

The Anchorage at Shelter Cove

THE ISLANDS BEST KEPT SECRET

3 SHELTER COVE LANE, HILTON HEAD ISLAND

The following fact sheet is intended to communicate the many positive aspects of

The Anchorage at Shelter Cove

We highly support the many marketing and sales activities of our great community. The Anchorage Board of Directors and owners are committed to the preservation of owner assets while maintaining a family-oriented community.

- **Location** - Anchorage is located at 3 Shelter Cove Lane, Hilton Head Island, South Carolina, within easy walking distance to the marina, shops and restaurants. Other nearby conveniences include a shopping mall (the only indoor mall on the island), grocery store and art center all of which can be accessed without entering the main highway. Owners also have access to all the amenities of Palmetto Dunes. A free shuttle service, the Dunes Buggy, is available to any location within Shelter Cove and Palmetto Dunes from April 1 until after Labor Day including the beach, which can also be easily accessed by bike. During summer months, a fireworks display is held weekly and can be viewed from the property. A large community park is available as well as a newly established Veteran's Memorial.
- **Community** - The community consists of twelve two-story buildings with stucco exterior and eighty-eight owners. Each unit has two bedrooms, two full baths, including a whirlpool in the master bath, and a spacious living area. The dining area adjoins the kitchen and has a large garden widow. Heating and cooling for each unit is individually controlled. A private deck overlooks the lagoons and magnificent landscape. Some units have a harbour view. There is a covered carport below each unit so that the first floor units are above ground. Each unit also has an outside storage room.
- **Finances** - Anchorage has one of the lowest regime fees on the island and the property is debt free. There is a sizable reserve fund available for capital improvements and maintenance. Anchorage has never had a special assessment and does not anticipate one in the future.
- **Upkeep** - Recent renovations include all new flat roofing and flashing replacement. New awnings have also been installed. All parking and paved areas have been sealed, and a current painting program for all buildings is in progress.
- **Amenities** - The pool and hot tub are second to none on the Island, with new renovations such as surface coating, new pumps and filtering system. *The pool is one of the few on the island that is chilled for those hot humid summer days, and warmed during the cooler days to extend the spring and fall seasons.* The pool also has a covered area with chairs, tables, refrigerator, serving counter, shower, and lavatories
- **Environment** - Two lagoons on the property are fed from the harbour, with abundant marine life. Both have fountains lighted at night. One lagoon has a walking bridge and both are surrounded with immaculate landscape. Two grills are located on the lagoons for outdoor cooking.