

Welcome to BLUFFTON



WHAT TO DO

WHERE TO EAT

WHERE TO LIVE

WE LOVE OUR LOWCOUNTRY COMMUNITY AND WE KNOW YOU WILL TOO!

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Each Office is Independently Owned and Operated

WELCOME

Bluffton

CAN'T WAIT TO WELCOME YOU!

I moved to the Lowcountry in 2005 and quickly fell in love with its unique charm and vibrant culture.

Prior to launching my career in real estate, I spent over 17 years as a leader in higher education. I was honored to assist and mentor students and their families through some of their most significant and transformative life moments. And throughout my tenure, I refined my skills in creative problem-solving, purposeful collaboration, and exceptional customer focus. These invaluable skills were pivotal in my transition to real estate, reflecting my adaptability and commitment to growth.

As a wife and mom, family is the cornerstone of my life, and they inspire me every day to positively contribute to a community I adore. I pride myself on building meaningful relationships and guiding my clients through one of their most significant financial decisions with care, compassion, and dedication.



I hope this guide provides you with a glimpse into a world where 'Southern Charm' beckons and you understand why we call Bluffton 'A State of Mind.'

As your local tour guide, I'm here not only to help with any of your real estate needs, but also introduce you to everything I love about the Lowcountry. We can't wait to have you in our community!

Megan Jarrett
REALTOR®

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ABOUT *Bluffton*

Bluffton, SC is a little slice of Lowcountry heaven. Picture palm trees swaying in the gentle breeze, charming streets lined with colorful cottages, and a laid-back vibe that's contagious. Located just a stone's throw away from Hilton Head Island, this small town is bursting with **southern charm** and a unique **coastal character**.

You'll instantly fall in love with the historic downtown area, where you can explore funky art galleries, cute boutiques, and mouthwatering eateries. It's the perfect place to feast on shrimp 'n grits or sip on a refreshing sweet tea while watching the world go by.

Nature lovers will be in paradise here! Bluffton is surrounded by **stunning marshes** and waterways teeming with wildlife. Rent a kayak and paddle your way through the **serene May River**, keeping an eye out for dolphins and herons along the way. And if you're into fishing, this is your happy place. Cast your line and see if you can reel in a prized redfish or flounder.

Bluffton is also a **golfer's dream** come true. With numerous championship courses nearby, you can perfect your swing under the warm South Carolina sun. And if lounging on the beach is more your speed, just hop over to Hilton Head Island for some sand, surf, and endless fun.

Whether you're a history buff, an outdoor enthusiast, or simply seeking a relaxed getaway, Bluffton has something for everyone. So grab your flip-flops, embrace the **slow-paced lifestyle**, and get ready to soak up the charming beauty of this **hidden gem**.

