



Hampton Lake



FROM THE DEVELOPER

JOHN P. REED

I know how important the search is for that exceptional community to call home. Everything about it has to feel just right, look just right. You've got to feel at home before you make it home. Hampton Lake is that place. It will capture your heart and ring true with the way you want to live. Let me tell you why. This beautiful property was originally intended to be a private golf community. Our team at Reed Development has been privileged to build some of the Lowcountry's finest golf communities. We're proud of them all, but we knew the time was right for something completely different. Listening to our customers, we heard a desire for a new type of community, especially from the women. They wanted a place that brought fun, warmth, family, and friendships to the forefront, and they wanted to be on or near the water. There's nothing else that connects people to each other and to nature like water. So our golf course became a 227 acre freshwater lake stocked with fish. We built the finest amenities around it: A spa and fitness center, pools that rival those of the best resorts, a jeans-friendly club and restaurant. Even a relaxing sand beach with firepits and horseshoes. I think you are going to love it. But I know you are going to have to see it to believe how special it is. To believe everything that it has to offer. So I invite you to come and see us, and get a taste of the Lake Life at Hampton Lake.

A handwritten signature in black ink that reads "John P. Reed". The signature is fluid and cursive, with a large initial "J".

John P. Reed, Developer





Community OVERVIEW

- Named the Best Community and Club in America
- 2018 Bliss Award Winner for Best Community in South Carolina
- 2016 Bliss Award Winner for Best Lake Community
- An 1157-acre private lake community located in Beaufort County and the Town of Bluffton.
- Homes range from the low \$300s to \$1 million+
- Homesites begin in the \$90s
- 1,450 homesites with over 1,000 homes completed or under construction. Over 1,200 families have purchased to date
- Most lakefront homesites accommodate bulkhead boat docks
- 470-acre nature preserve and 227-acre freshwater, man-made lake
- 5-acre Crystal Lake with white sand shores and tiki huts
- 15 miles of navigable waterways
- Lake level is maintained through a combination of ground and rain water



Driftwood
HAMPTON LAKE

American Family



“It’s all about the water. There is something about water that brings families together— parents with their children, as well as their grandkids, old friends and new friends. Water has a way of connecting people and creating lifelong memories.”

— John Reed, Developer of Hampton Lake



Lakeside **AMENITY VILLAGE**

TOWER BAR

We enjoy year-round outdoor living here in the Lowcountry. So nothing makes more sense than an outdoor bar to put the exclamation point on a postcard perfect day. But this is no ordinary watering hole. Strategically positioned on the lake, between the sandy beach and the resort-style lagoon swimming pool, its tall tower beckons friends and neighbors to gather 'round for their favorite refreshment. Whether you're fresh from a dip in the lagoon pool, a lazy afternoon in a cabana chair, or a day of testing your will against the lake's largemouth tiger bass, come as you are. You are always welcome under the Tower, where happy hour only begins to describe the playful atmosphere.

BOATING, FISHING, & BLUEWAYS

One of the privileges of creating a lake from scratch is the opportunity to construct the ideal underwater fish habitat, by ensuring great water quality and stocking it well. We did it all with help from world-class lake design consultants Don Keller and Barry Smith of American Sportfish. These are the same guys who designed lakes for Presidents Jimmy Carter and George W. Bush, Disney World and many others. Our 15 miles of shoreline are a great place to cast for largemouth bass and bluegill, or fish out on the lake in one of the Carolina Skiffs or electric boats available at Doc's Boathouse. Then again, it doesn't get easier or more fun than picking up a cane pole and bait at the Tackle Box and fishing off the dock. And kids will love the fish feeders designed just for them.



DOC'S BOATHOUSE

A day on the lake begins at Doc's Boathouse. But first, take a trip inside to see what the Tackle Box has ready for your day on the water. Here you can stock up on sunscreen, lures, and bait. Doc's is the place for all things boating, whether you arrive in your own or rent one of the community's fishing or pleasure boats. Kayaks are also available at Doc's and are a great way to explore the lake.

FISHNETS TENNIS

With four Har-Tru tennis courts at Lakeside, there's plenty of room to get your family and friends together for a match, or just have a little fun. Check with Fitness Central for a schedule of clinics and tournaments. Four Pickleball courts are located at the Parkside Amenity center!



