

# AUCTION

# DEVELOPER CLOSE-OUT!

## HILTON HEAD PREMIER HOMES & LAND

*4 Homes Selling to the Highest Bidder, with No Reserve*



*6 Premier Homes & 2 Prime Lots in Luxury Communities*



J.P. KING

*Est. 1915*

*Hilton Head Island, South Carolina*

**JUNE 6**

*Saturday, 11:00 AM (ET)*

# HILTON HEAD PREMIER HOMES & LAND

6 Premier Homes with 4 Selling to the Highest Bidder • 2 Prime Lots



34 Surf Scoter Road - Selling with Reserve  
Hilton Head Island, SC  
Sea Pines Plantation

Located in the beautiful gated community of Sea Pines, this 5 bedroom, 6.5 bath oceanfront home provides astonishing views of the water. This fully furnished luxury home has intricate detail throughout. Boasting 2 master suites, including a spectacular 2nd floor master suite with an expansive balcony added in 2008, the home features a gourmet kitchen with high-end appliances, large full-length owner's closet, study, elevator and 2-car garage. Prominent features of the home include the retractable screens that can be used for hearing the sound of the ocean and a private, heated pool that overlooks the ocean. The home is fully landscaped with irrigation. Perfect for entertaining, this home sleeps up to 16 people and can be used as a vacation rental.

**About Sea Pines Plantation:**

Serving as one of the largest residential and resort plantations on Hilton Head Island, Sea Pines Plantation is situated on 5,200± acres and is an exclusive master planned community that has not only influenced the look of the entire island, but resorts across the world. Known for it's beautiful sandy beaches and 3 championship golf courses, Sea Pines is also home to Harbour Town Marina. Sea Pines Racquet Club, South Beach Marina, miles of bike paths, a forest preserve, equestrian center, and a host of dining and shopping options are just a few of the amenities that residents and guests can enjoy. This paradise is unlike any other and affords a truly luxurious lifestyle.



33 Mooring Buoy - Selling with Reserve  
Hilton Head Island, SC  
Palmetto Dunes Plantation

Located in the exclusive oceanfront resort, Palmetto Dunes, this 6 bedroom, 7.5 bath fully furnished home is just steps to the beach and provides fantastic lagoon views and access. Including 2 master suites, the home contains a private study with full bath access that can be converted to a seventh bedroom. The first floor master suite opens to a private walkway that leads to a covered gazebo. The suite's bathroom features a jetted tub, double vanity, and a large walk-in shower with rain dome and body sprays. The second master suite is located on the upper level of the home and boasts a similar bathroom and amenities. The upper level of the home also contains a unique, round media room perfect for entertaining.

With elevator access to all floors, the home features a formal living room with a cast stone fireplace, family room with fireplace and wiring for wall mounted plasma television and surround sound, and a top-of-the-line kitchen with custom cabinetry, granite countertops, and high-end appliances. The home has Brazilian cherry floors throughout the main living room, soaring 12' ceilings and spectacular trim including 7.25" baseboards on the first level. Two laundry rooms occupy the home with one on the home's main level and the other located on the upper level.



A beverage center with wine cooler and icemaker compliments the covered outdoor living area that is complete with outdoor kitchen, grill, fireplace and wired for a plasma television. A heated pool, spa, and spacious private deck add to the entertainment options this home provides. The property also contains a private dock with access to the 11-mile lagoon as well as a large drive through garage with room for 8 cars.



