

3 Harbour Passage, Hilton Head



WINDMILL HARBOUR

REAL ESTATE COMPANY

A Division of the Richardson Group

Fall 2016



3 Harbour Passage
Hilton Head, SC 29926
843-681-5600



35 Harbour Passage (Lot)



67 Sparwheel Lane



F4 50 ft. Boat Slip WH



**The Windmill Harbour
Real Estate Team**

James N. Richardson, Jr.
Broker-In-Charge

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Sales & Marketing Center
3 Harbour Passage
Hilton Head, SC 29926
843-681-5600

Our Office Is Open 7 Days a Week!

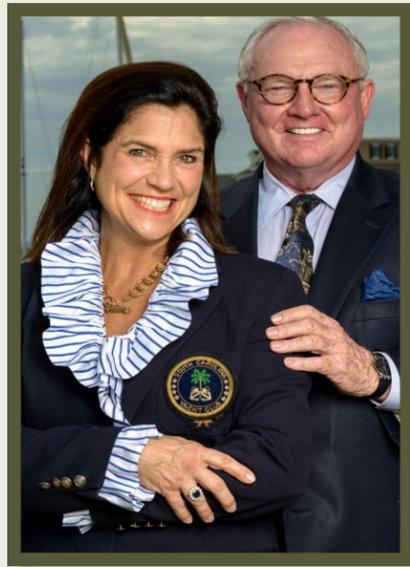


*The Richardson Group at
Windmill Harbour has been
providing real estate services
throughout the Lowcountry for
over 50 years*

*Greetings from the
Broker-in-Charge,*

The last month has been a whirlwind! I am so thankful to see the members of our community come together to restore our neighborhoods back to normal after Hurricane Matthew. The last few weeks have been trying times, but it's been incredible to watch the first responders, volunteers and neighbors come together in a united effort. We are grateful that the Richardson Group at Windmill Harbour is back open for business and we continue to pray for the families and businesses that have not yet opened their doors since the storm.

I hope in the months to come, we can watch our beloved island return to normal. We continue to stay busy at the Windmill Harbour Real Estate office after a very successful summer. I encourage you to stop by our office anytime to view our available community listings, take a tour or discuss the current market. From all of us at the Richardson Group, we wish you Happy Holidays and a prosperous New Year!



Sincerely,

JR Richardson, Jr.

Welcome to the Team!



Mark Cooke is a longtime property and homeowner in Windmill Harbour. He joins us with over 25

years experience in sales and marketing experience. He is a former Director of Sales, Marketing and Government Affairs in the biotechnology and pharmaceuticals industry.



David Bowen is a proud third-generation local. He joins us from Keller Williams Realty and has

been training continuously in real estate over the past year. He is eager to leave a lasting impression on the community. Education and market knowledge are imperative to best serve his clients.

What Makes Our Marina Unique

Windmill Harbour is home to one of three locked harbours on the east coast. This distinct advantage means tide-free protection from unexpected storms or weather conditions. Our location on the Intracoastal Waterway means that slip owners have direct access to the Atlantic in minutes. Continuing reading below for more reasons to keep your boat at Windmill Harbour Marina.



The Windmill Harbour Marina Offers:

- ◆ Tide-Free, Lock System Marina
- ◆ 258 Slips, Up to 70 Feet
- ◆ 1.5 Acre Yacht Basin
- ◆ Largest Harbour in Hilton Head Island
- ◆ Directly Located on the Intracoastal Waterway and Calibogue Sound
- ◆ 24-Hour Security
- ◆ Fixed Concrete Docks
- ◆ Marina Store
- ◆ Fuel Dock and Pumpout Station
- ◆ Boat slip sale and rentals to residents and the public

Available Boat Slips

If you are interested in purchasing a boat slip, please call or stop by our office

30 feet	5 available	\$39,900 to \$100,000
35 feet	3 available	\$37,500 to \$76,000
40 feet	2 available	\$78,500 to \$89,000
45 feet	5 available	\$99,000 to \$129,000
48 feet	5 available	\$65,000 to \$99,000
50 feet	4 available	\$95,000 to \$189,000
60 feet	3 available	\$175,000 to \$189,000