FITNESS CENTRAL

Getting and staying fit never felt this good or was this much fun. For starters, our state-of-the-art fitness facility is right on the lake, close to the pools, beach, and restaurant, so getting to your class couldn't be more convenient. Our signature Fitness Evaluation is complimentary for all our members. After all, living at Hampton Lake is all about getting the most out of life, and our expert staff will help you every step of the way. Whether you engage in an individual routine or jump into one of our many daily classes such as yoga, spinning, and TRX. Whatever your goal, we have the equipment or class to help you reach it. From the very latest individual workout stations (each with its own flat screen TV) to our Pilates Center and our indoor hydrojet pool, you'll find just what you want to meet your fitness needs.



DOGPADDLER PARK

At Hampton Lake, we understand the unique bond between people and their pets. That's why we created a special, enclosed park that includes everything from sand pits to earth mounds to a grass field where they can run to their heart's content. There's also drinking water and a six ft. fire hydrant with a handheld shower to cool your pet off or wash its paws. The park is safely fenced so your biggest worry will be getting your dog to leave!

THE SPA

Indulge your senses. Rejuvenate your body. One look at the wide array of services and facilities offered at The Spa, and you'll immediately start to relax. All of this is unprecedented at a private community, but we think you deserve it. We have a full menu of services perfectly suited for men and women. Six treatment rooms, plus the peaceful sanctuary of the Relaxation Room, are ready and waiting to pamper you!



Sandi Point Beach, on the shore of Hampton Lake, is the place to hang out, soak in the rays, or take cover under one of the thatched cabana umbrellas. At night, the beach's most popular spots are the crackling firepits right on the sand.

Adjacent to the main pool is the kids' splash pad with shallow water, squirting pelicans and bubblers that kids can't resist! Dry off and enter the fenced playground area complete with slides, swings, sandboxes, and plenty of shade. Children's areas like these will guarantee happy kids, parents, and grandparents!



Backwater BILL'S

Everyone feels welcome at Backwater Bill's, where views of the lake greet you at every turn. With its Lowcountry inspired menu featuring locally-sourced and farm-fresh selections, this is the place to be for lunch or dinner. Managed by local favorite, Downtown Catering Company, this award-winning restaurant will soon be your favorite Friday night hangout.





Trails & **GREENWAYS**

The Hampton Lake community was built around a wildlife preserve, so naturally we have included a beautiful and expansive trailway around the community. Enjoy a relaxing walk any time of day and take in some of the most beautiful and serene scenery South Carolina has to offer!



THE OUTPOST

If you're in the mood for some camping, Hampton Lake has you covered there too. The Outpost is our very own community campground, ready and waiting for you, your family, and your guests to spend a peaceful night under the stars of South Carolina. Complete with a huge stone fire pit (with plenty of wood provided), restrooms, shower facilities, and even tiki torches, we designed The Outpost for anything you have in mind from a simple midday picnic and cookout for two all the way to a full-on family reunion under the spacious pavilion. There's even a dock for fishing or parking your boats or kayaks!





Adventure **LAGOON**

If drifting down a lazy river and lounging around poolside is your ideal way to spend your summer days, then grab your sunglasses and swimsuit because the Adventure Lagoon is your perfect tropical retreat. There is plenty of fun in the sun to be had for all ages at our resort-style pool area.



THE COOL POOL

We all enjoy a little time for ourselves away from the hustle and bustle. So grab that book you've been saving for the beach and your favorite beverage because we've got a special pool at Lakeside reserved just for adults. It's located just close enough to the Lakehouse to be convenient to all its amenities, but it feels like it's a million miles away.



Annual EVENTS

This is where a community becomes a village, and when the love for the outdoors becomes a way of life. It's an oyster roast and the company it invites. This is where neighbors become lifelong friends. With limitless recreational and social opportunities woven into a charming Lowcountry backdrop, Hampton Lake offers an unparalleled, relaxed lifestyle. Here are just some of our annual social events with new happenings constantly being added by our on-site planner!

