

Sea Island®

PROPERTIES





GLOBAL REACH

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SEA ISLAND PROPERTIES NEWSLETTER



There is no simple way to sum up the last year. Covid-19 struck and spread at such a rapid pace that suddenly we found ourselves sequestered in our homes wondering what the future would bring. It was insane to think that during this time of a global health crisis we would experience a flourishing housing market across the country. However, with the low cost of borrowing, low mortgage rates, a bullish stock market, and a healthy housing inventory on Sea Island and St. Simons Island, the stars all seemed to align. Buyers familiar with our wonderful Islands expedited their decisions to purchase real estate, coupled with people escaping the cities, causing a boom in sales across the Golden Isles.

Here is the rest of the story. In January 2020, we had approximately 60 cottages on Sea Island for sale. As I write this, we currently have 7 cottages actively on the market. This is roughly the lowest inventory of housing since 2005. Home prices are once again beginning to appreciate and we have rapidly moved into a Sellers' market.

I am often asked, "What are you going to do for an encore with housing inventories so low?" As I have reported in the past, it was a record year for Sea Island Properties in 2020 and the sales activity trickled into the New Year, resulting in a record breaking first half of 2021. I am very optimistic 2021 will be another banner year. Why? Because I am confident that our Sales Associates will continue to generate quality listings from their years of relationships and contacts throughout the Golden Isles. I would suggest that if you are considering placing your home on the market. It is critical, now more than ever, to consult one of our professionals to assist you in evaluating your property.

Finally, one way to gauge the real estate activity is to watch the number of construction vehicles coming onto the Islands in the morning. There is a substantial amount of renovation, new construction, and the usual maintenance work going on at this time. The increase in traffic is sometimes bothersome for us who live on the Islands, but this too shall pass. We all continue to be blessed to live in paradise.

Have a wonderful summer, and as always, thank you for your support.

A handwritten signature in dark ink, appearing to read 'Lewis'.

Lewis Glenn, Vice President, Real Estate Brokerage

SEA ISLAND OFFERINGS



COTTAGE 456, *East 11th Street, Sea Island*
6 bedrooms, 6 baths, 3 half baths, 6,492 sq. ft.,
Oceanfront, Pool, **\$15,000,000**



COTTAGE 441, *West 55th Street, Sea Island*
6 bedrooms, 5 baths, 1 half bath, 8,204 sq. ft.,
Marshfront and Riverfront, Pool, Dock Possibilities,
\$8,900,000



BEACH CLUB OCEAN 424,
Beach Club Ocean Residences, Sea Island
4 bedrooms, 4 baths, 1 half bath, 3,980 sq. ft.,
Oceanfront, Pool, **\$6,750,000**



COTTAGE 12, *West 4th Street, Sea Island*
7 bedrooms, 7 baths, 1 half bath, 7,700 sq. ft.,
Furnished, Additional 6,000 sq. ft. unfinished,
Pool, **\$5,800,000**



COMING SOON, *West 40th Street, Sea Island*
6 bedrooms, 5 baths, 1 half bath, 5,814 sq. ft.,
Pool, Completion Spring 2022, **\$4,750,000**



COTTAGE 500, *West 44th Street, Sea Island*
6 bedrooms, 6 baths, 1 half bath, 5,758 sq. ft.,
Marshfront, Pool, **\$4,575,000**

SEA ISLAND OFFERINGS



**4807 OGLETHORPE DRIVE,
*West 48th Street, Sea Island***

1.42 acres, Marshfront, Deep Water Dock
Possibilities, **\$4,485,000**



RIVER CLUB 902, *West 5th Street, Sea Island*

4 bedrooms, 4 baths, 1 half bath, 2,954 sq. ft.,
\$3,245,000



COTTAGE 406, *West 38th Street, Sea Island*

4 bedrooms, 3 baths, 3,852 sq. ft., Pool,
\$2,225,000



**BEACH CLUB SUITES, DUNBAR, 516/517,
*Sea Island***

2 bedrooms, 3 baths, 1,628 sq. ft., Furnished,
\$1,900,000



**HOMESITES,
*Dune Cottages, Ocean Forest, Sea Island***

.41–.56 acres, Golf, Nature, and Lagoon Views,
\$740,000–\$1,899,000



**CLOISTER OCEAN RESIDENCES, 107,
*Sea Island***

1 bedroom, 2 baths, 1,397 sq. ft., Marsh View,
Quarter Ownership, Pool, Furnished, **\$520,000**

ST. SIMONS ISLAND & SURROUNDING AREA OFFERINGS



**325 OLD SEASIDE DRIVE,
*Old Seaside, St. Simons Island***

6 bedrooms, 6 baths, 1 half bath, 9,861 sq. ft.,
Marsh & Riverfront, Oceanview, Pool, **\$4,950,000**