Featured Listings



102 Crosstree Drive - \$1,695,000
Muffy Schulze 843-290-6424



40 Sparwheel Lane - \$995,000
Muffy Schulze 843-290-6424



55 Harbour Passage E - \$795,000
Joe Lucchesi 843-384-6183



21 Crosstree Drive - \$515,000
Terry Deery 843-683-9996



14 Sparwheel Lane - \$554,500
Joe Lucchesi 843-384-6183



27 Timber Lane (Moss Creek) - \$475,000
Joe Lucchesi 843-384-6183

Featured Home Sites



56 Harbour Passage - \$429,000
Terry Deery 843-683-9996



11 Sailing Club - \$229,000
Anuska Frey 843-384-6823



18 Indian Hill - \$357,000
Joe Lucchesi 843-384-6183



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Windmill Harbour

Market Report

Residences

29

Villas

4

Home Sites

27

Address	Bedrooms	Bathrooms	Listing Price
49 Harbour Passage E	4	4	\$1,195,000
4 Old Ferry Point	4	4	\$960,000
129 Harbour Passage	3	3	\$649,000
45 Harbour Passage E	3	3	\$669,900
🚩 102 Crosstree Drive N	5	4	\$1,695,000
72 Sparwheel Lane	4	3	\$424,900
3 Reef Club	4	4	\$1,750,000
10 Sailstock Point	5	4	\$2,250,000
15 Indian Hill Lane	3	3	\$649,000
39 Sparwheel Lane	4	3	\$1,288,300
🚩 40 Sparwheel Lane	5	5	\$995,000
2 Harbour Passage	4	3	\$584,900
44 Crosstree Drive	3	2	\$399,900
18 Millwright Drive	4	5	\$995,000
🚩 14 Sparwheel Lane	3	2	\$554,500
47 Harbour Passage E	3	2	\$749,000
27 Crosstree Drive	3	3	\$479,000
155 Harbour Passage	4	4	\$1,799,000
🚩 55 Harbour Passage E	3	3	\$795,000
61 Sparwheel Lane	5	5	\$1,395,000
45 Millwright Drive	3	3	\$749,000
41 Harbour Passage E	3	3	\$999,990
1 Leeward Passage	4	4	\$589,000
🚩 21 Crosstree Drive	3	2	\$515,000
22 Millwright Drive	4	5	\$1,650,000
98 Harbour Passage	3	3	\$959,000
111 Harbour Passage	3	3	\$1,249,000
8 Fantail Lane	5	5	\$739,000
4 Harbour Passage	3	2	\$300,000



We're Here For You

Windmill Harbour Real Estate Company offers these complimentary services to Windmill Harbour Residents and SCYC Members:

Notary Public

Fax Services

Conference Room
Complimentary Rental
(upon request)

Package Pick-Up

Complimentary Wi-Fi

Fitness Space

Receptions
(upon request)

Real Estate Seminars

Let's Get Social!



Real Estate Tips and Trends

Home Staging for the Fall

Fall is just around the corner! Is your home on the market or are you thinking about listing it in the near future? Consider appropriately staging your home for a fall showing. We have gathered a few helpful tips on our blog to make your property stand out!

Focus on curb appeal

Clear away your summer flowers and focus on making the outside of your home a top priority. It gets tougher to keep your yard looking fresh as the seasons change, so this may require a bit of maintenance. Be sure to keep leaves raked and yards clear of any debris. You may want to spruce up the front porch with an assortment of pumpkins or fresh flowers, like brightly colored mums.



Brighten a buyer's day

Fall means the days are getting shorter, so you'll want to make sure your house is bright and cheery on home tours or showings. Consider replacing the light bulbs and fixtures in your house to create a bright ambiance. Turn on any lamps or overhead lighting a little before dusk so that your home always looks bright and open. A buyer will appreciate the extra light after a long day of house-hunting.

Make the inside cozy

What is better than coming home to a cozy space on a crisp fall day? You'll want to create a comforting feeling the minute you step into your home so that a buyer feels that warmth and energy. Find comfy throw blankets or pillows to add to your living room sofa. Place firewood in an orderly pile near the fire-place. Set out decorative candles (but do not light them) around the house.

A little décor goes a long way

Decorating your home for the fall can be exciting! However, you don't want to go overboard with decorations. Keep your fall décor at a minimum, because you don't want to distract the buyer from the home itself. For example, a fall-themed wreath on the front door is a welcoming look, but maybe skip a pumpkin patch-

This post was originally published on our Lowcountry blog at www.richardsongrp.com

Recipe Box

Seasonal Sweet Potato Bread Pudding

Dice bread into .5 inch by .5 inch squares and hold in reserve. Next, over medium heat in saucepan, add water, raisins, butter and sweet condensed milk. Heat for ten minutes to incorporate flavors. This will now be the cream base for pudding. Remove from heat and add spices and sweet potato, then whisk in eggs. Gently fold cream into bread and let rest for 30 minutes. Bake, covered at 325 degrees for 25-30 minutes, or until set. Remove from oven and top with cinnamon caramel, bourbon sauce or spiced simple icing. Serve or refrigerate up to 5 days.



Ingredients

- 1.5 loaf Texas toast, thick
- 12 large eggs
- 6 cups water
- 6 cans sweet condensed milk
- 3 tbsp. vanilla
- 4 tbsp. cinnamon
- 2 cups raisins, golden
- 3 cups butter
- 2 cups sweet potato puree

If you would like to submit a recipe to be featured in our newsletter, please email nschultz@richardsongrp.com

Community Corner

SCYC Harbour Stroll 2016

December 9th, 10th and 11th

Adults and children alike will cherish this special event on the water, hosted by the South Carolina Yacht Club. Sip on hot chocolate as you stroll through the decorated harbour. Santa Claus will make an appearance and prizes are awarded to owners with "Best Decorated" properties and/or boats. Be sure to pre-register to participate!

Decorating Contest Details: To make Harbour Stroll a huge success, we are depending on you to decorate your homes and/or boats! Prizes will be awarded on Sunday evening, December 18th, at 7p.m. Registration forms can be found at the front desk of the South Carolina Yacht Club, or by emailing April Langill, Clubhouse Manager, at alangill@scyachtclub.com.

