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SECTION 1

INTRODUCTION TO PALMETTO DUNES



Palmetto Dunes is one of Hilton Head's most recognizable resort communities, especially for condo and villa buyers looking for beach access, golf, biking, tennis, pickleball, lagoons, marina access, and a strong second-home or vacation-property setting.

Located mid-island, Palmetto Dunes stretches from the Atlantic Ocean side of Hilton Head toward Shelter Cove Harbour & Marina. That gives the community one of the more complete resort lifestyles on the island. Owners and guests can spend time at the beach, play golf, bike through the resort, kayak the lagoon system, use the tennis and pickleball facilities, or head over to Shelter Cove

for dining, shopping, events, and marina activity.

Palmetto Dunes includes:

- three golf courses
- an 11-mile lagoon system
- bike paths throughout the resort
- beach access
- tennis and pickleball facilities
- oceanfront condo buildings
- beachside villa communities
- golf-oriented villa communities
- access to Shelter Cove Harbour & Marina
- restaurants, shopping, and seasonal events nearby

One of the biggest advantages of Palmetto Dunes is variety. The condo and villa options are not all the same. Some communities sit directly on the beach. Some are a short walk from the ocean. Some are built around golf, lagoons, and quieter interior settings. Others sit just outside the main gate and offer a more value-oriented way to be close to the Palmetto Dunes lifestyle.

That variety is what makes Palmetto Dunes appealing, but it is also what makes it important to understand the different sections before buying.

Waterfront resorts generally offer the strongest beach positioning, oceanfront atmosphere, and premium pricing. Waterside villas can still offer strong beach access, but usually without the same direct oceanfront feel. Interior villa communities are more focused on golf, space, floor plans, and resort access. Outside-the-gate communities usually appeal to buyers who want Palmetto Dunes proximity at a more approachable price point.

Even within the same resort, values can vary dramatically. View, floor level, renovation quality, bedroom count, balcony orientation, rental history, regime fees, insurance, and current assessments

can all affect what a condo is worth.

Palmetto Dunes is best understood as a collection of different condo and villa communities inside one larger resort environment. The right fit depends on whether the priority is direct beach access, short-walk beach convenience, golf setting, larger floor plan, lagoon view, quieter surroundings, rental potential, or overall value.

That is why this guide starts with location and lifestyle first. Once those pieces are clear, it becomes much easier to understand how the different Palmetto Dunes condo and villa communities compare.

SECTION 2

PALMETTO DUNES CONDO / VILLA RESORT CATEGORIES



The easiest way to understand Palmetto Dunes condos and villas is to start with location.

Not every community inside or around Palmetto Dunes offers the same beach access, view profile, golf setting, or ownership feel. Some resorts sit directly along the beach. Some are a short walk from the ocean. Others are positioned around golf, lagoons, bike paths, and quieter interior settings. A few sit just outside the main gate but are still closely tied to the Palmetto Dunes lifestyle.

For this guide, the communities are grouped into four categories:

- Waterfront resorts
- Waterside resorts
- Golf-oriented / interior villa communities
- Outside-the-gate communities

This structure makes the Palmetto Dunes market much easier to understand.

Waterfront resorts generally offer the strongest beach positioning and usually command the highest prices.

Waterside resorts are still very beach-oriented, but they usually do not have the same direct oceanfront setting.

Golf-oriented and interior villas are more about space, golf views, floor plans, quieter surroundings, and overall resort access.

Outside-the-gate communities are typically more value-oriented while still offering strong proximity to the gates Palmetto Dunes but closer to Shelter Cove.

A few names can be confusing at first. Barrington Arms, Barrington Court, and Barrington Park are all part of the broader Barrington area, but they do not feel exactly the same. Captain's Walk and Captain's Cove also sound similar, but they are separate communities with different positioning. Queens Grant and St. Andrews are commonly discussed with Palmetto Dunes villas, but they sit outside the main gate.

The categories below create the basic framework for the rest of the guide.

CATEGORY 1 — WATERFRONT RESORTS

Waterfront resorts are the most beach-focused condo and villa communities in Palmetto Dunes.

These are usually the communities people look at first when they want direct beach access, an oceanfront setting, strong resort atmosphere, and the highest level of beach convenience inside Palmetto Dunes.

That said, “waterfront” does not mean every villa has the same view.

Even within the same waterfront resort, values can change a lot based on floor level, view angle,

balcony direction, renovation quality, bedroom count, building position, rental history, and current competition.

As a category, these are the strongest beach-positioned resorts in Palmetto Dunes.

WATERFRONT RESORTS

- Barrington Arms
- Barrington Court
- Barrington Park
- Beach Villas
- Captain's Walk
- Hampton Place
- Somerset Villas
- The Moorings
- Villamare
- Wendover Dunes
- Windsor Court North
- Windsor Court South
- Windsor Place I
- Windsor Place II

A few of these names are worth understanding before looking at individual listings.

Barrington Arms, Barrington Court, and Barrington Park are all part of the broader Barrington area, but they do not feel the same. Barrington Arms and Barrington Court have the stronger oceanfront feel. Barrington Park still benefits from the Barrington beach and pool setup, but it feels more like a pond and landscaped-resort setting than a direct oceanfront building.

Captain's Walk and Captain's Cove are also easy to mix up. Captain's Walk is the oceanfront building. Captain's Cove is nearby, but it is not direct oceanfront.

Windsor Court and Windsor Place should also be separated clearly. Windsor Court North and Windsor Court South are sister buildings within the Windsor Court complex. Windsor Place I and Windsor Place II are sister buildings within the Windsor Place complex.

CATEGORY 2 — WATERSIDE RESORTS

Waterside resorts are still beach-oriented, but they do not sit directly on the ocean the same way as Windsor, Villamare, Hampton Place, Barrington Arms, or Captain's Walk.

These communities usually appeal to buyers who want to stay close to the beach while often getting a quieter setting, more space, or a lower price point than direct oceanfront.

In Palmetto Dunes, waterside villas can still be very desirable. Depending on the community and the specific villa, they may offer:

- a quieter setting
- larger layouts
- better pricing than direct oceanfront
- a more private villa feel
- Leamington-side positioning
- convenient beach access
- lower-density ownership
- proximity to golf, bike paths, lagoons, or beach amenities

WATERSIDE RESORTS

- Abbington Villas
- Captain's Cove
- Huntington Villas
- Ocean Cove Villas

Abbington Villas sits on the Leamington side of Palmetto Dunes and offers a quieter villa setting near the beach.

Captain's Cove is near Captain's Walk, but the two should not be confused. Captain's Walk is oceanfront. Captain's Cove is nearby, but not direct oceanfront.

Huntington Villas offers larger villas in a Leamington-side setting, which can appeal to buyers who want more space near the beach.

Ocean Cove has more of a lagoon and resort-water feel. It is not direct oceanfront, but it still offers a water-oriented Palmetto Dunes setting.

CATEGORY 3 — GOLF-ORIENTED / INTERIOR VILLAS

These are the more interior villa communities inside Palmetto Dunes.

They are generally more golf-oriented than beach-oriented, but they still sit within the broader Palmetto Dunes resort. Owners and guests can still enjoy the beach, bike paths, golf, tennis, pickleball, lagoons, Shelter Cove, and the rest of the resort lifestyle.

The difference is the setting.

Instead of paying primarily for direct beach access or oceanfront views, these communities usually offer more of an interior resort feel. Buyers often look here for golf surroundings, larger floor plans, quieter settings, villa-style layouts, and lower pricing compared with the direct waterfront resorts.

GOLF-ORIENTED / INTERIOR VILLAS

- Centre Court
- Turnberry Village
- Inverness Village
- Water Oak Villas
- Hickory Cove Villas
- Fazio Villas

Centre Court is a practical interior villa option, often associated with a simpler 2-bedroom layout and central resort access.

Turnberry Village sits in a golf-oriented setting along Carnoustie Road and has a quieter interior

feel.

Inverness Village offers a mix of golf, lagoon, and interior villa appeal.

Water Oak Villas and Hickory Cove Villas are often discussed together because they sit near each other and have similar interior Palmetto Dunes positioning.

Fazio Villas is one of the more notable golf-oriented villa communities because of its larger layouts and connection to the George Fazio golf course side of Palmetto Dunes.

These communities are best understood as golf, space, and resort-access options rather than direct beach properties.

CATEGORY 4 — OUTSIDE-THE-GATE

These communities are closely connected to the Palmetto Dunes area, but they sit outside the main resort gate.

That gives them a different feel from the waterfront, waterside, and interior villa communities inside the gate. They are usually more value-oriented and often appeal to buyers who want Palmetto Dunes-area convenience without paying direct beachfront or inside-the-gate pricing.

OUTSIDE-THE-GATE COMMUNITIES

- Queens Grant
- St. Andrews Common / St. Andrews

Queens Grant is one of the largest villa communities associated with the Palmetto Dunes area. It has multiple phases, several floor plan styles, and a wide range of pricing depending on condition, phase, layout, and updates.

St. Andrews Common, also known as St. Andrews, is another outside-the-gate option. It generally feels smaller than Queens Grant and often serves as a more approachable entry point into the Palmetto Dunes-area villa market.

FULL CATEGORY SUMMARY

WATERFRONT

- Barrington Arms

- Barrington Court
- Barrington Park
- Beach Villas
- Captain's Walk
- Hampton Place
- Somerset Villas
- The Moorings
- Villamare
- Wendover Dunes
- Windsor Court North
- Windsor Court South
- Windsor Place I
- Windsor Place II

WATERSIDE

- Abbington Villas
- Captain's Cove
- Huntington Villas
- Ocean Cove Villas

SHORT WALK / BIKE RIDE / SHORT DRIVE — GOLF-ORIENTED / INTERIOR

- Centre Court
- Turnberry Village
- Inverness Village
- Water Oak Villas
- Hickory Cove Villas

- Fazio Villas

OUTSIDE THE GATE

- Queens Grant
- St. Andrews Common / St. Andrews

WHY THIS CATEGORY STRUCTURE MATTERS

Palmetto Dunes is easier to understand once the communities are grouped by location and setting.