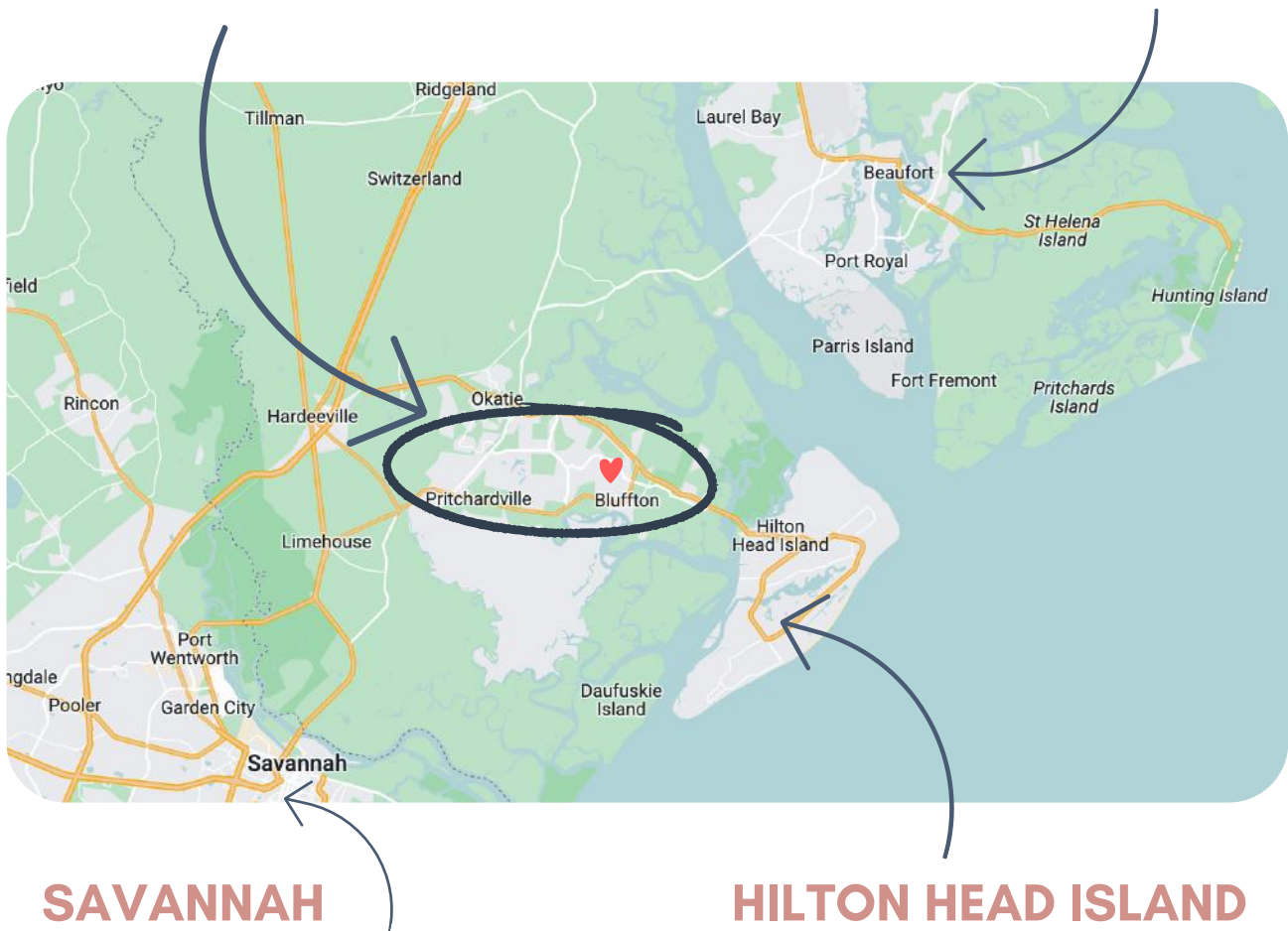
HEART OF THE *lowcountry*

BLUFFTON

Bluffton is a picturesque coastal town nestled along the May River, renowned for its vibrant arts scene and rich Southern culture.

BEAUFORT

The second-oldest city in South Carolina, Beaufort is known for its charming historic district and is about 30 miles NE of Bluffton.



SAVANNAH

The oldest city in Georgia, Savannah is known for its historic architecture and squares, and is located about 25 miles SW from Bluffton.

HILTON HEAD ISLAND

Known for its iconic beaches and golf courses, Hilton Head is a popular tourist destination located about 10 miles from Old Town Bluffton.



Bluffton

BY THE NUMBERS

POPULATION	34,493
MEDIAN AGE	40.9
MEDIAN INCOME	\$99,575
PERCENT HOME OWNERSHIP	82.3%
MEDIAN MONTHLY MORTGAGE	\$1,999
MEDIAN MONTHLY RENT	\$2,050
PERCENT MOVED FROM OUT OF STATE IN 2022	8.3%
PERCENT WITH A BACHELOR'S DEGREE	46.5%

Data from census.gov

local EMPLOYMENT



Bluffton has an economy that is primarily driven by tourism, real estate, and service industries. Its location near Hilton Head Island makes it a popular destination for tourists, contributing significantly to the local economy through hospitality and retail sectors.

Real estate is also a major economic factor due to Bluffton's desirable coastal location, leading to a thriving housing market and construction industry. Additionally, the town supports a range of service industries, including healthcare, education, and small businesses, which provide employment opportunities and contribute to the overall economic health of the area.

TOP 5 EMPLOYMENT INDUSTRIES

- #1 Educational Services and Healthcare
- #2 Arts, Entertainment/Recreation and Accommodation/Food Services
- #3 Retail Trade
- #4 Professional/Scientific and Management
- #5 Finance and Insurance, Real Estate



ANNUAL *events*

SUNSET PARTY

APRIL 26, 2024

The Sunset Party at Oyster Factory Park is a popular community event featuring live music, local food, and stunning sunset views over the May River, embodying the spirit and charm of Bluffton.



MAYFEST

MAY 11, 2024

This vibrant event features a unique blend of arts and crafts, music, food, and community activities, showcasing the rich culture and heritage of the Lowcountry region.

MAY RIVER SHRIMP FESTIVAL

JULY 19, 2024

The May River Shrimp Festival in Bluffton is a celebrated annual event that honors the region's rich shrimping industry, featuring fresh local seafood, live entertainment, and family-friendly activities.



Keep up with all local events at [visitbluffton.org](https://www.visitbluffton.org)

ANNUAL *events*

HISTORIC ARTS AND SEAFOOD FESTIVAL

OCTOBER 12-20, 2024

The Historic Bluffton Arts and Seafood Festival is an annual week-long event, showcasing the town's artistic talents and rich seafood heritage through art exhibitions, culinary events, and various family activities.



TURKEY TROT

NOVEMBER 28, 2024

The Historic Bluffton Turkey Trot, held on Thanksgiving Day, is a cherished community event where participants of all ages enjoy a festive run or walk through the town's scenic streets, promoting fitness and camaraderie.

OLD TOWN CHRISTMAS PARADE

DECEMBER 7, 2024

The Old Town Bluffton Christmas Parade is a beloved annual tradition, bringing the community together with festive floats, marching bands, and holiday cheer, winding through the charming streets of historic Bluffton.



Keep up with all local events at [visitbluffton.org](https://www.visitbluffton.org)

THE GREAT *Outdoors*

OUTDOOR RECREATION

Bluffton is a haven for outdoor enthusiasts, offering a diverse range of activities that can be enjoyed year-round thanks to its mild climate and beautiful natural surroundings.

Kayaking on the May River presents a unique opportunity to explore the tranquil waters, weaving through the lush marshes and spotting local wildlife in their natural habitat.



Paddleboarding offers a more relaxed pace, allowing adventurers to glide smoothly over the river's surface, while guided tours provide insightful journeys into the history and ecology of this picturesque area.

