



PROPERTY INFORMATION PACKAGE

*Luxury Homesite
Colleton River Plantation*

Lot H50 Phase III
13 Hawthorne Road
Bluffton, South Carolina 29910

Online Auction
March 4, 2021





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13 Hawthorne Road
Bluffton, South Carolina

- ❖ Lot H50 Phase II Colleton River Plantation Subdivision
- ❖ Luxurious Homesite (.65± acre)
- ❖ Panoramic Views of the 7th Hole, from Fairway to Green
- ❖ Golf Course, Racquet Sports, Shops, Dining, Gym, Spa, Water Sports, & More! (Club Membership Required)
- ❖ Beautiful Low Country Views
- ❖ Lot H50 Phase II Colleton River Plantation Subdivision
- ❖ 2020 Beaufort County Tax \$360.47





**Important Information Regarding HOA Fees
&
Required Club Membership & Dues**

HOA Fees

\$177.00/Monthly- Paid by Purchaser

Required Club Membership & Dues

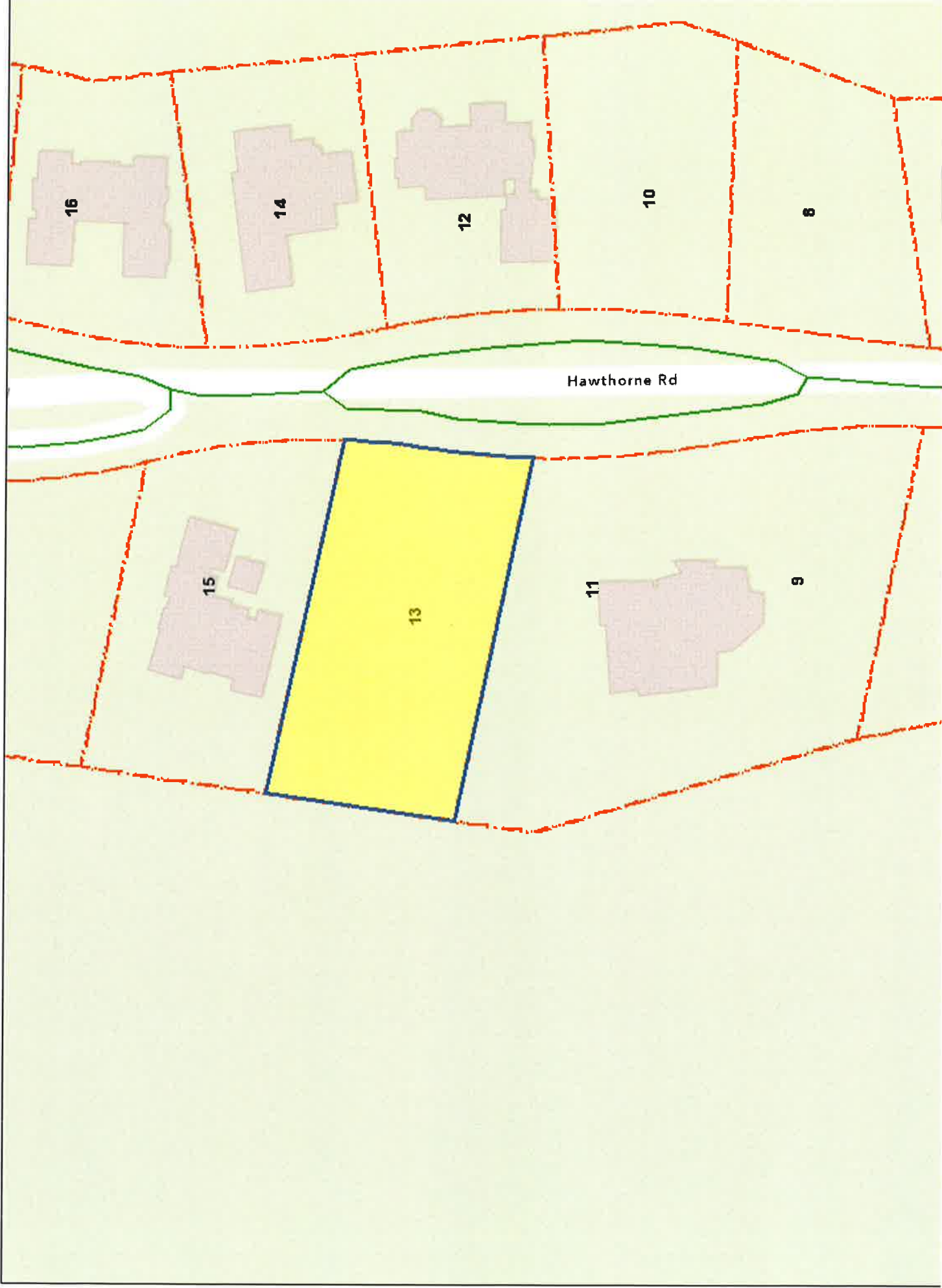
The Purchaser is required to obtain membership as follows:

- Full Membership has one time Initiation Fee of \$35,000.00.
- Annual Club Dues & Assessments \$21,805.00.

*Fees subject to change without notice. *



13 Hawthorne Road



Legal Description

Beaufort County, SC

Tax Parcel # R600 025 00A 0066 0000

ALL that certain piece, parcel or lot of land, lying and being in Beaufort County, South Carolina, which is shown and described as Lot H-50, Phase III, Colleton River Plantation, on a plat entitled "Phase II Colleton River Plantation, Beaufort County, South Carolina," prepared by Thomas & Hutton Engineering Co., by Boyce L. Young, SCRLS No. 11079, dated September 25, 1991 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 42 at Page 189. For a more detailed description as to the courses, metes and bounds of the above mentioned lot, reference is had to said plat of record.

For More Information

Call



Rowell Auctions
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