Some buyers want to be as close to the beach as possible. Others want more space, a quieter setting, golf views, lagoon surroundings, or a lower price point than the direct oceanfront resorts.

That is why this guide separates the communities into waterfront, waterside, golf-oriented/interior, and outside-the-gate options.

Each category offers a different version of Palmetto Dunes:

- Waterfront resorts are the most beach-focused.
- Waterside resorts keep you close to the beach without always being direct oceanfront.
- Golf-oriented and interior villas usually offer more space, quieter surroundings, and a different resort feel.
- Outside-the-gate communities offer Palmetto Dunes-area convenience at a more approachable price point.

There is no single “best” Palmetto Dunes condo or villa community for everyone.

The right fit depends on how you plan to use the property, how close you want to be to the beach, how much space you need, how important golf or lagoon views are, and what price range makes sense.

SECTION 3

WATERFRONT RESORTS

This section covers the most beach-focused condo and villa communities in Palmetto Dunes.

These resorts generally offer the strongest beach access, the most direct oceanfront setting, and the highest pricing in the Palmetto Dunes condo market. They are often the first communities buyers look at when they want to be close to the sand and the ocean.

That said, not every waterfront villa is the same.

A direct oceanfront, fully renovated upper-floor villa will usually be priced very differently from a lower-floor unit, side-view unit, or villa with an older interior. Even within the same resort, value can change based on view, floor level, balcony direction, renovation quality, bedroom count, building position, rental history, regime fees, insurance, assessments, and current competition.

The value ranges below are meant to give a general sense of pricing by bedroom count. They are not appraisals, and they should always be checked against current listings, recent sales, regime documents, insurance details, and any active or upcoming assessments.

BARRINGTON ARMS



Category: Waterfront

Orientation: Oceanfront / beach-focused

Quick Feel: Barrington Arms is one of the strongest oceanfront options in the Barrington group. It has a more direct beach feel than Barrington Park and is a good fit for buyers who want a beachfront setting without moving into one of the larger Palmetto Dunes oceanfront complexes.

Typical Setup:

- Mostly 1-bedroom, 2-bedroom, and 3-bedroom villas
- Mid-rise oceanfront building
- Elevator access
- Direct boardwalk beach access
- Shared Barrington beach and pool area
- Stronger oceanfront feel than Barrington Park

Approximate Value Ranges:

- 1-bedroom villas: ~\$700K–\$1.1M
- 2-bedroom villas: ~\$1.1M–\$2M+
- 3-bedroom villas: ~\$1.8M–\$3M+

Value Notes:

Renovated villas with stronger ocean views can sell above these ranges. In Barrington Arms, floor level, balcony position, view angle, bedroom count, and renovation quality can make a major difference in pricing.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,100–\$2,000+/month, depending on size
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%

- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, and any current or upcoming assessments should be verified before purchase

Resort Snapshot:

Barrington Arms sits in the larger Barrington oceanfront section of Leamington, roughly two miles inside Palmetto Dunes off Ocean Lane. It shares the broader Barrington amenity area with Barrington Court and Barrington Park, including the oceanfront pool, hot tub, pavilion, and beach boardwalk.

The main thing to understand is that Barrington Arms has one of the stronger beachfront feels within the Barrington area. Barrington Court is also oceanfront, while Barrington Park feels more like a pond and landscaped-resort setting that still benefits from the shared beach and pool setup.

Compared with some of the larger Palmetto Dunes oceanfront complexes, Barrington Arms can feel a little more contained and less sprawling. For buyers who want beach access, oceanfront atmosphere, and the Barrington location, it is usually one of the first communities worth understanding.

BARRINGTON COURT

Category: Waterfront Orientation: Oceanfront / beach-focused Quick Feel:

Barrington Court is another oceanfront option within the Barrington area. It has a similar beach-focused setting to Barrington Arms, but the feel and pricing can change a lot depending on the exact villa, floor level, balcony angle, view, and updates.

Typical Setup:

- Mostly 1-bedroom, 2-bedroom, and some 3-bedroom villas
- 5-story oceanfront building
- Elevator access
- Atlantic-facing balconies are common
- Shared Barrington beach and pool area

Approximate Value Ranges:

- 1-bedroom villas: ~\$700K–\$1.1M
- 2-bedroom villas: ~\$1.1M–\$2.2M+
- 3-bedroom villas: ~\$1.8M–\$3M+

Value Notes: Barrington Court values can overlap with Barrington Arms. The important difference is usually the specific villa, not just the building name. Floor level, balcony direction, view quality, renovation level, bedroom count, and rental history can all shift pricing. Fees + Ownership Notes:

- Regime fee range: approx. \$1,100–\$2,000+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, special assessments, and upcoming capital projects should be verified before purchase

Resort Snapshot: Barrington Court sits within the broader Barrington beachfront section inside Leamington. It is part of the same general oceanfront setting as Barrington Arms and Barrington Park, with access to the shared Barrington beach and pool area.

Barrington Court is still an oceanfront community, but buyers should look closely at each villa's actual position. A higher-floor villa with a better ocean angle and updated interior can feel very different from a lower-floor or less updated option in the same building.

For buyers comparing the Barrington area, Barrington Court usually belongs in the same conversation as Barrington Arms, while Barrington Park has more of a pond and landscaped-resort feel.

BARRINGTON PARK

Category: Waterfront

Orientation: Beach-area / pond and landscaped-resort setting

Quick Feel: Barrington Park is the most different of the three Barrington communities. It still benefits from the broader Barrington beach and pool setup, but it does not feel as directly oceanfront as Barrington Arms or Barrington Court. Most buyers see it as the more approachable option within the Barrington area.

Typical Setup:

- 1-bedroom, 2-bedroom, and 3-bedroom villas
- Lower-density villa layout
- Pond and landscaped-resort views are common
- Parking is typically closer to the buildings
- Shared Barrington beach and pool area

Approximate Value Ranges:

- 1-bedroom villas: ~\$550K-\$850K
- 2-bedroom villas: ~\$800K-\$1.4M
- 3-bedroom villas: ~\$1.2M-\$2M+

Value Notes:

Barrington Park usually sells below Barrington Arms and Barrington Court because it does not have the same direct oceanfront feel. Its value comes from being part of the Barrington area, having access to the shared beach and pool setup, and offering a quieter pond/resort-style setting at a lower price point than the stronger oceanfront Barrington buildings.

Fees + Ownership Notes:

- Regime fee range: approx. \$800-\$1,600+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, special assessments, and current regime budget should be verified before

purchase

Resort Snapshot:

Barrington Park gives buyers a different way to own in the Barrington area. Instead of a traditional oceanfront building feel, the setting is more about ponds, landscaping, and a quieter villa layout.

That distinction matters. Barrington Park can still be a strong fit for someone who wants the Barrington location and beach/pool access, but does not need the strongest direct oceanfront position.

For buyers comparing the three Barrington options, the simplest way to think about it is this: Barrington Arms and Barrington Court have the stronger oceanfront feel, while Barrington Park has more of a pond and landscaped-resort feel within the same broader beach area.

BEACH VILLAS

Category: Waterfront

Orientation: Beach-focused / lower-density villa setting

Quick Feel: Beach Villas are one of the more unique waterfront options in Palmetto Dunes. They have a lower-density, more private villa feel compared with the larger oceanfront condo buildings.

Typical Setup:

- Mostly larger villa-style layouts
- Lower-density setting
- Some units may have more of a townhouse-style feel
- Strong beach positioning
- Limited inventory compared with larger oceanfront buildings

Approximate Value Ranges:

- 2-bedroom villas: ~\$1.1M–\$2M+
- 3-bedroom villas: ~\$1.8M–\$3M+

- Larger or premium-positioned villas can exceed these ranges

Value Notes:

Beach Villas can be harder to price because they do not sell as often as the larger Palmetto Dunes oceanfront communities. When inventory is limited, value depends heavily on the specific villa, view, layout, condition, renovation level, and current competition.

Fees + Ownership Notes:

- Regime fee range: varies due to limited inventory and property-specific differences
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, maintenance responsibilities, and any property-specific capital obligations should be verified before purchase

Resort Snapshot:

Beach Villas appeal to buyers who want a more private beachside villa setting instead of a larger oceanfront condo-building feel. The lower-density layout gives the community a different feel from places like Windsor, Villamare, Hampton Place, or Captain's Walk.

Because Beach Villas are less common, buyers usually need to look more carefully at the specific property rather than relying on broad resort averages. Layout, condition, view, and proximity to the beach can all make a major difference.

CAPTAIN'S WALK



Category: Waterfront

Orientation: Oceanfront / beach-focused

Quick Feel: Captain's Walk is one of the more recognizable oceanfront condo buildings in Palmetto Dunes. It has a classic beachfront vacation feel, with direct beach access, an oceanfront pool, and strong appeal for second-home and short-term-rental use.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Mid-rise oceanfront building
- Elevator access
- Oceanfront pool
- Direct beach access
- Traditional beachfront condo feel

Approximate Value Ranges:

- 2-bedroom villas: ~\$1M-\$1.9M+
- 3-bedroom villas: ~\$1.8M-\$3M+

- Penthouse or premium direct-oceanfront villas can exceed these ranges

Value Notes:

Captain's Walk values are strongly affected by view quality, floor level, renovation quality, bedroom count, balcony position, and rental history. A direct oceanfront, updated villa can price very differently from a more angled-view or less updated unit in the same building.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,100–\$2,200+/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Captain's Walk / Captain's Cove regime structure should be verified
- Insurance, reserves, special assessments, and any current regime-specific transfer fees should be verified before purchase

Resort Snapshot:

Captain's Walk sits in one of the strongest beachfront locations in central Palmetto Dunes. It is often part of the same buyer conversation as Villamare, Windsor, and Hampton Place because all of them offer direct beach access and a strong oceanfront resort setting.

The oceanfront pool, boardwalk access, and beach-facing location are the main reasons buyers pay attention to Captain's Walk. It has a more traditional beachfront condo feel than nearby Captain's Cove, which is not direct oceanfront.

The names are easy to mix up, but the difference matters: Captain's Walk is the oceanfront building. Captain's Cove is nearby, but it sits off the direct beachfront.