MAY RIVER EXCURSIONS

Fishing excursions, River excursions, Water Taxi

mayriverexcursions.com

(843) 304-2878

81 Calhoun Street

OUTSIDE PALMETTO BLUFF ✦

Family activities, Boating, Kayaking, Fishing, Biking, Paddleboarding

outsidepb.com

(843) 686-6996

41 Boathouse Street

STAND AND PADDLE

Paddleboarding lessons and tours

standandpaddle.com

(630) 300-8289

✦ *local favorite*

THE GREAT *Outdoors*

PARKS

[Interactive Map](#)

BUCKWALTER PLACE PARK

Veterans Memorial, open lawn area
2 Venture Drive

OSCAR FRAZIER PARK

Playground, pavillion, picnic tables
7 Recreation Court

DUBOIS PARK

Playground, pavillion, picnic tables
67 Lawrence Street

OYSTER FACTORY PARK ✦

*Boat ramp access to May River,
fire/oyster pit, picnic tables, pavillion*
55 Wharf Street

MARTIN FAMILY PARK

Open lawn area, picnic tables
68 Boundary Street

PRITCHARD POCKET PARK

Benches, view of May River
124 Pritchard Street

NEW RIVER LINEAR TRAIL

Recreational Trail for walking or running
3809-3835 Okatie Hwy

WRIGHT FAMILY PARK

*Access to Calhoun Street dock, open lawn area,
benches, walking path, view of May River*
111 Calhoun Street

✦ *local favorite*



THE GREAT *Outdoors*

PUBLIC GOLF COURSES

CRESCENT POINTE GOLF CLUB

crescentpointegc.com

(843) 706-2600

1 Crescent Point Drive

EAGLE'S POINT GOLF CLUB

eaglespointegc.com

(843) 757-5900

1 Eagle Pointe Drive

HILTON HEAD LAKES GOLF CLUB

hiltonheadlakesgolf.com

(843) 208-5353

2130 Club Way, Hardeeville

HILTON HEAD NATIONAL

hiltonheadnational.com

(843) 842-5900

60 Hilton Head National Drive

ISLAND WEST GOLF CLUB

islandwestgolf.net

(843) 689-6660

40 Island West Drive

PINECREST GOLF CLUB

pinecrestsc.com

(843) 757-8960

1 Pinecrest Way

OLD SOUTH GOLF LINKS

oldsouthgolf.com

(843) 837-7155

50 Buckingham Plantation Drive

ROSE HILL GOLF CLUB

rosehillgolfclub.com

(843) 757-9030

4 Clubhouse Drive

 *local favorite*



ARTS & Culture

HISTORY

[Interactive Map of Old Town](#)