**1909 DIXON LANE,
*East Beach, St. Simons Island***

6 bedrooms, 6 baths, 3 half baths, 8,287 sq. ft.,
Guest House, Oceanfront, Pool, **\$3,500,000**



**225 ALEDRU WAY,
*Sinclair Farm, St. Simons Island***

5+ acres, Stables, Marshfront, Pool, **\$2,785,000**



**54 SEA ISLAND LAKE COTTAGES DRIVE,
*Sea Island Lake Cottages, St. Simons Island***

4 bedrooms, 4 baths, 1 half bath, 3,512 sq. ft.,
Coming Soon, **\$2,150,000**



**305 HAWKINS ISLAND DRIVE,
*Hawkins Island, St. Simons Island***

4 bedrooms, 4 baths, 3 half baths, 5,600 sq. ft.,
Pool, **\$1,990,000**



**1317 NEWCASTLE STREET,
*Old Town, Brunswick***

Commercial Building, 9,900 sq. ft., **\$1,175,000**

ST. SIMONS ISLAND & SURROUNDING AREA OFFERINGS



123 OLD SEASIDE LANE,
Old Seaside, St. Simons Island
.75 acres, Golf Course Views, **\$1,100,000**



127 COLONIAL DRIVE,
Sea Palms, St. Simons Island
5 bedrooms, 4 baths, 3,580 sq. ft.,
Pool, Golf Course Views **\$1,099,000**



204 RICE MILL,
Hampton Plantation, St. Simons Island
4 bedrooms, 3 baths, 1 half bath, 3,377 sq. ft.,
\$879,000



12 CLUB COVE,
The Country Club, St. Simons Island
4 bedrooms, 4 baths, 1 half bath, 3,720 sq. ft.,
Golf Course Views, **\$849,000**



68 HATTON LANE,
Frederica Golf Club, St. Simons Island
2.32 Acres, Lakefront, **\$390,000**



9 SAINT ANDREWS COURT #102,
Brunswick
493 sq. ft. Commercial Office Space, Dock,
\$112,500

SEA ISLAND COMMUNITIES



COTTAGE COLONY

Sea Island Cottages date back to 1927 when the original Cloister Hotel was under construction. Since then over 560 single family residences with nature, marsh, river and ocean views have been built. Like the history of Sea Island itself, the architectural styles throughout the Cottage Colony tell the story of changing lifestyles throughout the decades. Charming, quaint smaller cottages and estate size oceanfront compounds are equally at home on Sea Island.

BEACH CLUB RESIDENCES (Garden and Ocean)

On the ocean side of Sea Island Drive and near the Beach Club, Beach Club Garden and Ocean Residences offer three and four bedroom floor plans and range in size from 2300 square feet to 3000 square feet. Owners enjoy a private entrance and pool, assigned parking and climate controlled storage, as well as resort services including maid and room service.

OCEAN FOREST

Located just north of 36th Street on Sea Island, this community is home to four distinctive residential offerings. Views of the Hampton River, Ocean Forest Golf Course, saltwater lagoons, and the Atlantic Ocean are all possible from within Ocean Forest. The Dune, Forest, Ocean and River Cottages are inspired by the natural surroundings in which they reside, with designs described below:

DUNE COTTAGES • single family home sites where the Owner designs and builds a residence from the ground up

FOREST COTTAGES • patio homes in three clusters, with golf and nature views

OCEAN COTTAGES • ocean front townhomes near the Club House and practice area

RIVER COTTAGES • townhomes with views of Little St. Simons Island, the Hampton River and the Atlantic Ocean beyond. Also includes access to a private dock with covered pavilion and floating dock.

BLACK BANKS RIVER RESIDENCES

Featuring serene river/marsh views just north of The Cloister on Sea Island, the Black Banks River Residences combine luxury and convenience with a small selection of spacious condominium flats in an exclusive gated neighborhood. Choose from four- and five-bedroom plans ranging between 4000 and 5100 square feet. Enjoy the private pool, elegant surroundings and full hotel services close to many of the best shops, restaurants and attractions of Sea Island. This is truly island living at its finest.

BEACH CLUB SUITES

An extraordinary selection of Suites located above and adjacent to the Sea Island Beach Club, the Beach Club Suites offer 1 and 2 bedroom floor plans, and all come furnished. Literally in the heart of the resort, these Suites make Sea Island living easy, and they also afford excellent rental opportunities if one desires. Owners enjoy private parking and storage, as well as resort services including maid and room service.



