neighborhoods ranging from multi-million dollar legacy family compounds to more traditionally sized, single-family lots are currently available.

Address:
Palmetto Bluff
19 Village Park Square
Bluffton, SC 29910

Real Estate:
Upon completion, Palmetto Bluff will offer 2,900 homes among 20,000 acres of breathtaking Lowcountry geography. With real estate characterized as either “Town” or “Country” in character, the former consists of a series of residential Villages, where neighbors can walk or bike to nearby facilities. “Country” properties consist of larger homesites (some up to 30 acres), which lie outside the Village area and emphasize privacy, natural surroundings and – to the extent desired – seclusion.

Town Neighborhoods:
A selection of homes and homesites within walking or biking distance to “Wilson Village” – a boating and social center situated between the May River and the inland water trail anchored by the Inn at Palmetto Bluff include:

- Wilson Village & Boat House Row
  Full and part-time residents live in this collection of 52 homes located in the heart of Palmetto Bluff. Each with outdoor rooms, Wilson Village is a very family-friendly neighborhood where owners walk or bike to virtually everything.
Located in the heart of Wilson and overlooking expansive salt marshes and scenic waterways of the May River, Boat House Row features seven private residences, set among dramatic live oak canopies with specialty shops below.

- **The Point**
  50 homes and homesites, some with views of the May River and the freshwater trail located within walking distance to Wilson Landing Boatyard, the Pool & Fitness Center, and the Canoe & Kayak Club.

- **West Wilson**
  Located in a quiet wooded enclave just west of the Village Center, West Wilson is a neighborhood consisting of 82 homes, where homeowners enjoy close proximity to the nearby May River Golf Club and practice grounds, Wilson Lawn & Racquet Club, tennis and recreational facilities.

- **South Wilson**
  142 sites ranging from approximately one-quarter acre to almost one acre all within biking distance to village shops, restaurants, and the Inn. Traditional neighborhood elements including granite curbs, brick sidewalks, gas lanterns, and quaint parks give the neighborhood the timelessness of Savannah, Beaufort and Charleston.

- **River Road**
  The River Road neighborhood continues the established character of the Village. In contrast, the adjacent 120-acre River Road Preserve offers a near-wilderness experience of trails, overlooks and nature "encounters". River Road features the first limited offering of homesites accessible to the Palmetto Bluff Water Trail.

- **Wilson Hayfields**
  36 homesites ranging from one-half acre to well over one acre allowing for private yards, gardens and pools and are located on the rural edge of Palmetto Bluff blending the convenience of Village living with the opportunity for a view-oriented, private retreat.

**COUNTRY NEIGHBORHOODS:**

- **Headwaters**
  Headwaters is made up of ten spectacular Family Compounds overlooking the upper reaches of the May River. These are among the most dramatic and desirable properties remaining anywhere in the Carolina Lowcountry.

- **May River Forest**
  Along the fringes of the Jack Nicklaus Signature Golf Course, May River Forest features 240 homesites, ranging in size from one to eight acres and offering a variety of spectacular views. Some properties overlook the golf course while others gaze out across the May River.

- **Barge Landing**
  53 homesites ranging from one half acre to more than five acres offering spectacular water views, both of the river and inland fresh water trail with direct access to the spectacular trail system.
• Longfield Farms
Private rural neighborhood featuring farm-like properties from five to 15 acres, all within close proximity to Wilson Village. Four board black fencing frames each property and many will feature expansive views of Longfield Stables’ cross country equestrian area and freshwater lakes. The larger properties will allow for private barns and pastures, and some will border the protected Managed Forest.