THE HEYWARD HOUSE WELCOME CENTER

historicblufftonsc.com

(843) 757-6293

70 Boundary Street

THE GARVIN GARVEY HOUSE

historicblufftonsc.com

(843) 757-6293

Oyster Factory Park

ART GALLERIES

LA PETITE GALLERIE

lapetitegallerie.com

(843) 707-4280

56 Calhoun Street

THE RED PIANO ART GALLERY

redpianoartgallery.com

(843) 247-2049

40 Calhoun Street, Suite 201

PLUFF MUDD ART ✦

pluffmudart.com

(843) 757-5590

27 Calhoun Street



✦ local favorite

ARTS & Culture



ART GALLERIES

MAYE RIVER GALLERY

mayerivergallery.com

(843) 757-2633

16 Church Street, Suite 100

SOCIETY OF BLUFFTON ARTISTS ✦

sobagallery.com

(843) 757-6586

6 Church Street

ROBERT ROMMEL GALLERY OF NATURE

robertrommel.com

(843) 949-7999

14 Church Street, Suite 100

CALHOUN STREET GALLERY

(843) 837-4434

44 Calhoun Street

CAMELLIA ART

camelliaart.com

(843) 757-3530

45B Calhoun Street

PRESTON STUDIO

jacobprestonpottery.com

(843) 757-3084

10 Church Street

✦ local favorite

WHERE TO Shop



AL & HARRY'S FURNITURE DESIGN

alandharry.com

(843) 757-5999

20 Calhoun Street

home decor, furniture

BLUFFTON GENERAL STORE

blufftongeneralstore.com

(843) 837-4675

12 Church Street

gifts, candles, local art, home decor

THE COMPLETE HOME

blufftoncompletehome.com

(843) 815-2729

41B Calhoun Street

gifts, local art, home decor

EGGS 'N' TRICITIES ✦

eggsntricies.com

(843) 757-3446

5 Lawton Street

ladies fashion, home accents

FIDDLE + SHINE

fiddleandshine.com

(843) 540-8981

69 Calhoun Street, Suite 100

gifts, home decor

GIGI'S

gigisbluffton.com

(843) 815-4450

40 Calhoun Street

women's clothing, shoes, accessories

✦ *local favorite*

WHERE TO Shop



KELLY CARON CURATED

kellycaroncurated.com

(843) 815-4737

6 Promenade Street, Suite 108

women's clothing, accessories, homeware

MOONLIT LULLABY

moonlitlullaby.com

(843) 837-6666

55 Bridge Street

children's clothing, toys and accessories

LETTRS GIFTS

lettrsgifts.com

(843) 707-1270

8 State of Mind Street

personalized gifts and embroidery

SPARTINA

spartina449.com

(843) 815-9000

32 Calhoun Street

locally designed handbags, accessories

MARSH ON THE MAY

marshonthemay.com

(843) 816-8482

43 Boundary Street

home accessories, local art

THE STORE ✦

(843) 757-3855

56 Calhoun Street

unique finds both old and new

✦ local favorite

WHERE TO Eat

BREAKFAST AND LUNCH

ALLJOY DONUTS

facebook.com/alljoydonutco

(843) 707-6860

22 Thomas Heyward Street
donuts, donuts, donuts!

ALVIN ORD'S

alvinordsofbluffton.com

(843) 757-1300

1230-A May River Road
sandwiches and salads

CORNER PERK BRUNCH CAFE

cornerperk.com

(843) 816-5674

1297 May River Road
artisan coffee, bakery, brunch and lunch

THE COTTAGE

thecottagebluffton.com

(843) 757-0508

38 Calhoun Street
bakery, tea room, southern fare



DOWNTOWN DELI

downtowncateringcompany.com

(843) 815-5005

1223 May River Road
sandwiches, wraps, salads, tacos and more

SIPPIN COW

sippincow.com

(843) 757-5051

36 Promenade Street
breakfast and lunch all day

SQUAT 'N' GOBBLE

squatngobble.com

(843) 757-4242

1231 May River Road
breakfast, sandwiches, burgers, salads

THE SUGAREE

the-sugaree.edan.io

(843) 290-8585

142 Burnt Church Road
bakery, breakfast and lunch



♦ local favorite

WHERE TO *Eat*



LOCAL FAVORITES

BLUFFTON FAMILY SEAFOOD

blufftonoyster.com

(843) 757-0380

27 Dr. Mellinchamp Drive

seafood straight from the Bluffton Oyster Co.

THE BLUFFTON ROOM

theblufftonroom.com

(843) 757-3525

15 Promenade Street

adult-only dining, fine American cuisine

BURNT CHURCH DISTILLERY

burntchurchdistillery.com

(843) 872-0158

120 Bluffton Road

authentic lowcountry spirits, small bites

CAHILL'S MARKET

cahillsmarket.com

(843) 757-2921

1055 May River Road

field to fork, traditional southern fare

CALHOUN STREET TAVERN

calhounstreettavern.com

(843) 757-4334

9 Promenade Street #1201

southern tavern with cocktails and lowcountry fare

CAPTAIN WOODY'S

captainwoodys.com

(843) 757-6222

17 State of Mind Street

seafood, salads, steaks, soups, burgers, nachos

◆ local favorite

WHERE TO *Eat*

LOCAL FAVORITES

FARM

farmbluffton.com

(843) 707-2041

1301 May River Road

seasonally inspired, locally sourced fine dining

LOCAL PIE

localpie.com

(843) 837-7437

15 State of Mind Street

Neapolitan-style wood-fired pizza

MAY RIVER GRILL

mayrivergrill.com

(843) 757-5755

A-1263 May River Road

locally sourced fine dining

NECTAR

nectarfarmkitchen.com

(843) 706-2337

207 Bluffton Road

locally sourced, southern fare

THE PEARL

thepearlbluffton.com

(843) 757-5511

55 Calhoun Street

coastal cuisine, fine dining

RED STRIPES CARIBBEAN CUISINE

redstripessc.com

(843) 757-8111

9 Pin Oak Street

a taste of the Caribbean



◆ local favorite

WELCOME *Home*



When exploring places to live in Bluffton, you'll find an **impressive variety of communities** available. Whether you're into golf, boating, fishing, or just relaxing, you'll find a community that suits your lifestyle and budget.

One of the most popular types of communities in Bluffton is the **golf community**. Bluffton is home to some of the finest golf courses in the country, designed by legendary architects like Tom Fazio, Jack Nicklaus, and Pete Dye. Golf communities offer not only access to world-class golf, but also other amenities like clubhouses, fitness centers, pools, tennis courts, and more. Some of the best golf communities in Bluffton are Belfair, Berkeley Hall, Colleton River, Palmetto Bluff and Hampton Hall Club.

Another type of community that attracts many residents is the **gated community**. Gated communities offer security, privacy, and exclusivity to their members. They also have well-maintained landscapes and common areas. Some gated communities have additional features like lakes, trails, parks, and docks. Some of the best gated communities in Bluffton are Hampton Lake, Rose Dhu, May River Preserve and Rose Hill.

If you're looking for a community that caters to **seniors 55 and older**, you'll find plenty of options in Bluffton as well. These communities are designed to provide comfort, convenience, and socialization to their residents. They also have activities and events to keep their residents engaged and entertained. Some of the best 55+ communities in Bluffton Sun City Hilton Head, The Haven at New Riverside, Four Seasons at Carolina Oaks and Latitude Margaritaville.

LUXURY & Golf

BELFAIR

Nestled along the Okatie river, Belfair sits on over 1,100 acres, offering a luxurious and active lifestyle for its residents with **two Tom Fazio-designed golf courses**, a learning center where golfers can improve their skills, a fitness center, an indoor and outdoor pool, tennis courts, pickleball courts, and a playground.

\$1M+

CALLAWASSIE ISLAND

Offering warmth, balance, and connection with its natural surroundings, Callawassie features state-of-the-art amenities including a fitness center, tennis courts, and a unique golf setup with **three 9-hole courses**, all designed by **Tom Fazio**. The River Club offers waterfront dining and stunning views of the Colleton River.