- 4th of July Festivities
- Adults Only Pool Party
- Bingo Night
- Blues, Brews, & BBQ
- Bourbon Dinner
- Captain's Cup Fishing Tournament
- Chili Cook-off
- Christmas Boat Parade
- Cinco de Mayo Party
- Easter Sunday Brunch
- Gingerbread House Making
- Halloween Party
- Hawaiian Luau
- Holiday Dinner
- Kentucky Derby Party
- Kids Kamps
- Labor Day Weekend Festivities
- Line Dancing Night
- Lobster Nights
- Mardi Gras Festivities
- Monthly Meet Your Neighbors
- Memorial Day Weekend Festivities
- Monthly Lecture Series
- Mother's Day Brunch
- Music Night
- New Year's Eve Celebration
- Oyster Roast
- Santa's Visit
- Saturday S'mores
- St. Patrick's Day Irish Buffet
- Steak Nights
- Super Bowl Party
- Sunset Boat Cruises
- Tiger Bass Race Series
- Tower Bar Opening/Closing Party
- Trivia Night
- Valentine's Day Dinner
- What's Cookin' Wednesdays
- Wine & Beer Tastings
- WingFest



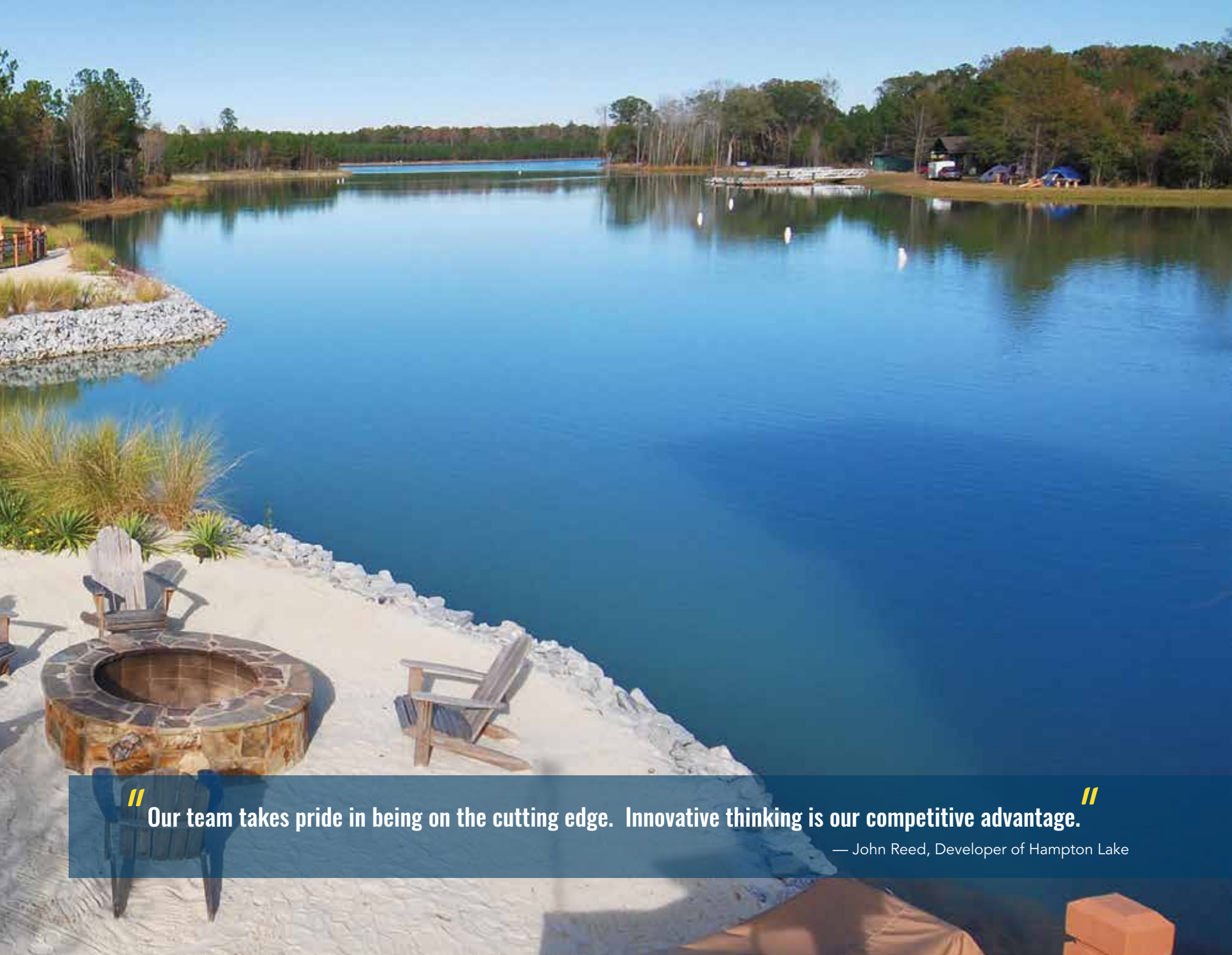


Clubs & GROUPS

Hampton Lake's members are actively involved in a number of specialty clubs and groups within the community including:

- Acoustic Music Group
- Armadillo Men's Breakfast Group
- Art Group
- Billiards Club
- Birthday Club
- Book Club
- Breakfast Club
- Bridge Group
- Bunco
- Camera Club
- Canoe & Kayak Club
- Craft Group
- Travel Club
- Day Trips/Local Interest
- Dinner Club
- Dominoes
- Euchere,
- Fishing Club
- Fitness Classes
- Garden Club
- Golf Club
- Historian Group
- Line Dancing Club
- Lunch Bunch
- Mahjongg Group
- Market Day
- Music Club
- Needlework Group
- Performing ArtsGroup
- Pickleball
- Pinochle Group
- Scrapbooking Group
- Target Masters Club
- Tennis Club
- The Guardians
- Wine Club
- Women's Group
- Yacht Club
- Yoga Exchange Club





“ Our team takes pride in being on the cutting edge. Innovative thinking is our competitive advantage. ”

— John Reed, Developer of Hampton Lake

Ownership OPPORTUNITIES

Just as there are so many ways to enjoy Lake Life at Hampton Lake, there are a multitude of ownership options to suit your lifestyle. At Hampton Lake we designed distinctive neighborhoods along with custom homesite streetscapes to offer one of the broadest range of price points, sizes and home styles available anywhere in the Lowcountry. From expansive waterfront residences with dock option to maintenance-free townhomes, you're bound to find your perfect lake retreat here. Our sales team is on hand to guide you through all the options - from available resale properties to the newest homesite releases, the Hampton Lake experts are just an email or a phone call away.