HAMPTON PLACE



Category: Waterfront

Orientation: Oceanfront / polished resort setting

Quick Feel: Hampton Place is one of the more polished oceanfront communities in Palmetto Dunes. It tends to appeal to buyers who want direct beach access, strong amenities, landscaped grounds, and a more refined resort feel.

Typical Setup:

- 1-bedroom, 2-bedroom, and 3-bedroom villas
- Oceanfront elevator buildings
- Multiple pools
- Landscaped beachfront setting
- Resort-style amenity package
- Located near Windsor Court on the Leamington side of Palmetto Dunes

Approximate Value Ranges:

- 1-bedroom villas: ~\$700K–\$1.2M
- 2-bedroom villas: ~\$1.2M–\$2.2M+

- 3-bedroom villas: ~\$2M–\$4M+

Value Notes:

Hampton Place generally sits in one of the higher-priced waterfront categories inside Palmetto Dunes. Direct oceanfront views, larger layouts, higher floors, and high-end renovations can push prices well above the basic ranges.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,200–\$2,500+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, special assessments, and any upcoming capital projects should be verified before purchase

Resort Snapshot:

Hampton Place was built in the mid-1990s, making it newer than many of the older oceanfront communities in Palmetto Dunes. The overall feel is more refined because of the landscaping, pool areas, oceanfront setting, and resort-style amenities.

It sits beside Windsor Court near the south end of Palmetto Dunes, which puts it in one of the stronger beachfront sections of the resort. Buyers comparing Hampton Place with other oceanfront options usually pay close attention to view quality, building age, amenities, renovation level, and overall presentation.

For buyers who want a polished oceanfront setting without losing the Palmetto Dunes resort feel, Hampton Place is one of the main communities to understand.

SOMERSET VILLAS

Category: Waterfront

Orientation: Oceanfront / quieter luxury setting

Quick Feel: Somerset has a quieter and more private feel than some of the larger-name oceanfront communities in Palmetto Dunes while still offering strong beachfront positioning.

Typical Setup:

- Larger villa layouts
- Oceanfront positioning
- Elevator access
- More limited inventory than larger waterfront communities
- Quieter Leamington-side setting

Approximate Value Ranges:

- 2-bedroom villas: ~\$1.2M–\$2M+
- 3-bedroom villas: ~\$2M–\$4M+
- Premium direct-oceanfront villas can exceed these ranges

Value Notes:

Somerset inventory is usually more limited, which can make pricing more property-specific than in larger oceanfront communities with more frequent sales. View quality, floor level, layout, renovation level, and current competition all matter.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,200–\$2,400+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and capital project history should be verified before purchase

Resort Snapshot:

Somerset sits inside the Leamington section of Palmetto Dunes, giving it a slightly more tucked-away and residential feel than some of the larger beachfront communities closer to the center of the resort.

The atmosphere tends to feel quieter and less crowded while still maintaining strong beach access and oceanfront positioning. Buyers who prioritize privacy, larger floor plans, and a more relaxed beachfront environment often pay close attention to Somerset when inventory becomes available.

THE MOORINGS



Category: Waterfront

Orientation: Beach-oriented with nearby golf and resort influence

Quick Feel: The Moorings offers a strong beach-close location while maintaining a quieter and more villa-oriented atmosphere than some of the larger oceanfront resort communities.

Typical Setup:

- Mostly 2-bedroom villas
- Mid-rise villa buildings
- Elevator access
- Strong beach proximity

- More relaxed villa-style setting

Approximate Value Ranges:

- 2-bedroom villas: ~\$900K–\$1.7M+
- Larger or highly updated villas can exceed these ranges

Value Notes:

The Moorings can price below some of the larger luxury oceanfront communities, but updated villas with strong positioning and beach proximity can still command premium pricing.

Fees + Ownership Notes:

- Regime fee range: approx. \$900–\$1,700+/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and current fee inclusions should be verified before purchase

Resort Snapshot:

The Moorings sits near Dune House Lane and offers easy beach access while still maintaining a quieter villa-style ownership feel than some of the larger oceanfront buildings nearby.

Its location near the Robert Trent Jones golf course area gives it a slightly different atmosphere than some of the purely beach-focused communities. Many buyers like the balance between beach convenience, golf proximity, and a more relaxed ownership environment.

VILLAMARE



Category: Waterfront

Orientation: Oceanfront / resort-focused

Quick Feel: Villamare is one of the most recognizable oceanfront condo communities in Palmetto Dunes and has a strong vacation-resort atmosphere. It is heavily associated with beachfront second homes and short-term rentals.

Typical Setup:

- Mostly 2-bedroom villas
- Some 3-bedroom layouts
- Mid-rise oceanfront buildings
- Indoor pool
- Large amenity package
- Strong rental recognition

Approximate Value Ranges:

- 1-bedroom villas: ~\$650K-\$1M
- 2-bedroom villas: ~\$1M-\$2M+
- 3-bedroom villas: ~\$2M-\$4M+

Value Notes:

Villamare pricing is heavily influenced by view quality, floor level, building position, renovation quality, and rental history. Updated oceanfront villas can separate significantly from older or less favorably positioned units.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,000–\$2,200+/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Villamare transfer/community enhancement fees may apply
- Insurance, reserves, transfer fees, and current assessments should be verified before purchase

Resort Snapshot:

Villamare was developed in the mid-1980s and includes more than 200 villas across multiple oceanfront buildings.

It has one of the strongest vacation-resort atmospheres in Palmetto Dunes because of the indoor pool, beachfront setting, larger amenity package, and strong rental presence. The community is well known among Hilton Head vacation renters, which keeps it highly visible in the beachfront condo market.

Buyers often compare Villamare with Windsor and Hampton Place because all three sit in premier beachfront sections of Palmetto Dunes. Differences usually come down to building feel, amenities, layout preference, renovation level, and overall atmosphere.

WENDOVER DUNES

Category: Waterfront

Orientation: Beach-oriented / quieter Leamington setting

Quick Feel: Wendover Dunes has a quieter and more spacious feel than some of the larger central beachfront communities while still offering strong beach access and a true resort atmosphere.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Larger floor plans
- Elevator buildings
- Leamington-side setting
- Quieter atmosphere than some of the busier beachfront communities

Approximate Value Ranges:

- 2-bedroom villas: ~\$900K–\$1.7M+
- 3-bedroom villas: ~\$1.5M–\$3M+

Value Notes:

Wendover Dunes often appeals to buyers who want larger floor plans and beach proximity without the same atmosphere as some of the larger central oceanfront communities.

Fees + Ownership Notes:

- Regime fee range: approx. \$900–\$1,800+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and annual insurance billing should be verified before purchase

Resort Snapshot:

Wendover Dunes was built in the late 1970s and is known for having larger villa layouts than many other beachfront communities in Palmetto Dunes.

Because it sits inside Leamington, the overall atmosphere tends to feel quieter and slightly more residential than some of the busier beachfront areas closer to the center of the resort. Buyers are often drawn to the combination of larger floor plans, strong beach access, and a less crowded feel.

WINDSOR COURT NORTH



Category: Waterfront

Orientation: Oceanfront / full-resort atmosphere

Quick Feel: Windsor Court North has one of the strongest full-resort beachfront atmospheres in Palmetto Dunes and is especially popular with buyers looking for direct beach access combined with strong family-oriented amenities.

Typical Setup:

- 1-bedroom through 4-bedroom layouts
- 5-story oceanfront building
- Elevator access
- Parking garage
- Oceanfront pools
- Boardwalk beach access
- Sister building to Windsor Court South

Approximate Value Ranges:

- 1-bedroom villas: ~\$700K–\$1.2M
- 2-bedroom villas: ~\$1.2M–\$2.2M+
- 3-bedroom villas: ~\$2M–\$4M+
- 4-bedroom villas: can exceed \$5M+

Value Notes:

Windsor Court values are highly dependent on the specific villa. Direct ocean views, higher floors, larger layouts, and high-end renovations can push pricing well above general ranges.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,200–\$2,500+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and transfer requirements should be verified before purchase

Resort Snapshot:

Windsor Court North and South were developed as sister buildings in the early 1990s beside Hampton Place near the south end of Palmetto Dunes.

The overall setup is heavily family-oriented, with large pools, hot tubs, playground areas, grilling stations, and direct boardwalk beach access. Compared with some older oceanfront communities, Windsor Court tends to feel more polished, structured, and amenity-focused.

WINDSOR COURT SOUTH

Category: Waterfront

Orientation: Oceanfront / full-resort atmosphere

Quick Feel: Windsor Court South shares much of the same overall feel and amenity package as

Windsor Court North, with pricing differences usually coming down to the specific villa, view, floor, and updates.

Typical Setup:

- 1-bedroom through 4-bedroom layouts
- Oceanfront building
- Elevator access
- Parking garage
- Large resort-style pool setup
- Sister building to Windsor Court North

Approximate Value Ranges:

- 1-bedroom villas: ~\$700K–\$1.2M
- 2-bedroom villas: ~\$1.2M–\$2.3M+
- 3-bedroom villas: ~\$2M–\$4M+
- 4-bedroom villas: can exceed \$5M+

Value Notes:

Like Windsor Court North, pricing depends heavily on view quality, floor level, layout, renovation level, and exact villa positioning.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,200–\$2,500+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and capital projects should be verified before purchase

Resort Snapshot:

Windsor Court South mirrors much of Windsor Court North's beachfront resort setup. Buyers usually compare the two based more on actual villa positioning than the building name itself.

Pool orientation, balcony direction, floor level, and Atlantic Ocean views can all have a major effect on pricing and overall feel. The community remains one of the stronger beachfront vacation-oriented environments inside Palmetto Dunes.

WINDSOR PLACE I



Category: Waterfront

Orientation: Oceanfront / upscale resort atmosphere

Quick Feel: Windsor Place has one of the more polished beachfront atmospheres in Palmetto Dunes, with landscaped grounds, strong amenities, and a more upscale overall presentation.