\$600K+

BERKELEY HALL

Honored as a Five-Star Platinum Private Club, Berkeley Hall offers **two Tom Fazio-designed golf courses**, a state-of-the-art golf learning center, a luxurious spa and fitness center, a river park with kayaking and fishing, and a variety of dining options. Situated on over 900 acres, it has a low density of homesites, with an average of 5.3 homesites per hole.

\$1M+

COLLETON RIVER

Colleton River offers the best of all worlds: ultimate privacy, vibrant social life, and world-class golf with **two championship 18-hole courses** designed by **Pete Dye** and **Jack Nicklaus**. The Lowcountry marshes and moss-draped Live Oaks provide a serene home for extraordinary wildlife and unparalleled peacefulness.

\$1M+



LUXURY & Golf

HAMPTON HALL

In addition to an **18-hole Pete Dye-designed golf course**, Hampton Hall features a full-service spa and fitness center, racket sports, bocce ball, and dining options — and the club's spirit is one of welcome and inclusiveness, grace and comfort, modern luxury and timeless traditions.

\$600K+

PALMETTO BLUFF

Palmetto Bluff offers a luxurious golf experience with its **18-hole May River Golf Course, designed by Jack Nicklaus**. Several holes hug the banks of the sun-dappled river, exemplifying the spectacular natural beauty found throughout the sprawling 20,000 acre preserve sprinkled with 4,000 entitled homesites.

\$1M+

MOSS CREEK

Tucked at the foot of the bridges to HHI, Moss Creek offers waterfront vistas and resort-style living with top-notch amenities. Enjoy a resort-style pool with beach entry and lap pool, as well as **two Fazio-designed championship golf courses**, tennis and bocce, pet park, nature preserves, and walking and biking trails.

\$500K+

RIVERTON POINTE

Nestled amidst 800 acres, Riverton Pointe is a country club community featuring **an 18-hole Nicklaus designed golf course**, a pool, a fitness center, tennis, pickleball, bocce ball courts and more.

\$600K

OLDFIELD

This gated golf community offers quintessential Lowcountry living with deep porches, iconic white fences, and sweeping views of the Okatie River. The stunning **18-hole Greg Norman golf course** and an Outfitters Center contribute to ample opportunities to pay respect for nature in this Certified Audubon Cooperative Sanctuary

\$800K+

ROSE HILL

Spanning over 2,000 acres with more than 960 homes, Rose Hill is a gorgeous community with three swimming pools, tennis courts, **an 18-hole golf course designed by legendary Carolina architect Gene Hamm**, a polo field, an equestrian center, a boat ramp and dock, and miles of nature trails.

\$500K+

BEHIND THE *Gates*



BARTON'S RUN

Barton's Run is a gated community known for its **large homesites**, ranging from 1.5 to 2.5+ acres, offering three and four bedroom floor plans nestled within a beautiful nature preserve.

\$1M+

HAMPTON LAKE

An award-winning community with over 900 homes, Hampton Lake includes a breath-taking **227 acre lake** amidst 340 acres of protected forest. Amenities include an impressive resort-style pool, a fitness center, a spa, and a restaurant.

700K+

MAY RIVER PRESERVE

With only 109 homesites, May River Preserve offers **spacious homes on large lots**, ranging from 1 to 3 acres, surrounded by 200 acres of beautiful woodlands and wetlands.

\$700K+

ROSE DHU

Rose Dhu Creek spans over **320 acres**, offering estate homesites ranging from half-acre to five acres. Known for its serene low country setting, the community is well-appointed with nature trails, fishing ponds, scenic marsh views, and even includes **equestrian facilities** for horse enthusiasts.

1M+

NEW RIVERSIDE

ALSTON PARK

With a traditional neighborhood feel, Alston Park offers single-family homes within a nature-oriented community complete with a fitness center, pool, walking and biking trails.

\$400K+

THE LANDINGS AT NEW RIVERSIDE

A gated community that offers amenities such as a resort-style zero-entry swimming pool, tennis and pickleball courts, a playground, a neighborhood gathering area with a firepit, and paved access to over 5 miles of outdoor trails.

\$500K+

HERITAGE AT NEW RIVERSIDE

Featuring homes that embody Southern Colonial elegance, Heritage at New Riverside offers a 5,000 square foot clubhouse, zero-entry pool and over 5 miles of trails.

\$400K+

MIDPOINT AT NEW RIVERSIDE

Midpoint at New Riverside offers homes with wooded or lake views and access to the New Riverside trails.