THE INN:

Masterfully managed by Auberge Resorts, owners and operators of Napa Valley’s renowned Auberge du Soleil, the Inn at Palmetto Bluff, a AAA Five-Diamond resort, is the centerpiece of the Village at Palmetto Bluff. The Inn’s Main House on the shore of the May River, with its signature restaurant, bar, meeting rooms and ballroom, stand sentinel over the village green’s rolling lawns and the architectural remains of the historic Palmetto Lodge. Fifty individual guest cottages and cottage suites are carefully placed on the banks of the river to afford maximum views and privacy. The Spa at Palmetto Bluff, built in the gracious style of a Southern manor home, is located on a private island adjacent to the Inn. The resort also features an 18-hole Jack Nicklaus Signature golf course as well as tennis, bocce and croquet courts at the Wilson Lawn and Racquet Club.

DINING:

In the Auberge tradition, the River House Restaurant overlooking the May River places an emphasis on offering exceptional cuisine in a sophisticated, but unpretentious setting. The cuisine is unique to the chef with an emphasis on the bounty of fresh local seafood.

Buffalo's, located in the center of the Village, offers patrons picturesque views of the May River and the chapel in a warm country setting. With fare ranging from country-style to tapas, Buffalo's signature brick oven, artisan breads are baked daily. The chefs create local favorites in this comfortable café atmosphere, there is also a selection of fine wines by the glass or bottle, as well as a number of exotic coffees.

Nestled alongside the pristine fairways and stunning live oaks of the May River Golf Club, the May River Grill at the Clubhouse is the ideal spot for casual dining or a post-round meal in a relaxing atmosphere. Guests and members can enjoy breakfast, lunch and cocktails indoors or while checking out the action on the links on the outdoor terrace.

The Canoe Club Restaurant overlooking the May River provides another casual dining option for resort guests. Its Tapas-style menu and range of fresh seafood fit its riverfront location.

THE SPA:

The 9,500 square-foot Spa at Palmetto Bluff, modeled after a gracious Southern-style manor house, is located on a private
island in a freshwater estuary with a wading bird rookery, and offers guests a residential feel. The Spa features eight treatment rooms, including a couple's room and a private Vichy steam room, each with its own veranda, soaking tub and breathtaking view. Treatments, including massage therapy, skin care and body treatments, draw upon the healing traditions and ingredients indigenous to the area, such as cornmeal, peaches, cotton, wild rice and red river clay.

GOLF: At the May River Golf Club, Jack Nicklaus has carefully woven a Signature golf course into the fabric of Palmetto Bluff. Winding past shady live oaks and palmettos along the high bluffs of the May River, golfers enjoy the game in peace and serenity, interrupted only by the sights and sounds of nature. The private May River Golf Club extends memberships only to residents of Palmetto Bluff, and offers guest privileges to guests of the Inn.

EQUESTRIAN FACILITY: Palmetto Bluff’s Longfield Stables provide 24-hour equestrian care in a professionally maintained staffed farm setting for resort guests. The facility includes a covered arena, outdoor dressage area, 5-acre turf event field and a 24-stall main barn.

AREA ACTIVITIES: · Scenic nature trails for walking or biking
· Nature guided interpretive hikes
· Nature and historical guided kayaking and boating tours
· Beach excursions
· Inshore and off-shore fishing
· Historic Tours of Savannah and Beaufort
· Guest lectures on the history of Palmetto Bluff
· Yoga & Pilates classes
· Antiquing
· Fitness center
· Lap pool

CONSERVANCY: Approximately one-third of Palmetto Bluff property has been protected by covenants and restrictions including a 6,500-acre Managed Forest and an additional 734 acres in conservation easements.

A formal conservancy organization has been created in order to protect and maintain the vast natural resources found on Palmetto Bluff. The non-profit organization provides educational programs and activities, assists property owners on environmental protection strategies, implements wildlife and forestry management plans and maintains partnerships with local communities to leverage education and outreach efforts.
ACCESSIBILITY: Located only 30 minutes from Savannah Airport, Palmetto Bluff is also a short drive from Jacksonville, Florida and Charleston, South Carolina.

DEVELOPER: Crescent Resources is a real estate development company with interests throughout the southeastern United States. Based in Charlotte and established in 1969, Crescent is known for its single-family, multifamily and resort residential communities. Crescent also owns and manages business and industrial parks and shopping centers.