QUESTIONS?

Call a Real Estate Specialist Now: [866.875.5253](tel:866.875.5253)

Homesites

Price

Preserve View	Low \$90Ks - Mid \$100Ks
Lakefront	Upper \$100ks - Upper \$200Ks

Homes

Price

Maintenance Free Villas & Condos	Upper \$400Ks to Mid \$600Ks
Predesigned Homes	Upper \$300Ks to Upper \$500Ks
Custom Homes	Low \$500Ks to \$2M+





Homesites

For those wanting a home that expresses their unique style and perfectly matches the way they live, there is no substitute for building a custom home. Purchasing a homesite at Hampton Lake is the first step for many of our residents, whether they plan to secure their land for a later time (there is no time frame to build), or begin engaging with a builder right away, owning a homesite offers maximum flexibility. Homesites vary by size and will feature a Lakefront or Preserve-view orientation.

Custom HOMES

Once you've selected the perfect homesite, the fun begins when you engage any builder to make your dream home a reality. When it comes to selecting a home plan, some property owners engage an architect for a full custom design but may opt to modify or customize one of the literally dozens of home plans available from our renowned custom builders. Whether it's an estate-sized waterfront home or an open-floorplan cottage fronting the nature preserve, our builders offer a wide range of plans, sizes and styles that exceed expectations. The numerous furnished models throughout our community, will showcase the best innovations and ideas in home design and inspire you to place your own mark on your new Hampton Lake residence.





Predesigned HOMES

With Hampton Lake's predesigned homes, we've worked with select regional and national homebuilders to create several enclave neighborhoods each with a unique architectural style. A simplified design process offers incredible value and the floorplans and finishes are tested and proven. You simply pick a neighborhood, a plan, and customize the home with hundreds of available options to give it your personal touch. After selections, predesigned homes are often completed in just 5-7 months.