\$300K+

THE LAKES AT NEW RIVERSIDE

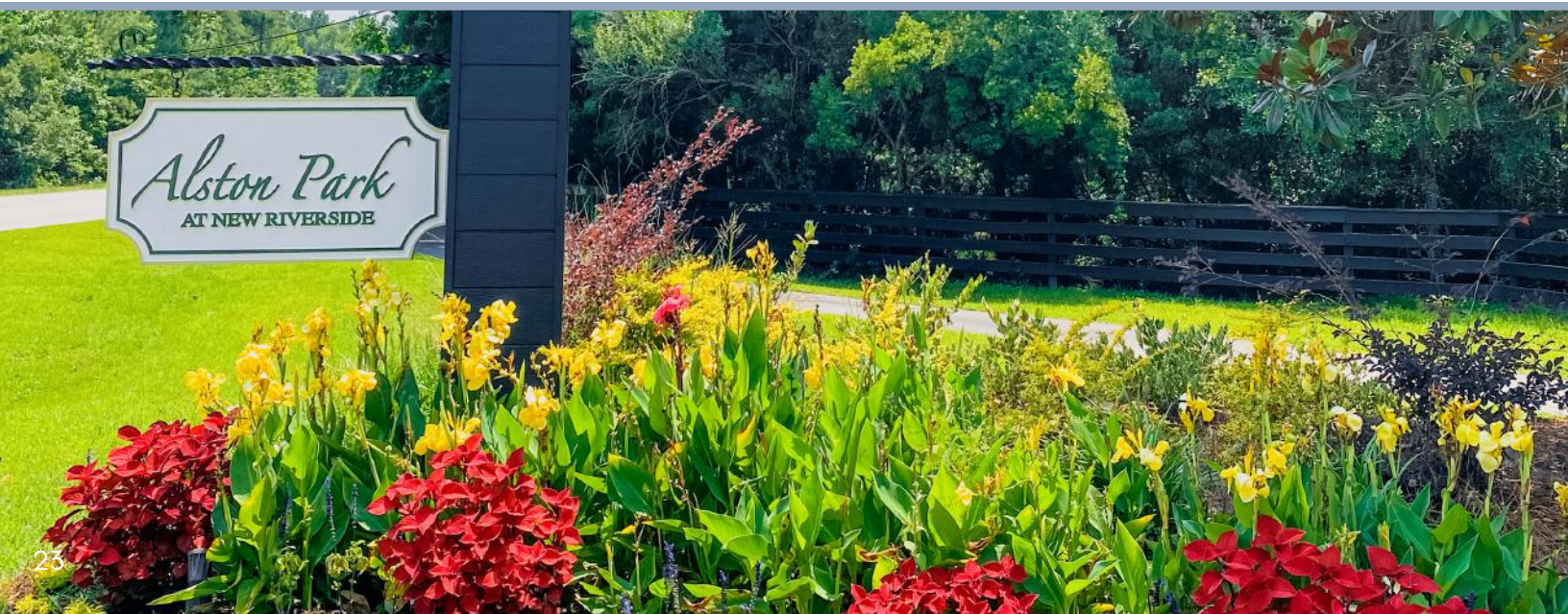
The Lakes at New Riverside offers amenities like a children's playground, community swimming pool, sidewalks, pickleball courts, and a pavilion.

\$400K+

THE SOUTHERN OAKS/THE MEADOWS

Features a nature-oriented setting with amenities including a community swimming pool, hiking and biking trails, and picturesque wooded and lagoon home sites.

\$400K+



FEATURED *Communities*

WEST-SIDE BLUFFTON COMMUNITIES

BAYNARD PARK

Baynard Park is a vibrant gated community that offers a range of amenities including a fitness center, a zero-entry pool, playgrounds, tennis and basketball courts.

\$500K+

MALIND BLUFF

Malind Bluff is a waterfront community that will soon offer amenities such as a pool, open-air pavilion, pickleball court, playground, firepit, and a community day dock.

\$400K+

CYPRESS RIDGE

Mill Creek at Cypress Ridge is nestled in over 1400 acres, offering resort-style amenities including a large clubhouse with a fitness center, a zero-entry swimming pool with a lazy river, tennis and basketball courts, and a dog park.

\$400K+

PARKSIDE AT BAYNARD PARK

Parkside at Baynard Park is known for its southern charm, featuring amenities like a community pool, tennis court, and fitness center

\$400K+

ISLAND WEST

Island West offers a range of amenities including a junior Olympic-sized swimming pool, tennis and basketball courts, a playground, a fitness center, and a 4,000 square foot community clubhouse with a library and meeting room, all set within a gated environment.

\$500K+

SEAGRASS STATION

A Seagrass Station is conveniently located close to shopping in Okatie and offers wooded and lagoon view sites with an on-site swimming pool and cabana.

\$400K+

LAWTON STATION

Lawton Station is a private, gated community that boasts a variety of high-quality single-family homes and offers residents access to excellent amenities, including a community park, clubhouse, and fitness center.

\$500K+

THE VILLAGES AT PALMETTO POINTE

The Villages at Palmetto Pointe offers homes set amidst natural woodlands. Amenities in the community include lagoons, preserved green spaces, a clubhouse, pool, and playground.

400K+

FEATURED *Communities*

CENTRAL BLUFFTON COMMUNITIES

EDGEFIELD, SANDY POINT, THE WILLOWS, THE RETREAT AT GRANDE OAKS

Centrally located off Buckwalter, these four communities offer affordable single-family homes with an abundance of green space, community pools and easy access to schools and shopping.

\$300K+

EAGLES POINTE

Eagles Pointe is a community that features a Davis Love III designed golf course, a 6,000 square foot clubhouse with a variety of amenities including a pro shop, restaurant, pavilion, tennis courts, a Junior Olympic-sized swimming pool, picnic area, and playground.

\$500K+

THE FARM

The Farm offers a friendly neighborhood environment with amenities such as a swimming pool, walking trails, serene lagoons, and a barn-style clubhouse.

\$300K+

PINECREST

Located on 429 acres, Pinecrest features a golf course, junior Olympic-sized swimming pool, covered pavilion, tennis courts, pickleball courts, basketball courts, a fitness center and playground.