Typical Setup:

- 1-bedroom through 4-bedroom layouts
- Oceanfront elevator buildings
- Covered parking
- Landscaped grounds
- Beachfront pools
- Sister building relationship with Windsor Place II

Approximate Value Ranges:

- 1-bedroom villas: ~\$800K–\$1.3M
- 2-bedroom villas: ~\$1.3M–\$2.5M+
- 3-bedroom villas: ~\$2.2M–\$4.5M+
- 4-bedroom villas: can exceed \$5M+

Value Notes:

Windsor Place generally sits in one of the higher-priced waterfront categories in Palmetto Dunes. Direct oceanfront villas, larger floor plans, premium views, and high-end renovations can push pricing well above general ranges.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,300–\$2,700+ /month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, assessments, and regime-specific transfer requirements should be verified before purchase

Resort Snapshot:

Windsor Place was developed in the late 1990s and has one of the more refined beachfront atmospheres in Palmetto Dunes.

The landscaped lagoons, fountains, gardens, covered parking, beachfront pools, and private boardwalk access all contribute to the overall ownership feel. Buyers often notice the more polished landscaping and resort presentation almost immediately.

Windsor Place I and Windsor Place II are best understood as sister buildings within the same broader Windsor Place community.

WINDSOR PLACE II

Category: Waterfront

Orientation: Oceanfront / upscale resort atmosphere

Quick Feel: Windsor Place II shares much of the same polished beachfront atmosphere as Windsor Place I, with value differences usually coming down to the specific villa, floor level, updates, and view quality.

Typical Setup:

- 1-bedroom through 4-bedroom layouts
- Oceanfront elevator buildings
- Covered parking
- Oceanfront pool complex
- Sister building relationship with Windsor Place I

Approximate Value Ranges:

- 1-bedroom villas: ~\$800K–\$1.3M
- 2-bedroom villas: ~\$1.3M–\$2.5M+
- 3-bedroom villas: ~\$2.2M–\$4.5M+
- 4-bedroom villas: can exceed \$5M+

Value Notes:

Windsor Place II pricing should be judged villa by villa. Floor level, view, renovation quality, bedroom count, and rental history all play a major role.

Fees + Ownership Notes:

- Regime fee range: approx. \$1,300–\$2,700+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%

- Insurance, reserves, assessments, and current capital projects should be verified before purchase

Resort Snapshot:

Windsor Place II shares the same broader landscaped beachfront concept as Windsor Place I and is considered one of the more refined oceanfront ownership environments in Palmetto Dunes.

The gardens, fountains, pools, covered parking, and beachfront walkways give the community a more resort-oriented atmosphere than many older beachfront developments nearby.

WATERFRONT RESORTS — KEY TAKEAWAY

The waterfront resorts are the most beach-focused part of the Palmetto Dunes condo and villa market.

These communities usually stand out because of:

- beach access
- oceanfront or beachfront positioning
- view quality
- floor level
- renovation level
- bedroom count
- rental appeal
- resort amenities
- pool and beach access
- building reputation
- ease of use for owners and guests

But not every waterfront villa is equal.

A lower-floor side-view villa will usually price differently than a top-floor, direct-oceanfront, renovated villa in the same community. Barrington Park also feels different from Barrington Arms

or Barrington Court, even though all three are part of the broader Barrington area. Windsor Court and Windsor Place are both oceanfront Windsor communities, but they are separate complexes with different layouts, amenities, and pricing patterns.

The main point is simple:

In Palmetto Dunes, the resort name matters, but the specific villa matters more.

View, floor, updates, bedroom count, fees, insurance, assessments, and building position can all change value dramatically.

SECTION 4

WATERSIDE RESORTS

This section covers the waterside villa communities in Palmetto Dunes.

These communities are still strongly connected to the beach side of the resort, but they do not sit directly on the ocean in the same way as Windsor, Villamare, Hampton Place, Barrington Arms, Barrington Court, or Captain's Walk.

For many buyers, the waterside category hits a middle ground.

The beach is still close. The resort atmosphere is still there. But buyers can often get a quieter setting, larger layouts, more privacy, or lower pricing compared with the direct oceanfront communities.

Important note before reviewing the individual resort cards:

- Waterside does not mean direct oceanfront.
- These communities are generally short-walk beach or beach-close villa communities.
- Many waterside villas still feel very beach-oriented because of their location, layout, and proximity to the ocean side of Palmetto Dunes.
- Pricing can still vary dramatically based on view, updates, layout, bedroom count, outdoor space, and exact positioning within the community.
- Fee ranges, insurance billing, reserves, transfer fees, and special assessments should always be verified before purchase.
- Value ranges below are general guide ranges and should not be treated as fixed pricing or appraisals.

ABBINGTON VILLAS

Category: Waterside

Orientation: Beach-close / Leamington-side villa community

Quick Feel: Abbington Villas has a quieter Leamington feel while still being close enough to the beach to remain strongly tied to the beach side of Palmetto Dunes. It appeals to buyers who want beach proximity without paying direct oceanfront pricing.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Some improved or converted layouts
- Villa-style ownership rather than high-rise condo feel
- Smaller community feel
- Close to beach access and Leamington amenities
- More private and lower-density than many larger beachfront communities

Approximate Value Ranges:

- 2-bedroom villas: ~\$700K–\$1.2M+
- 3-bedroom villas: ~\$950K–\$1.6M+
- Larger or improved layouts can exceed these ranges depending on condition and positioning

Value Notes:

Abbington values are influenced heavily by layout, updates, beach proximity, and the quieter Leamington-side atmosphere. Because the community is smaller, individual sales can have a larger impact on pricing comparisons.

Fees + Ownership Notes:

- Regime fee range: approx. \$775–\$900+/month
- Leamington Condo fee: approx. \$990/year

- Town of Hilton Head transfer fee: .25%
- Typical regime transfer fee: often 2x monthly regime
- Insurance is commonly billed separately and should be verified
- Buyers should confirm current regime fee, reserve funding, insurance treatment, and any current or pending assessments

Resort Snapshot:

Abbington was built in the mid-1980s and has only about 24 villas, making it one of the smaller villa communities on the Leamington side of Palmetto Dunes.

Its Ocean Lane location gives owners a quieter setting while still remaining close to the beach side of the resort. The community tends to appeal to buyers who want a smaller villa environment instead of a larger beachfront condo-building atmosphere.

CAPTAIN'S COVE

Category: Waterside

Orientation: Beach-close / near Captain's Walk

Quick Feel: Captain's Cove offers a beach-side location with more of a villa-style ownership feel and usually a lower price point than direct oceanfront Captain's Walk nearby.

Typical Setup:

- Mostly 2-bedroom villas
- Some improved 3-bedroom or expanded layouts
- 1- to 2-story attached villa setup
- Located on the non-ocean side of the road
- More villa-oriented atmosphere than Captain's Walk
- Frequently associated with Captain's Walk because of the nearby location and similar naming

Approximate Value Ranges:

- 2-bedroom villas: ~\$750K–\$1.2M+
- Larger or improved layouts: ~\$1M–\$1.6M+
- Unusual expanded layouts can vary significantly

Value Notes:

Captain's Cove pricing should not be compared directly with Captain's Walk. The communities are related by location and naming, but Captain's Walk is direct oceanfront while Captain's Cove is not.

Fees + Ownership Notes:

- Regime fee range: approx. \$900–\$1,900+/month depending on villa
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Captain's Cove transfer fee: commonly around .25% of sale price
- Cable, internet, or phone packages may be additional
- Insurance treatment should be verified
- Buyers should confirm current regime fee, transfer fees, reserves, insurance billing, and any pending assessments

Resort Snapshot:

Captain's Cove and Captain's Walk operate under a broader shared regime structure, but they are very different products.

Captain's Walk is the direct oceanfront condo building. Captain's Cove is made up of attached villas located across from the beachfront side. The difference in positioning changes the overall ownership feel, view profile, and pricing structure.

Captain's Cove tends to appeal to buyers who want the same central Palmetto Dunes beach-side location without paying direct beachfront pricing.

HUNTINGTON VILLAS

Category: Waterside

Orientation: Beach-close / larger Leamington-side villas

Quick Feel: Huntington Villas feels larger and more residential than many smaller beach-side condo communities. It is a strong fit for buyers who want to stay near the beach while also prioritizing space and a quieter Leamington setting.

Typical Setup:

- 2-bedroom, 3-bedroom, and 4-bedroom villas
- Larger floor plans than many Palmetto Dunes villa communities
- Mix of one-story and two-story layouts
- Community pool
- Leamington-side setting
- More residential atmosphere than many beachfront condo buildings

Approximate Value Ranges:

- 2-bedroom villas: ~\$800K–\$1.3M+
- 3-bedroom villas: ~\$1M–\$1.7M+
- 4-bedroom villas: ~\$1.3M–\$2.2M+

Value Notes:

Huntington often appeals to buyers looking for more space near the beach. Bedroom count, floor plan, outdoor setting, and renovation level can all affect value significantly.

Fees + Ownership Notes:

- Regime fee range: approx. \$775–\$1,050+/month
- Leamington Condo fee: approx. \$990/year
- Town of Hilton Head transfer fee: .25%

- Typical regime transfer fee: often 2x monthly regime
- Flood and hazard insurance may be assessed separately
- Buyers should confirm reserve funding, insurance treatment, and any current or pending capital projects

Resort Snapshot:

Huntington was built in the early 1990s and includes roughly 57 villas. The community is one of the better examples of a waterside Palmetto Dunes option where buyers are often paying for larger layouts, beach proximity, and a quieter atmosphere rather than direct ocean views.

It can be especially appealing for families or second-home buyers who want more space than a typical oceanfront condo layout.

OCEAN COVE VILLAS

Category: Waterside

Orientation: Lagoon and resort-water setting near the beach

Quick Feel: Ocean Cove has more of a lagoon and resort-water atmosphere than a direct beachfront feel. It is not oceanfront, but it still fits naturally into the waterside category because of its location and overall Palmetto Dunes lifestyle.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Two-story villa-style layouts
- Lagoon and landscaped-resort views are common
- Smaller community feel than the major beachfront buildings
- More water-oriented than beach-building oriented

Approximate Value Ranges:

- 2-bedroom villas: ~\$650K–\$1M+
- 3-bedroom villas: ~\$850K–\$1.4M+

- Renovated villas with stronger views or positioning can exceed these ranges

Value Notes:

Ocean Cove pricing is influenced heavily by updates, view quality, layout, outdoor space, and overall setting. It should not be compared directly with oceanfront pricing, but renovated villas can still command strong values because of the Palmetto Dunes location and resort environment.