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Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

*This developer closeout is a unique opportunity to purchase a premier address in one of the most exclusive and sought after areas on the coast.*



Selling to the Highest Bidder with No Minimums or Reserves  
251 Long Cove Drive  
Hilton Head Island, SC  
Long Cove Club

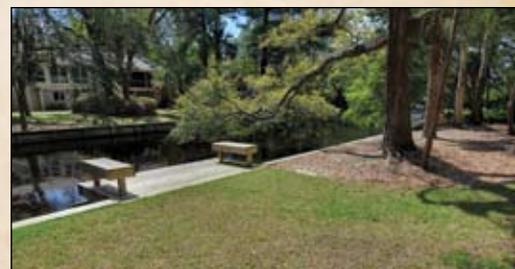
With fairway and pond views, this 5 bedroom, 6.5 bath home is masterfully designed and situated in the gated, premier golf community of Long Cove Club. A first floor master suite features a double vanity, large walk-in shower with rain dome, and a whirlpool tub. With signature trim and crown molding throughout, the home features intricate detail and character. Antique heart pine hardwoods are located throughout much of the home. A study with governor's panels and full bath can be converted into an optional bedroom. The spectacular gourmet kitchen includes granite countertops, stainless steel appliances, pantry closet, and a butler's pantry complete with wine cooler and double-acting door to the dining room. A fireplace with stone hearth further adds to the coziness of this home. Wired for cable and Internet, the home is also pre-wired for a security system. The home is completely landscaped with total irrigation and has a 2 car garage.



Selling to the Highest Bidder with No Minimums or Reserves  
193 Mooring Buoy  
Hilton Head Island, SC  
Palmetto Dunes Plantation

Located in exclusive oceanfront resort community of Palmetto Dunes and just a short walk to the beach, this 6 bedroom, 6.5 bath fully furnished home offers amazing lagoon views from both the front and back of the home. A study can serve as an optional bedroom with governor's panels and full bath. The first floor master suite features a sitting area, private bath with whirlpool tub and shower with rain dome. The second floor gives way to a second master suite and 3 guestrooms with private baths. Hardwood floors flow throughout most of the home and intricate trim work is seen on all levels. The gourmet kitchen boasts granite countertops, custom cabinetry, and stainless steel appliances. A formal dining room and separate breakfast nook are located adjacent to the family room and the two-story living room contains a see-through fireplace that also serves the family room. A four-stop elevator provides access to all floors. Wired for cable and Internet, the home is also pre-wired for a security system.

Enjoy a private, heated pool and a spacious deck with a brick border. The home is completely landscaped with total irrigation and also offers a double garage door with keyless entry.



*Hilton Head is the quintessential luxury seaside getaway providing residents and guests a host of amenities including award-winning beaches, championship golf courses, fantastic outdoor excursions and an array of shopping and dining options.*

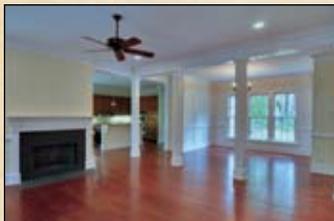
# A U C T I O N

# DEVELOPER CLOSE-OUT!



Selling to the Highest Bidder with No Minimums or Reserves  
14 Mises Avenue, Beaufort, SC  
Newpoint

Situated in Newpoint and providing serene pond views, this charming 4 bedroom, 3.5 bath home provides an open and spacious floorplan and detail throughout. Beautiful Brazilian cherry hardwood floors are located on the first floor, stairs, second floor hall, and common space. A designer kitchen possesses spectacular characteristics including Décora maple cabinets with raised panel doors, a Décora island with worn black painted finish, granite countertops, stainless steel appliances, large pantry closet and disposals in both sinks. Wired for surround and home theater, the home also has an attached garage with carport. This elegant home has been completely landscaped with total irrigation.



Selling to the Highest Bidder with No Minimums or Reserves  
46 River Place  
Beaufort, SC  
Habersham



This South Carolina waterfront home is located in the Habersham community. With Charleston-style front porches offering breathtaking views of the river, the home has been well appointed with delightful amenities and features. The 5 bedroom, 5.5 bath home offers an open floorplan with a wood burning fireplace, hobby room with private bath, private den, sunroom, and mudroom. Antique heart pine flooring is located on the first floor, stairs, second floor hall and common space. The bedrooms contain plush carpeting and the bathrooms feature ceramic tile and marble flooring. The master suite comes complete with a whirlpool bath and gorgeous views of the Broad River. Well-appointed guest bedrooms with private baths are perfect for guests or families as a three-stop elevator services all floors of the house. This charming home is completely landscaped with total irrigation and a 2 car garage.