\$400K+

PINE RIDGE

With just over 300 homes, Pine Ridge is conveniently located to schools and shopping and offers a playground, lagoons and walking trails.

\$400K+

SHELL HALL

Shell Hall is a gated community with an impressive 7,500 square foot clubhouse, a junior Olympic-sized pool, tennis courts, fitness center, playground and parks.

\$500K+

WESTBURY PARK

Westbury Park is a traditional-style neighborhood offering amenities such as playgrounds, a community pavilion with kitchen facilities, fitness centers, landscaped parks, and swimming pools.

\$400K+

WOODBIDGE

Woodbridge offers residents amenities like a boat storage lot, a recreation complex with clubhouse, an oversized swimming pool, and a 13-acre park for various neighborhood activities.

\$400K+

FEATURED *Communities*

CLOSE TO OLD TOWN

BLUFFTON PARK

Bluffton Park is conveniently located within walking distance of Old Town, close to shopping, dining, and recreational areas. Amenities in the community include a community pool and playground.

\$400K+

LAKE LINDEN

Lake Linden is designed around a man-made lake and features single and two-story homes as well as townhomes. The community boasts a pool, recreation area, and a large fenced lot for boat and RV storage

\$300K+

FERN LAKES

The Fernlakes community offers a welcoming atmosphere with 91 single-family homes set around a large lake, providing picturesque views. Residents enjoy access to a community pool, playground, and boat storage spaces available for rent

\$600K+

STOCK FARM

The Stock Farm community offers a unique live/work residential environment within walking distance to Old Town Bluffton. It features a community park, sidewalks, and plans for a future kayak dock with access to the May River, emphasizing a blend of convenience and lowcountry charm.

\$1M+

HERITAGE LAKES

Heritage Lakes sits among a series of lakes stocked for fishing, offering a peaceful setting with larger homesites, all while close to shopping and Old Town.

\$500K+

THE WALK

The Walk at Bluffton Square is a golf cart ride to Old Town, offering just 50 homes and amenities including walking trails, a community lake, and a fire pit.

\$600K+

HIDDEN LAKES

With just under 200 homes, Hidden Lakes is close to Old Town, close to schools and shopping and offers a fishing dock on Lake Troy along with a pool and playground.

\$400K+

ACTIVE 55+ Communities

SUN CITY HILTON HEAD

Sun City Hilton Head is South Carolina's largest age-restricted community, offering over 8,000 homes, a variety of world-class amenities, and 54 holes of golf. The community provides an active adult lifestyle with facilities including a 45-acre Village Center, social halls, fitness centers, indoor and outdoor pools, craft centers, a performing arts center, sports courts, and walking trails, all designed to cater to a physically active and socially engaging lifestyle.

\$300K+

LATITUDE MARGARITAVILLE

Latitude Margaritaville is a vibrant 55+ community offering a unique blend of leisure and active lifestyle amenities, including baseball and basketball courts, biking and kayaking opportunities, a fitness center, outdoor pool, pickleball and tennis courts, and walking trails. Designed to embody the laid-back, island-inspired lifestyle, the community is inspired by the legendary singer and songwriter Jimmy Buffett.

\$400K+

THE HAVEN AT NEW RIVERSIDE

The Haven at New Riverside in Bluffton, SC, is a Del Webb 55+ active adult community that offers a variety of amenities for an active lifestyle. These include a zero-entry outdoor pool, bocce ball, pickleball, tennis courts, and walking trails for residents to enjoy

\$500K+

FOUR SEASONS AT CAROLINA OAKS

Four Seasons at Carolina Oaks is a 55+ community offering amenities like a clubhouse, resort-style pool, athletic courts for tennis and pickleball, alongside walking and biking trails.

\$500K+



Click the image to view a larger map online through the Town of Bluffton.