Fees + Ownership Notes:

- Regime fee: often around the high-\$800s/month range depending on villa and current budget
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Ocean Cove-specific transfer fees should be verified before purchase
- Roof history, insurance treatment, reserves, maintenance planning, and assessments should be reviewed carefully

Resort Snapshot:

Ocean Cove was built in the mid-1970s and includes roughly 38 villas, giving it a smaller and more contained feel than many of the larger Palmetto Dunes communities.

Its location on Mooring Buoy creates a noticeably different atmosphere from the beachfront Ocean Lane buildings. Buyers who gravitate toward Ocean Cove are usually looking for a water-oriented villa environment with beach proximity, but without the feel or pricing of the direct oceanfront communities.

WATERSIDE RESORTS — KEY TAKEAWAY

The waterside communities sit between the direct oceanfront resorts and the more interior golf-oriented villa communities.

These villas still offer a strong beach-side lifestyle, but the overall ownership experience is usually different from the larger direct oceanfront buildings.

In exchange for giving up direct beachfront positioning, buyers may gain:

- larger layouts
- quieter surroundings
- lower pricing than direct oceanfront
- more privacy
- villa-style ownership feel
- strong Palmetto Dunes location
- easier access to lagoons, paths, and resort amenities

Each waterside community has its own personality.

Abbington feels smaller and quieter.

Captain's Cove stays closely tied to the Captain's Walk beach area without being direct oceanfront.

Huntington emphasizes larger layouts and a more residential Leamington atmosphere.

Ocean Cove leans more toward lagoon and resort-water surroundings than beachfront positioning.

For many buyers, the waterside category can be one of the better overall balance points in Palmetto Dunes — close to the beach, strongly connected to the resort lifestyle, and often more approachable than the direct oceanfront market.

SECTION 5

GOLF-ORIENTED / INTERIOR PALMETTO DUNES VILLAS

This section covers the golf-oriented and interior villa communities inside Palmetto Dunes.

These communities are different from the waterfront and waterside sections. The focus here is usually more about golf surroundings, interior resort setting, larger layouts, quieter atmosphere, and lower pricing compared with the beachfront market.

That does not mean owners lose access to the broader Palmetto Dunes lifestyle. These communities still sit inside the resort and remain connected to the beach, golf, bike paths, tennis, pickleball, lagoons, Shelter Cove, and the rest of Palmetto Dunes.

The difference is what buyers are prioritizing.

Instead of paying mainly for direct beach positioning, buyers in these communities are often focused on:

- golf views
- lagoon surroundings
- larger floor plans
- quieter settings
- villa-style ownership feel
- interior resort atmosphere
- more space for the money
- lower pricing compared with oceanfront ownership

Important note before reviewing the individual resort cards:

- These communities are generally more golf-oriented than beach-oriented.
- Beach access is still available through the broader Palmetto Dunes resort.
- Values can vary heavily based on layout, updates, golf or lagoon view, outdoor space, and overall setting.
- Fee ranges, insurance billing, reserves, transfer fees, and special assessments should always be verified before purchase.
- Value ranges below are general guide ranges and should not be treated as fixed pricing or appraisals.

The communities in this section are:

- Centre Court
- Turnberry Village
- Inverness Village
- Water Oak Villas
- Hickory Cove Villas
- Fazio Villas

CENTRE COURT



Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / interior resort villa

Quick Feel: Centre Court is a simpler interior Palmetto Dunes villa community that appeals to buyers who want resort access and a practical villa layout without waterfront pricing.

Typical Setup:

- Mostly 2-bedroom villas
- One-story flat-style layouts
- Smaller community feel
- Interior location
- Close to golf, tennis, bike paths, and resort amenities
- More practical villa layout than beachfront condo atmosphere

Approximate Value Ranges:

- 2-bedroom villas: ~\$500K–\$850K+
- Renovated villas can exceed these ranges depending on condition and location

Value Notes:

Centre Court is generally more value-oriented than the beachfront communities. Pricing is driven heavily by updates, condition, layout, setting, and how the villa compares with other interior Palmetto Dunes options.

Fees + Ownership Notes:

- Regime fee: approx. \$600–\$700/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance treatment should be verified

- Buyers should confirm reserves, transfer requirements, assessments, and current regime structure before purchase

Resort Snapshot:

Centre Court is a smaller Palmetto Dunes villa community with roughly 36 villas built in the late 1980s.

The community is more about practical resort ownership than beachfront living. Buyers who prioritize golf, tennis, biking, and Palmetto Dunes access over direct beach positioning often view Centre Court as a simpler and more approachable ownership option.

TURNBERRY VILLAGE



Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / interior resort villa

Quick Feel: Turnberry Village is one of the better-known golf-oriented villa communities in Palmetto Dunes. The atmosphere feels quieter, more residential, and more golf-focused than beach-focused.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Townhouse-style layouts

- Golf-course surroundings
- Community pool and pavilion
- Interior Palmetto Dunes location
- More residential atmosphere than beachfront resort feel

Approximate Value Ranges:

- 2-bedroom villas: ~\$600K–\$950K+
- 3-bedroom villas: ~\$750K–\$1.2M+
- Renovated golf-view villas can exceed these ranges

Value Notes:

Turnberry values are influenced heavily by condition, golf views, layout, bedroom count, and overall presentation. Renovated villas with attractive golf settings can command meaningful premiums.

Fees + Ownership Notes:

- Regime fee: approx. \$550–\$650/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance and deck-project assessments should be verified
- Buyers should confirm reserves, insurance treatment, project history, and any active assessments before purchase

Resort Snapshot:

Turnberry Village was built in the early 1980s and includes roughly 100 villas.

The community sits along Carnoustie Road surrounded by golf and interior resort scenery. It is best understood as a golf-oriented Palmetto Dunes community rather than a beach-first community.

Many buyers are drawn to Turnberry because it offers more space and a quieter atmosphere while still remaining connected to the broader resort.

INVERNESS VILLAGE



Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / lagoon and interior resort villa

Quick Feel: Inverness Village has a strong interior Palmetto Dunes atmosphere with golf, lagoon, and wooded surroundings. It appeals to buyers who want a quieter setting and a larger villa feel without needing direct beach positioning.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Mix of one-story and two-story layouts
- Golf, lagoon, and wooded settings
- Interior Palmetto Dunes location
- Larger villa feel than many beach-oriented condos
- Quiet resort atmosphere

Approximate Value Ranges:

- 2-bedroom villas: ~\$600K–\$950K+
- 3-bedroom villas: ~\$800K–\$1.4M+

- Renovated or premium-positioned villas can exceed these ranges

Value Notes:

Inverness values are influenced by view, layout, size, updates, and overall setting. Villas with stronger lagoon or golf positioning can command noticeable premiums.

Fees + Ownership Notes:

- Regime fee: approx. \$800–\$1,050/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, reserves, and assessments should be verified before purchase
- Buyers should confirm current reserve position, regime structure, and capital project history

Resort Snapshot:

Inverness Village was built in the mid-1970s and includes roughly 97 villas.

The community sits along Carnoustie Road and is one of the stronger interior options for buyers who prioritize golf and lagoon surroundings over beachfront intensity. The larger floor plans and quieter atmosphere can be especially appealing for second-home owners who care more about space and setting than direct oceanfront positioning.

WATER OAK VILLAS



Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / interior villa community

Quick Feel: Water Oak is an interior Palmetto Dunes villa community with a golf-oriented atmosphere and larger floor plans than many buyers expect. It appeals to buyers who want more space and Palmetto Dunes access without waterfront pricing.

Typical Setup:

- 2-bedroom, 3-bedroom, and some 4-bedroom layouts
- Two-story villa-style setup
- Golf-oriented setting
- Larger layouts than many beachfront condos
- Interior Palmetto Dunes location
- Often compared with Hickory Cove

Approximate Value Ranges:

- 2-bedroom villas: ~\$550K–\$850K+
- 3-bedroom villas: ~\$700K–\$1.1M+
- 4-bedroom villas: ~\$900K–\$1.4M+

Value Notes:

Water Oak pricing is usually driven by size, condition, golf setting, updates, layout, and overall presentation. Larger and more updated villas can separate noticeably from older or less renovated units.

Fees + Ownership Notes:

- Regime fee: approx. \$410–\$575/month, plus possible cable or assessment items
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%

- Palmetto Dunes transfer fee: .5%
- Insurance, infrastructure assessments, reserves, and capital projects should be verified before purchase

Resort Snapshot:

Water Oak was built in the early 1970s and includes roughly 48 villas.

The community sits near Hickory Cove on Haul Away and has more of a golf-villa atmosphere than a beach-resort feel. Buyers often compare Water Oak and Hickory Cove because of their nearby location and similar interior Palmetto Dunes positioning.

For many owners, the appeal is larger square footage, quieter surroundings, golf influence, and Palmetto Dunes access at a lower price point than the beachfront market.

HICKORY COVE VILLAS



Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / interior villa community

Quick Feel: Hickory Cove has a larger villa feel with a golf and interior-resort atmosphere. It is commonly compared with Water Oak because of the nearby location and similar ownership style.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Two-story villa-style layouts

- Interior setting near golf and resort amenities
- Community pool
- Larger villa feel than many beach-oriented condos
- Often compared with Water Oak

Approximate Value Ranges:

- 2-bedroom villas: ~\$550K–\$850K+
- 3-bedroom villas: ~\$700K–\$1.15M+
- Larger or renovated villas can exceed these ranges

Value Notes:

Hickory Cove pricing is influenced by updates, layout, condition, golf setting, and overall presentation. Renovated villas with stronger views or premium positioning can command noticeable premiums.

Fees + Ownership Notes:

- Regime fee: approx. \$525–\$675/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Insurance, maintenance assessments, reserves, and project history should be verified before purchase

Resort Snapshot:

Hickory Cove was built in the early 1970s and includes roughly 52 villas.