144 Mt. Pelia Road, Lot 863 - Selling with Reserve  
Bluffton, SC  
Palmetto Bluff

Located in the select golf course community, Palmetto Bluff, this 1.15± acre private residential lot is in the May River Forest Area and provides sensational views of the course's hole #2. Situated on 2,500± acres, Palmetto Bluff is an exclusive community that exudes luxury and sophistication.



Lot 467 River Place - Selling with Reserve  
Beaufort, SC  
Habersham

Surrounded by 150+ year old oak trees, the Habersham community emanates South Carolina, Low Country beauty. With amazing views of the Broad River, this 0.20± acre waterfront lot is prime location for constructing a residential home.

*These coastal properties are situated in prominent communities that are located in or near beautiful Hilton Head Island.*

www.jpking.com

800.558.5464

# A U C T I O N

## AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464 Fax: 256.546.3311

auctioninfo@jpking.com

## AUCTION REGISTRATION

Registration begins at 9:30 A.M. (ET). The sale begins at 11:00 A.M. (ET).

## SALE SITE

The auction will take place at the Hilton Head Marriott located at 1 Hotel Circle, Hilton Head Island, SC 29928 (refer to directions to the sale site)

## BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

## BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Broker registration forms are available online at www.jpking.com. Forms must be completed and returned no later than 48 hours prior to the auction.

## PROPERTY PREVIEW

An auction representative will be available by appointment only beginning Saturday May 23rd through June 5th from 10:00 A.M. until 6:00 P.M. You may contact the J. P. King Auction representative directly at 256.504.9405 or 256.504.3178 during these designated dates.

## TERMS

A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing within 30 days.

## ON-LINE INFORMATION

Details on Hilton Head Premier Homes and Land have been prepared to assist the buyers in evaluating these properties. Go to www.jpking.com and click on "Featured Auctions," select "Hilton Head Premier Homes and Land" to see a detailed listing of all the properties.

The following information will be available:

- Property Information Package
- Additional Property Photos
- Auction Terms & Contracts
- Buyer Broker Forms and Guidelines
- Broker and Bidder Webinar
- Property Preview Details
- On-line Bidding Details
- Property Directions
- Conceptual Lot Plans



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# I N V I T A T I O N

*Hilton Head Premier Homes & Land*



## DIRECTIONS TO THE SALE SITE:

### HILTON HEAD MARRIOTT

From the intersection of US-278/William Hilton Pkwy and Cross Island Parkway: Travel East on US-278 for approximately 5.7 miles. Turn left onto Queens Folly Road (Main entrance of Palmetto Dunes Plantation) and travel approximately 0.9 miles. Turn left toward Hotel Circle. Continue straight onto Hotel Circle. The Marriott will be on the right.

*You Are Offered This Personal*

# I N V I T A T I O N

HILTON HEAD PREMIER HOMES & LAND, *South Carolina*

# A U C T I O N

# DEVELOPER CLOSE-OUT!



*6 Premier Homes & 2 Prime Lots in Luxury Communities*

SATURDAY, JUNE 6 • 11:00 AM (ET)



J P . K I N G

*108 Fountain Ave. Gadsden, Alabama 35901*

*Est. 1915*

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**#765-09** DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. Specifications subject to change without notice. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. All sales maps are for illustration purposes only. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photographs may show terrain, improvements, wildlife, activities, lifestyle and other characteristics that could be associated with the property, but are not images of the property or the surrounding area. Luther R. Gilliam, #11257. J. P. King Auction Co., Inc., #5993. Lanny Gordon Thomas #AUC 4175. J. P. King Auction Co., Inc. #2166. 10% Buyer's Premier.