BLUFFTON *Schools*

BEAUFORT COUNTY SCHOOLS

Attendance Zones

ELEMENTARY SCHOOLS

Bluffton Early Childhood Center

bles.beaufortschools.net

(843) 706-0900

160 H.E. McCracken Circle

Bluffton SC 29910

Bluffton Elementary School

bles.beaufortschools.net

(843) 706-8500

150 H.E. McCracken Circle

Bluffton SC 29910

Michael C. Riley Early Childhood Center

mcres.beaufortschools.net

(843) 707-0800

200 Burnt Church Road

Bluffton, SC 29910

Michael C. Riley Elementary School

mcres.beaufortschools.net

(843) 706-8300

172 Burnt Church Road

Bluffton, SC 29910

Okatie Elementary School

oes.beaufortschools.net

(843) 322-7700

53 Cherry Point Road

Bluffton, SC 29909

Pritchardville Elementary School

pves.beaufortschools.net

(843) 707-0500

9477 Evan Way

Bluffton, SC 29910

Red Cedar Elementary School

rces.beaufortschools.net

(843) 707-0611

10 Box Elder Street

Bluffton, SC 29910

PRE K-8 SCHOOLS

River Ridge Academy

rra.beaufortschools.net

(843) 836-4600

3050 River Ridge Drive

Bluffton, SC 29910

BLUFFTON *Schools*

MIDDLE SCHOOLS

Bluffton Middle School

blms.beaufortschools.net

(843) 707-0700

30 New Mustang Drive
Bluffton SC 29910

H.E. McCracken Middle School

hemms.beaufortschools.net

(843) 706-8700

250 H.E. McCracken Circle
Bluffton SC 29910

HIGH SCHOOLS

Bluffton High School

blhs.beaufortschools.net

(843) 706-8800

12 H.E. McCracken Circle
Bluffton, SC 29910

May River High School

mrhs.beaufortschools.net

(843) 836-4900

601 New Riverside Road
Bluffton, SC 29910

INDEPENDENT SCHOOLS

Cross Schools

crossschools.org

(843) 706-2000

495 Buckwalter Parkway
Bluffton, SC 29910

Hilton Head Christian Academy

hhca.org

(843) 681-2878

3088 Bluffton Parkway
Bluffton, SC 29910

St. Gregory the Great Catholic School

sggcs.org

(843) 815-9988

38 Saint Gregory Drive
Bluffton, SC 29909

John Paul II Catholic School

johnpaul2school.org

(843) 645-3838

4211 N. Okatie Hwy
Ridgeland, SC 29936

HIGHER EDUCATION

University of South Carolina Beaufort

uscb.edu

(843) 208-8000

1 University Boulevard
Bluffton, SC 29909

Technical College of the Lowcountry

tcl.edu

(843) 525-8207

921 Ribaut Road
Beaufort, SC 29902

local HEALTHCARE

In Bluffton, South Carolina, the healthcare landscape is served by several key medical facilities. Coastal Carolina Hospital, located just outside of Bluffton, offers a range of services including emergency care, orthopedics, and stroke care.

Additionally, Bluffton is within close proximity to Hilton Head Hospital on Hilton Head Island, which provides more comprehensive services including specialized care in areas like cardiology and maternity. These hospitals are complemented by various smaller clinics and specialty practices within Bluffton itself, ensuring residents have access to both general and specialized healthcare services.

COASTAL CAROLINA HOSPITAL

www.hiltonheadregional.com

(843) 784-8000

1000 Medical Center Dr.

Hardeeville, SC 29927

ST. JOSEPH'S CANDLER BLUFFTON CAMPUS

<https://www.sjchs.org>

(843) 836-7100

100 Buckwalter Place Blvd.

Bluffton, SC 29910

HILTON HEAD HOSPITAL

www.hiltonheadregional.com

(843) 681-6122

25 Hospital Center Blvd.

Hilton Head Island, SC 29926

BEAUFORT MEMORIAL HOSPITAL

www.bmhsc.org

(843) 522-5200

955 Ribaut Road

Beaufort, SC 29902

local UTILITIES

BEAUFORT-JASPER WATER AND SEWER AUTHORITY (BJWSA)

www.bjwsa.org
(843) 987-9200

HARGRAY

www.hargray.com
(877) 427-4729

DIRECTV

www.directv.com
(844) 448-3871

PALMETTO ELECTRIC

www.palmetto.coop
(843) 681-5551

DISH

www.usdish.com
(833) 345-2294

SPECTRUM

www.spectrum.com
(855) 860-9068

DOMINION ENERGY

www.dominionenergy.com
(800) 251-7243

WORKING WITH ME



Relocating to Bluffton and searching for your new home is an exciting and significant milestone. As a dedicated realtor offering exceptional care and service, I am here to expertly guide you through each stage of this important transition. The real estate market can be intricate and demanding, but with my professional support, your experience will be streamlined.

I offer deep knowledge and expertise in Bluffton's real estate landscape, ensuring you are well-informed and confident throughout your decision-making process. Choosing to work with me means having an advocate who prioritizes your needs. I take great care to understand your specific preferences and lifestyle requirements, which enables me to pinpoint properties that perfectly align with your desires and budget.

From arranging property viewings to handling negotiations, I manage all the essential details, allowing you to focus on the move itself. My objective extends beyond finding you a house; I aim to find you a home where you will create cherished memories. With access to the most current market data and a network of reliable professionals, I am equipped to help you seize opportunities promptly and efficiently.

I am dedicated to fostering strong, enduring relationships with my clients, ensuring you feel supported from your initial search to the final signing and beyond. Let's work together to turn your dream home into a reality as you embark on this thrilling new chapter in Bluffton. I look forward to being your trusted partner every step of the way.

CONNECT WITH ME *Today!*

I hope you've enjoyed exploring what Bluffton has to offer through this guide. Thank you for taking the time to discover the unique charm of our Lowcountry haven. I'm excited to connect with you soon to dive deeper into the beauty of Bluffton and assist you through every step of your moving journey. Get ready for a fun adventure in making Bluffton your new home!

PHONE (843) 540-9395
EMAIL meganjarrettekw.com
WEBSITE meganjarrett.kw.com
ADDRESS 8 Lafayette Place, Suite 203
Hilton Head Island, SC 29926

What you can expect working with me

I'm Curious

I want to have a clear understanding of your goals, who you are, and what your home means to you.

I'm Committed

I bring my A-game to every transaction, and I'm committed to achieving the best possible outcome for my clients.

I'm Proactive

I'm always one step ahead, anticipating potential roadblocks and finding creative solutions to overcome them.

I'm Personal

I believe in building relationships with my clients and treating them like family, because in the end, that's what leads to the best possible results.





843.540.9395 | meganjarrett@kw.com | meganjarrett.kw.com
8 Lafayette Place, Suite 203, Hilton Head Island, SC 29926



kw LOWCOUNTRY
KELLER WILLIAMS.
Each Office is Independently Owned and Operated