The community was originally planned alongside Water Oak, although the two operate under separate regimes today. The atmosphere is more golf-oriented and interior-resort focused than beach-focused.

For buyers comparing interior Palmetto Dunes villas, Hickory Cove is often part of the same conversation as Water Oak, Inverness, Turnberry, and Fazio.

FAZIO VILLAS

Category: Short walk / bike ride / short drive

Orientation: Golf-oriented / larger interior villa community

Quick Feel: Fazio Villas is one of the more spacious golf-oriented villa communities inside Palmetto Dunes. It tends to appeal to buyers who prioritize larger layouts, golf surroundings, and a quieter interior resort atmosphere over direct beach positioning.

Typical Setup:

- Mostly 2-bedroom, 3-bedroom, and some 4-bedroom villas
- Larger townhouse-style layouts
- Golf-oriented location on Carnoustie Road
- More private interior atmosphere than beachfront communities
- Multiple floor plan variations
- Larger layouts than many typical beach condos

Approximate Value Ranges:

- 2-bedroom villas: ~\$650K–\$1M+
- 3-bedroom villas: ~\$850K–\$1.4M+
- 4-bedroom villas: ~\$1.1M–\$1.7M+
- Renovated or larger villas can exceed these ranges

Value Notes:

Fazio pricing is usually driven by size, bedroom count, golf setting, layout, condition, and renovation quality. Villas with larger floor plans and stronger golf positioning can separate meaningfully from smaller or dated units.

Fees + Ownership Notes:

- Regime fee: approx. \$500–\$1,025/month depending on phase and layout
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Some Fazio sections may have transfer fees or assessment history that should be reviewed carefully
- Insurance, reserves, foundation/piling work, and capital project history should be verified before purchase

Resort Snapshot:

Fazio Villas were developed in phases beginning in the late 1970s and include multiple floor plans, many of them larger than the traditional beachfront condo layout.

The community sits along Carnoustie Road near the George Fazio golf course, which gives the area its golf-oriented identity. Buyers who prioritize space and golf setting inside Palmetto Dunes often view Fazio as one of the more important interior villa communities to understand.

GOLF-ORIENTED / INTERIOR VILLAS — KEY TAKEAWAY

These communities represent the golf-oriented and interior villa side of Palmetto Dunes.

They are not competing directly with the beachfront communities on ocean views or direct beach positioning. Instead, the focus is usually:

- more space
- golf surroundings
- quieter atmosphere
- larger villa-style layouts
- interior resort setting
- lower pricing compared with waterfront ownership
- practical second-home ownership

- access to Palmetto Dunes amenities without beachfront pricing

Each community has its own personality.

Centre Court is the smaller and more practical interior option.

Turnberry has one of the stronger golf-oriented Carnoustie Road settings.

Inverness blends golf, lagoon, and interior resort atmosphere.

Water Oak and Hickory Cove are often compared because of their nearby positioning and similar ownership style.

Fazio stands out because of its larger layouts, multiple phases, and connection to the George Fazio golf course side of Palmetto Dunes.

For many buyers, these communities make sense when space, golf setting, and overall resort access matter more than direct beachfront positioning.

SECTION 6

OUTSIDE-THE-GATE PALMETTO DUNES-AREA VILLAS

This section covers the two Palmetto Dunes-area villa communities that sit outside the main Palmetto Dunes gate.

These communities are still closely tied to the broader Palmetto Dunes area and lifestyle, but the ownership feel is different from the waterfront, waterside, and interior villa communities inside the gate.

The outside-the-gate communities in this guide are:

- Queens Grant
- St. Andrews Common / St. Andrews

These communities are important because they often serve as a more approachable entry point into the Palmetto Dunes market.

Important note before reviewing the individual resort cards:

- These communities sit outside the main Palmetto Dunes gate.
- They are still closely connected to the broader Palmetto Dunes area and mid-island location.
- They are generally more value-oriented than the waterfront and waterside villa communities.
- Pricing, fees, condition, and ownership experience can vary significantly by phase, layout, and updates.

- Buyers should verify current fee structures, transfer fees, reserves, insurance treatment, rental rules, assessments, and regime documents before purchase.
- Value ranges below are general guide ranges and should not be treated as fixed pricing or appraisals.

QUEENS GRANT



Category: Outside the Gate

Orientation: Short drive / medium bike ride / value-oriented Palmetto Dunes-area villas

Quick Feel: Queens Grant is one of the largest villa communities connected to the Palmetto Dunes market. It offers a more value-oriented ownership option while still keeping buyers close to the broader Palmetto Dunes area and mid-island conveniences.

Typical Setup:

- Mostly 2-bedroom and 3-bedroom villas
- Multiple phases
- One-story flats and two-story townhouse-style layouts
- Large community with many floor plan variations
- Outside the main Palmetto Dunes gate
- More approachable pricing than many inside-the-gate communities

- Phase-specific differences matter

Approximate Value Ranges:

- 2-bedroom villas: ~\$400K–\$750K+
- 3-bedroom villas: ~\$600K–\$950K+
- Updated or larger villas can exceed these ranges depending on phase, condition, and layout

Value Notes:

Queens Grant values can vary significantly because the community includes multiple phases, floor plans, and condition levels. Renovated villas in stronger sections can perform very differently from older or less updated villas.

Fees + Ownership Notes:

- Regime fees vary by phase and floor plan
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Some phases may have additional transfer fees
- Insurance, roof history, wood-rot issues, reserves, and assessments should be reviewed carefully
- Buyers should verify the exact phase, fee structure, rental rules, reserves, transfer requirements, and capital project history before purchase

Resort Snapshot:

Queens Grant was built in the 1970s and remains one of the larger villa communities tied to the Palmetto Dunes area.

Because the community is so large and phase-dependent, buyers should avoid treating Queens Grant as one uniform product. Layout, phase, updates, and regime structure can all change the

ownership experience.

The biggest appeal is usually value. Buyers can often enter the Palmetto Dunes-area market at a much lower price point than the beachfront or inside-the-gate villa communities.

ST. ANDREWS COMMON / ST. ANDREWS



Category: Outside the Gate

Orientation: Short drive / medium bike ride / value-oriented Palmetto Dunes-area villas

Quick Feel: St. Andrews Common offers Palmetto Dunes-area convenience with a smaller and quieter ownership atmosphere than Queens Grant. It often appeals to buyers looking for a simpler and more approachable entry point near Palmetto Dunes.

Typical Setup:

- Mostly 1-bedroom and 2-bedroom villas
- Limited larger layouts
- Lower-rise villa setting
- Smaller-feeling and quieter than Queens Grant
- Outside the main Palmetto Dunes gate
- More approachable pricing than many inside-the-gate communities

Approximate Value Ranges:

- 1-bedroom villas: ~\$300K–\$500K+
- 2-bedroom villas: ~\$450K–\$750K+
- Larger layouts: ~\$650K–\$900K+

Value Notes:

St. Andrews is generally one of the more approachable Palmetto Dunes-area villa options. Pricing is influenced by bedroom count, updates, layout, view, and current competition.

Fees + Ownership Notes:

- Regime fee range: approx. \$650–\$850/month
- Palmetto Dunes I fee: approx. \$2,000/year
- Town of Hilton Head transfer fee: .25%
- Palmetto Dunes transfer fee: .5%
- Transfer requirements should be verified before purchase
- Buyers should verify reserves, insurance treatment, rental rules, assessments, and current regime structure

Resort Snapshot:

St. Andrews Common was built in the early 1980s and includes roughly 128 villas.

The community sits just outside the main Palmetto Dunes gate, creating a different ownership feel from the gated resort communities inside the plantation. Buyers often compare it with Queens Grant when searching for a more affordable Palmetto Dunes-area option.

Compared with Queens Grant, St. Andrews usually feels smaller, quieter, and more straightforward overall.

OUTSIDE-THE-GATE COMMUNITIES — KEY TAKEAWAY

Queens Grant and St. Andrews offer a different version of the Palmetto Dunes ownership experience.

The focus here is usually:

- lower entry pricing
- Palmetto Dunes-area convenience
- villa-style ownership
- mid-island location
- access to the broader resort area
- second-home or rental potential, subject to current rules and documents
- value compared with many inside-the-gate communities

The tradeoff is straightforward:

These communities are not beachfront and they do not have the same gated resort atmosphere as the interior Palmetto Dunes villa communities.

For buyers who want the strongest beach-resort environment, the waterfront and waterside categories usually fit better. But for buyers who prioritize value and location, Queens Grant and St. Andrews can make a lot of sense.

Queens Grant is larger, more phase-driven, and more varied.

St. Andrews is smaller, quieter, and generally more straightforward.

SECTION 7

PALMETTO DUNES LIFESTYLE, AMENITIES, AND THINGS TO DO

Palmetto Dunes is more than a collection of condo and villa communities. It is a full resort area with beach access, three golf courses, a major tennis and pickleball center, an 11-mile lagoon system, bike rentals, beach rentals, restaurants, and easy access to Shelter Cove Harbour & Marina.

This is where Palmetto Dunes starts to make sense as a lifestyle.

Owners and guests are not just choosing a villa. They are choosing how they want to use the resort — beach days, golf, biking, tennis, pickleball, kayaking, lagoon views, restaurants, Shelter Cove, or a mix of all of it.

This section explains how people actually use Palmetto Dunes day to day.

BEACH ACCESS AND THE DUNES HOUSE

The beach is still the main anchor of Palmetto Dunes.

The waterfront and waterside resorts are the most beach-driven, but even the interior golf villas are tied into the broader beach lifestyle through bike paths, parking logistics, guest passes, and resort access.

One of the key beachside spots is The Dunes House.

The Dunes House is a casual open-air beach bar and restaurant with Atlantic Ocean views. It is one of the easiest places to understand the Palmetto Dunes beach lifestyle because it gives owners and guests a casual beach-day hub without leaving the resort.

The Dunes House gives Palmetto Dunes:

- a casual beachfront food and drink option

- an easy beach-day meeting point
- a place to grab lunch without leaving the resort
- a stronger vacation-resort feel
- a lifestyle anchor for owners and guests staying inside Palmetto Dunes

For condo buyers, beach access creates one of the biggest differences in value.