OCEAN CLUB RESIDENCES

Steps from the Sea Island Beach Club and overlooking the pristine Sea Island beach are the Ocean Club's four and five bedroom residences, ranging in size from 4200 square feet to over 5500 square feet for a Penthouse. Owners enjoy a private entrance and pool, assigned parking and climate controlled storage, as well as resort services including maid and room service.

RIVER CLUB

The original Sea Island townhomes, River Club residences are conveniently located on 5th Street and the Black Banks River. These 44 residences offer nature and river views and floor plans from 2200 to 4000 square feet and 2-5 bedrooms. Close proximity to the resort amenities makes the River Club a desirable and convenient option for a Sea Island retreat.

THE CLOISTER OCEAN RESIDENCES

Located on the southern end of the island yet close to the Beach Club and The Cloister, the Cloister Ocean Residences are Sea Island's only fully deeded shared ownership offered in 22 remarkable residences, most with ocean views. Sold furnished and including a full Sea Island Club membership, Owners of Cloister Ocean Residences get year round access to all Club amenities. This enclave of 1 to 3 bedroom residences includes an Owner's Club House, private pool and spa with party area and climate controlled storage, as well as resort services including maid and room service.

CLOISTER COTTAGES

The newest of the Sea Island resort offerings, the Cloister Cottages consist of 24 residences with 4 bedrooms and approximately 4000 square feet. All have a gourmet kitchen indoors and an outdoor kitchen with screened porch, plus a plunge pool for cooling off. Great floor plans, great location, move-in ready, the Cloister Cottages offer everything needed for relaxed Sea Island living.



ST. SIMONS ISLAND COMMUNITIES



OLD SEASIDE

Limited to just 12 extraordinary homes and home sites, all within an easy walk or bike ride to the Golf Performance Center and The Lodge at Sea Island. The sense of arrival is beyond compare as you pass the Avenue of Oaks, the nationally acclaimed Lodge, Seaside and Plantation golf courses and antebellum plantation ruin en route to the gated entrance of Old Seaside. This neighborhood allows easy access to championship fairways, ocean breezes, strolls down the private boardwalk to the beach and the unique Village area at the St. Simons Island pier.



GOLF RETREAT AND GOLF RETREAT NORTH

The privately owned home sites and residences shown here are located on the Sea Island Golf Club's world-class Plantation Golf Course. This neighborhood allows easy access to championship fairways, The Lodge at Sea Island, and the unique Village area at the St. Simons Island pier.



KING'S POINT

A private enclave of 35 outstanding homes and home sites situated conveniently near The Lodge at Sea Island and Village area of St. Simons Island. Marsh, river and lake views are woven throughout, with stunning vistas of the St. Simons Sound and championship Sea Island Golf Club courses.



HAWKINS ISLAND

These 70 homes and home sites, including the private island known as Little Hawkins Island, are surrounded by spectacular marsh and river views and are close to all of the Sea Island amenities. Connected by a gated causeway off Sea Island Road and across a picturesque bridge you will find a quiet community just minutes from all the Sea Island amenities.



LAKE COTTAGES

This private, gated community of town homes on St. Simons Island is located within minutes of the Sea Island resort amenities and just across the street from the new Sea Island Market and Postal Center. The Mediterranean-inspired residences, with individual elevators, summer porches and loads of storage are in clusters of twos and threes and enjoy tranquil marsh, lake and wooded views. A paved bike path makes the one mile ride to the resort a breeze.



BLACK BANKS

One of the oldest and most coveted neighborhoods on St. Simons Island. Located just minutes from the amenities and activities of Sea Island, Black Banks offers its residents all the comforts of home, along with easy access to one of the top rated clubs in the world. Tucked away behind a private gate, Black Banks offers privacy with homes situated on tree covered lots, including some on lakes.



HAMILTON LANDING

The inviting neighborhood of Hamilton Landing offers tree-lined, winding roads, a private park with playground equipment for the kids, a resident-accessible boat landing, and a number of spacious, well-built homes at varying price points—not to mention a number of desirable open homesites in case you want to build your own. Just a short drive to either The Lodge or Sea Island, this location allows for easy access on and off St. Simons.



ST. SIMONS ISLAND CLUB

One of the most sought-after neighborhoods on St. Simons, the gated community of Island Club at Retreat offers the very best benefits of island living, combining gorgeous scenery with plenty of on-site amenities and convenience of location. Homes in the community offer views of the golf course, lagoon or woodlands, and are available at a variable range of sizes and price points. Sea Island Club's pool, golf course, and Davis Love grill are all accessible in the community with membership.



400 SEA ISLAND ROAD

Only seven homes and home sites are behind this gated community and all are surrounded by spectacular marsh views. An incredibly private cul-de-sac is situated close to all of the Sea Island amenities off Sea Island Road, just minutes to The Lodge or Sea Island, as well as easy access on and off St. Simons.

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