- Waterfront resorts offer the strongest beach positioning.
- Waterside resorts keep buyers close to the beach without always paying direct oceanfront pricing.
- Interior golf-oriented villas still benefit from Palmetto Dunes beach access, but the experience is more bike-to-beach or drive-to-beach.

The beach experience is not the same from every villa community.

A Windsor, Hampton Place, Villamare, Barrington Arms, Barrington Court, Somerset, or Captain's Walk owner has a very different beach setup than someone in Fazio, Inverness, Turnberry, Water Oak, Hickory Cove, Queens Grant, or St. Andrews.

That difference in beach convenience is one of the main reasons this guide separates the communities by water proximity first.

GOLF IN PALMETTO DUNES



Golf is a major part of the Palmetto Dunes identity.

Palmetto Dunes has three 18-hole golf courses:

- Robert Trent Jones Course
- George Fazio Course
- Arthur Hills Course

Each course has a different feel, and each one helps explain a different part of the Palmetto Dunes lifestyle.

Golf is especially important for the interior villa communities. Centre Court, Turnberry Village, Inverness Village, Water Oak, Hickory Cove, and Fazio Villas are not just “farther from the beach.” They are part of the golf-oriented side of Palmetto Dunes.

Buyers who understand the golf layout will understand the villa layout much better.

ROBERT TRENT JONES COURSE

The Robert Trent Jones Course is probably the best-known Palmetto Dunes golf course for many visitors because it has the strongest ocean connection.

It is an 18-hole course and is especially known for the par-5 10th hole, which has an elevated green and ocean-view orientation.

The Robert Trent Jones Course helps explain why Palmetto Dunes feels different from a purely inland golf community. You get a resort golf experience while still being tied closely to the Atlantic Ocean.

Useful owner and guest details:

- 18-hole course
- ocean-connected course identity
- famous ocean-view 10th hole
- strong resort-golf recognition
- tee times are typically booked through Palmetto Dunes

- rental clubs are available through Palmetto Dunes
- golf carts, tee times, rates, and package availability should be verified directly before planning

Why it matters for the condo guide:

The Robert Trent Jones Course supports the resort feel around central Palmetto Dunes. It helps connect beach, golf, and villa ownership into one lifestyle package.

GEORGE FAZIO COURSE

The George Fazio Course is another major Palmetto Dunes golf course and is closely tied to the interior villa communities around Carnoustie Road.

This matters because communities like:

- Fazio Villas
- Inverness Village
- Turnberry Village
- Centre Court

are part of the golf side of Palmetto Dunes.

The George Fazio Course is commonly described as a championship-style course and is known for being one of the more demanding golf experiences in Palmetto Dunes.

Useful owner and guest details:

- 18-hole course
- strong connection to the Carnoustie Road interior villa zone
- closely tied to the Fazio Villas identity
- tee times are typically booked through Palmetto Dunes
- rental clubs are available through Palmetto Dunes
- golf carts, tee times, rates, and package availability should be verified directly before planning

Why it matters for the condo guide:

The George Fazio Course is one of the reasons the interior villa communities have their own identity. These villas are not trying to be oceanfront. They are tied to golf, space, and the quieter interior-resort side of Palmetto Dunes.

ARTHUR HILLS COURSE

The Arthur Hills Course is the third Palmetto Dunes golf course.

It is an 18-hole, par-72 course located near the Leamington side of Palmetto Dunes.

This course helps anchor the Leamington side of the resort, which is important because many of the waterfront and waterside communities in the guide have Leamington-side positioning.

These include:

- Abbington
- Huntington
- Wendover Dunes
- Hampton Place
- Barrington
- Somerset
- Windsor communities

Useful owner and guest details:

- 18-hole course
- par-72 layout
- Leamington-side orientation
- tee times are typically booked through Palmetto Dunes
- rental clubs are available through Palmetto Dunes
- golf carts, tee times, rates, and package availability should be verified directly before

planning

Why it matters for the condo guide:

The Arthur Hills Course helps explain why the Leamington side of Palmetto Dunes feels different from the central beachfront and Carnoustie Road golf-villa areas.

TEE TIMES, CLUB RENTALS, GOLF CARTS, AND GOLF COSTS

Palmetto Dunes makes golf fairly easy for owners and guests because all three courses are part of the same resort golf system.

Tee times are typically booked directly through Palmetto Dunes. Golfers can choose from the Robert Trent Jones Course, George Fazio Course, or Arthur Hills Course, depending on availability, preferred course style, and current rates.

Palmetto Dunes also offers golf packages and custom golf quotes, which can be helpful for owners, guests, or renters planning a golf-focused trip.

Club rentals are available at all three Palmetto Dunes golf courses.

Current rental-club figures from Palmetto Dunes show:

- Adult rental clubs: around \$65 plus tax for 18 holes
- Adult rental clubs: around \$35 plus tax for 9 holes
- Junior rental sets: around \$30 per round

Palmetto Dunes notes that rental club sets are available for men, women, and juniors, and that rental sets should be requested when making the reservation.

Golf carts, tee-time availability, green fees, package pricing, aeration schedules, and seasonal rates can change, so they should always be verified directly with Palmetto Dunes before planning around exact numbers.

For condo owners, this matters because golf is not just a background amenity in Palmetto Dunes. It is part of how the resort functions. Guests can stay in a villa, book tee times, rent clubs if needed, use the resort golf system, and build a full golf trip without needing to leave the area.

TENNIS AND PICKLEBALL

Palmetto Dunes has one of the stronger racquet-sports setups on Hilton Head.

The Palmetto Dunes Tennis & Pickleball Center is not just a small side amenity. It is a major activity hub inside the resort, offering tennis, pickleball, court reservations, clinics, lessons, round robins, memberships, and pro shop access.

Tennis and pickleball should be understood separately because they attract slightly different users, but together they add a lot to the Palmetto Dunes lifestyle.

The center uses CourtReserve for online reservations, memberships, court bookings, lessons, and clinic registration. That makes it easier for owners and guests to schedule play instead of guessing how access works once they arrive.

The center may offer:

- tennis court reservations
- pickleball court reservations
- private lessons
- semi-private lessons
- clinics
- round robins
- memberships
- pro shop discounts
- organized play
- guest and visitor programming

Schedules, rates, clinic start times, membership options, and court availability can change by season, so current details should always be checked directly with Palmetto Dunes.

TENNIS



Tennis has been part of the Palmetto Dunes lifestyle for a long time.

The Tennis Center offers court time, lessons, clinics, and organized programming for different skill levels. Palmetto Dunes describes its tennis clinics as being available for both adults and junior players, with instruction designed around different ages, interests, and ability levels.

Useful owner and guest details:

- Court reservations are typically handled through Palmetto Dunes
- CourtReserve is used for online booking and registration
- Clinics may be available for adults and juniors
- Lessons may be available by skill level
- Payment is typically due at registration
- Memberships may include advance reservation benefits and pro shop discounts
- Guest fees, clinic pricing, and court availability should be verified before planning

Tennis matters for condo ownership because it gives Palmetto Dunes another activity layer beyond the beach and golf.

For owners and guests, this means a stay in Palmetto Dunes can include beach time in the morning, tennis during the day, and dinner at Shelter Cove without leaving the broader resort area.

PICKLEBALL



Pickleball has become a major part of the Palmetto Dunes activity scene.

The Palmetto Dunes Pickleball Center offers court reservations, lessons, clinics, round robins, and membership options. Palmetto Dunes promotes pickleball programming for multiple skill levels, including beginner-style instruction and more advanced play.

Useful owner and guest details:

- Court reservations are typically handled through Palmetto Dunes
- Online reservations can be made through CourtReserve
- Lessons and clinics may be available for different skill levels
- Round robins may be available depending on the current schedule
- Memberships may provide reservation benefits and discounts
- Some Palmetto Dunes vacation-rental guests may receive court-time benefits, depending on how the stay is booked
- Rates, start times, court availability, and membership fees should be verified directly with Palmetto Dunes

Pickleball matters because it broadens the appeal of Palmetto Dunes.

It is popular with vacation guests, second-home owners, retirees, active adults, and families. It also gives the resort more year-round activity beyond just beach season.

For condo buyers, that matters. A community with strong beach access, golf, tennis, pickleball, biking, and Shelter Cove nearby usually has broader lifestyle appeal than a property that depends only on the beach.

THE 11-MILE LAGOON SYSTEM

The 11-mile lagoon system is one of the most unique features in Palmetto Dunes.

It gives the resort a water-oriented feel even in areas that are not directly on the ocean. That is important because not every Palmetto Dunes villa is beachfront, but many communities still benefit from water views, bridges, wildlife, kayaking, canoeing, and scenic interior resort settings.

The lagoon system supports:

- kayaking
- canoeing
- fishing
- crabbing
- scenic water views
- wildlife viewing
- interior water settings
- peaceful resort scenery
- a different kind of water lifestyle away from the beach

This is one of the biggest differences between Palmetto Dunes and a simple beach-condo area.

A villa does not have to be oceanfront to feel connected to the water. In Palmetto Dunes, the lagoon system helps create that connection throughout the resort.

For buyers, this matters because lagoon views and interior water settings can add real lifestyle appeal, especially in communities that are not directly on the beach.

KAYAKS, CANOES, AND WATER ACCESS

Hilton Head Outfitters is one of the main rental and activity hubs connected to Palmetto Dunes.

For the lagoon system, Hilton Head Outfitters rents kayaks and canoes so owners and guests can explore the calmer interior waterways of the resort.

Typical lagoon rental options may include:

- single kayaks
- tandem kayaks
- two-person canoes
- three-person canoes
- life jackets
- lagoon maps
- route suggestions
- self-guided paddling options
- guided tours or nature-based outings when available

Palmetto Dunes also references guided lagoon fishing through Hilton Head Outfitters, including electric-skiff fishing charters through the 11-mile lagoon system.

Before planning around kayak, canoe, or lagoon access, owners and guests should verify:

- current rental rates
- current hours
- launch location
- whether reservations are required
- whether guided tours are available
- weather policies
- age or weight restrictions
- life jacket requirements
- fishing rules

- crabbing rules
- lagoon-use rules

Important lagoon notes:

- Kayaking and canoeing are part of the Palmetto Dunes lagoon experience.
- Fishing and crabbing may be available subject to current rules.
- Swimming in lagoons should not be promoted.
- Paddleboard rules should be verified before publishing because lagoon policies can change.

For condo buyers, this is useful because the lagoon system expands the lifestyle beyond the beach. Someone staying in Palmetto Dunes can bike to the beach, play golf, reserve pickleball, and also kayak through the lagoon system during the same trip.

That range of activities is part of what makes Palmetto Dunes feel like a full resort community rather than just a collection of villas.

BIKING AND GETTING AROUND PALMETTO DUNES

Biking is one of the easiest and most common ways people move around Palmetto Dunes.

The resort is spread out enough that many owners and guests naturally use bikes instead of driving everywhere. Even buyers who own farther from the beach often still describe the experience as easy because so much of Palmetto Dunes is connected by paved leisure paths.

Hilton Head Outfitters is one of the main rental hubs inside the resort and offers:

- beach bikes
- tandem bikes
- kids' bikes
- e-bikes
- cargo carts
- kiddie carts

- dog carts
- bike accessories
- beach gear
- kayaks
- canoes
- fishing equipment

Palmetto Dunes itself includes nearly five miles of paved bike paths, while the broader Hilton Head system connects into more than 80 miles of island-wide trails.

One of the biggest advantages is the underpass connecting Palmetto Dunes to Shelter Cove Harbour & Marina. Riders can bike to Shelter Cove without crossing Highway 278 directly, which makes restaurants, marina events, shopping, and waterfront dining much easier to reach.

For condo buyers, biking changes how distance feels inside the resort.

A villa may not be directly walkable to the beach, but it may still function very comfortably as:

- bike-to-beach
- bike-to-golf
- bike-to-tennis
- bike-to-pickleball
- bike-to-Shelter Cove
- short-drive-to-beach

That distinction matters because a property that looks “farther from the beach” on paper may still feel convenient in real life once buyers understand the bike-path system.

Useful biking details:

- Free delivery and pickup may be available for multi-day rentals depending on provider and rental length

- Same-day delivery may not always be available
- Beach cruisers are the most common rental type
- Kids' bikes, child seats, carts, and accessories are commonly available
- E-bike rules and beach-riding rules can change and should be verified directly before planning
- Bikes may be allowed on the beach depending on tide conditions, beach rules, and seasonal restrictions
- Riding conditions on the sand vary heavily based on tide and firmness

Why biking matters:

Biking changes the way Palmetto Dunes functions.

Instead of thinking purely in walking distance, owners and guests often think in bike distance. That helps interior communities still feel closely connected to the beach, golf, tennis, pickleball, lagoons, and Shelter Cove.

BEACH GEAR, CHAIRS, AND UMBRELLAS

Beach gear logistics are part of the ownership and vacation experience in Palmetto Dunes.

Hilton Head Outfitters and other local providers offer beach-related rentals that can include:

- beach chairs
- umbrellas
- beach carts
- coolers
- surfboards
- bodyboards
- paddle gear
- fishing equipment

- outdoor accessories

One thing buyers and guests should understand is that beach-chair setup is not always handled the same way by every provider.

Hilton Head Outfitters notes that many beach chairs and umbrellas are picked up directly from their Queens Folly Road location rather than automatically delivered and set up on the beach.

Some setup services near The Dunes House may be available through Shore Beach Services, but availability can vary seasonally and should not be assumed without verification.

Current published examples from Hilton Head Outfitters include:

- one-day beach-chair rentals
- umbrella rentals
- multi-day beach packages
- weekly chair-and-umbrella packages

Pricing, setup policies, delivery availability, and pickup rules can change seasonally and should always be verified directly before planning around exact numbers.

Why this matters for condo buyers:

Beach logistics affect how easy the ownership experience feels.

A condo that makes beach access simple — especially for families or vacation renters carrying chairs, coolers, umbrellas, and beach gear — can feel much more usable day to day than a property where beach setup becomes complicated.

RESORT ACCESS, GUEST PASSES, AND GATE LOGISTICS

Palmetto Dunes is a gated resort community, so access logistics are part of ownership.

Owners, guests, renters, contractors, cleaners, property managers, delivery drivers, and vendors all operate through some level of gate and pass system.

That is not necessarily a negative. It is simply part of owning inside a large resort-style community.

General access considerations:

- Guests usually need a valid pass to enter gated areas
- Passes may be issued through the POA, rental company, owner authorization, or pass office
- Leamington has additional access considerations beyond the standard resort gates
- Vendor and contractor access may require additional authorization
- Parking rules vary by community and should always be reviewed carefully

Palmetto Dunes notes that certain destinations can be accessed without a pass, including:

- Hilton Head Outfitters
- Robert Trent Jones Golf Course
- Big Jim's
- The General Store
- Palmetto Dunes Tennis Courts
- Alexander's Restaurant
- portions of Shelter Cove access routes

Leamington access operates differently from the main resort gate system.

Authorized guests visiting Leamington may need additional passes or separate gate instructions depending on whether they are entering the villa side or residential side.

Useful ownership considerations:

- Rental guest pass procedures matter for short-term rentals
- Vendor access affects cleaners, maintenance teams, inspectors, and contractors
- Parking limitations can affect guests and showings
- Some communities enforce parking more heavily than others
- Overflow parking rules should be verified

- Roadside parking violations may result in citations or towing
- Motorhomes, trailers, RVs, wave runners, boats, and some commercial vehicles may be restricted from gate access

Why this matters:

A condo is not just the interior square footage.

The ownership experience also includes:

- how guests enter
- how rentals operate
- how vendors access the property
- where owners and guests park
- how deliveries work
- how beach days function
- how easy the property feels to use overall

For buyers considering second-home or rental ownership, these operational details matter more than many people initially expect.

HARBOURFEST AND SEASONAL EVENTS

Shelter Cove is one of Hilton Head's best-known event areas, especially during the summer.

The main seasonal event is HarbourFest at Shelter Cove Harbour & Marina. It usually runs during the summer season and brings together live music, family entertainment, arts and crafts, kids' activities, and fireworks on select nights.

HarbourFest can include:

- live music
- family entertainment
- arts and crafts

- kids' activities
- Shannon Tanner performances
- Cappy the Clown
- waterfront dining
- summer fireworks
- evening marina activity

Fireworks are a major part of the summer Shelter Cove experience, especially on Tuesday nights in season and around July 4. Exact dates, times, performers, and weather-related changes should always be verified before planning around a specific event.

Why this matters:

For Palmetto Dunes owners and guests, Shelter Cove gives the area more than just beach and pool time.

A family can spend the day at the beach, bike through Palmetto Dunes, play golf or pickleball, and then go to Shelter Cove for dinner, music, fireworks, or a walk around the marina.

That kind of nearby activity is a big part of why Palmetto Dunes works so well for second homes, vacation use, and short-term rental guests.

BOATING, FISHING, AND WATER ACTIVITIES AROUND SHELTER COVE



Shelter Cove Harbour & Marina adds the boating and water-activity side of the Palmetto Dunes lifestyle.

It is the largest marina on Hilton Head and sits just off Broad Creek, directly across from Palmetto Dunes. The marina has 178 slips and supports a wide range of water-based activities.

Activities may include:

- boat rentals
- fishing charters
- sport crabbing
- sailing charters
- dolphin tours
- sightseeing cruises
- nature tours
- sunset cruises
- marina walks
- waterfront dining
- seasonal entertainment

This gives Palmetto Dunes owners and guests another way to enjoy Hilton Head beyond the beach.

A guest staying in Palmetto Dunes can kayak the lagoon system, bike through the resort, play a round of golf, and then book a dolphin tour or fishing charter from Shelter Cove.

Availability, pricing, operators, departure times, and tour options can change seasonally, so current details should always be verified before publication or trip planning.

Why this matters:

Palmetto Dunes is not just beach and golf.

Shelter Cove and Broad Creek add a marina, boating, fishing, dolphin-tour, and water-adventure layer that makes the area feel more complete.

For buyers, that matters because the lifestyle around the condo can be just as important as the condo itself.

WHY THIS LIFESTYLE SECTION MATTERS

Palmetto Dunes is not just about whether a condo is oceanfront.

The broader lifestyle matters because owners and guests can use the area in different ways throughout the day.

A typical Palmetto Dunes day might include:

- beach in the morning
- golf during the day
- tennis or pickleball
- kayaking the lagoon
- biking through the resort
- lunch at The Dunes House
- dinner at Shelter Cove
- HarbourFest or fireworks in season
- a dolphin tour, fishing charter, or sunset cruise from the marina

That range of activities is what makes Palmetto Dunes different from a smaller condo-only area.

It is one of Hilton Head's most complete resort environments, with beach, golf, racquets, lagoon activities, biking, dining, marina access, and Shelter Cove entertainment all working together.

For condo buyers, this matters because the community around the villa can shape the entire ownership experience.

SECTION 8

FINAL TAKEAWAY

Palmetto Dunes is not one condo market.

It is a collection of different condo and villa communities that all share the same broader resort environment.

Some communities are all about direct beach access and oceanfront views.

Some offer beach proximity without being direct oceanfront.

Some are built around golf, lagoons, larger floor plans, and quieter interior settings.

Others sit outside the main gate and offer a more approachable way to be close to the Palmetto Dunes lifestyle.

That is why the right choice depends on how the property will actually be used.

Some buyers care most about walking straight to the beach. Others want more space, a quieter setting, golf views, lagoon surroundings, lower fees, rental potential, or a better price point.

Two villas in Palmetto Dunes can be only a few minutes apart and still feel completely different.

The important things to compare are:

- location
- view
- beach access
- floor plan
- bedroom count
- renovation quality

- regime fees
- insurance
- assessments
- rental rules
- parking
- guest access
- resale appeal
- overall lifestyle fit

Once those differences are clear, the Palmetto Dunes condo search becomes much easier.

The goal is not just to buy in Palmetto Dunes.

The goal is to buy the right part of Palmetto Dunes for the way you actually want to own, use, rent, and enjoy the property.