THE WITMER COLLECTION

Overview: 1,800 sq ft - 2,400 sq ft single family homes on 40-45ft wide homesites with rear alley garage entry. Traditional Neighborhood Design with connected sidewalks, great front porches and strong Lowcountry architecture.

Price Range: **Mid \$400Ks - Upper \$400Ks**
Builder: **Dream Finders Homes**

THE ANCHOR BEND COLLECTION

Overview: 1,800 sq ft - 3,100 sq ft single family homes on 65' wide lots with preserve views and award-winning plans.

Price Range: **Low \$500Ks - Upper \$500Ks**
Builder: **Logan Homes**



THE LAKE BLUFF COLLECTION

Overview: 2,200 sq ft - 3,400 sq ft single family homes on 70-75' ft wide preserve view homesites. Walking distance to the Parkside Amenity Center & Crystal Lake.

Price Range: **Low \$400Ks - Upper \$500Ks**
Builder: **K. Hovnanian Homes**

THE FOXPATH & ARBOR COLLECTIONS

Overview: 1,800 sq ft - 3,200 sq ft single family homes on 55' ft wide preserve view homesites. Walking distance to the Parkside Amenity Center & Crystal Lake.

Price Range: **Upper \$300Ks - Mid \$500Ks**
Builder: **K. Hovnanian Homes**





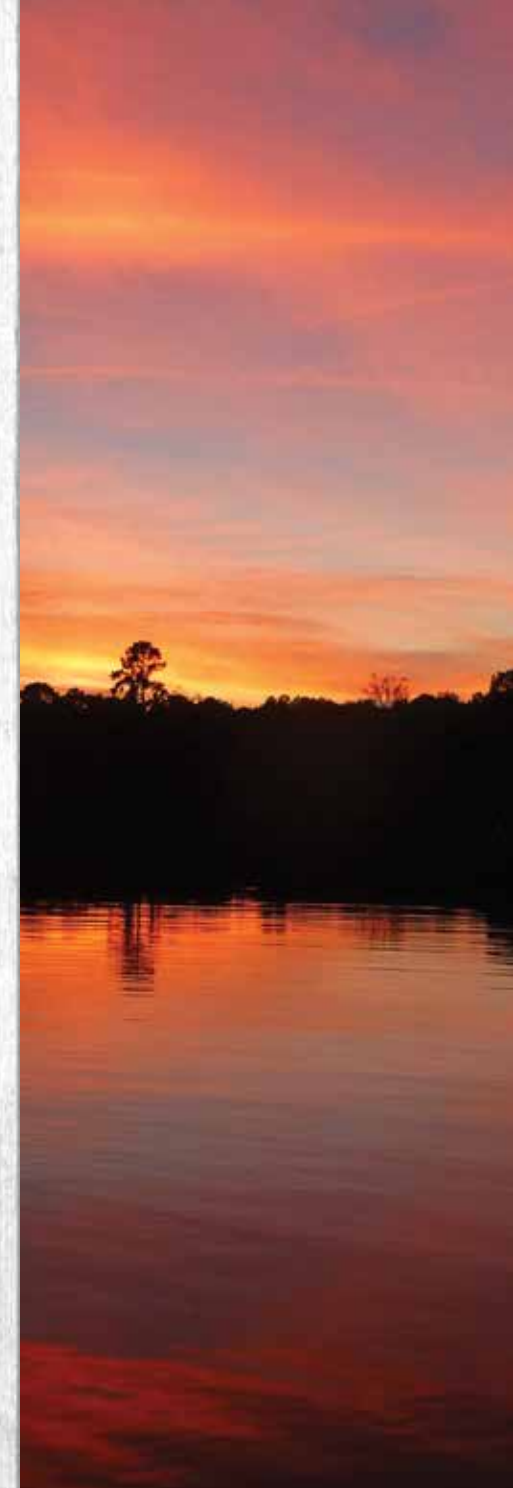
Living AT THE LAKE

The nationally acclaimed Lakeside Amenity Village is home to numerous member clubs and an active social calendar. Amenities also include boating and fishing on a 227-acre stocked freshwater lake, Backwater Bill's lakefront restaurant and poolside Tower Bar, resort-style pools (including a lazy river) nine miles of walking trails, world-class Fitness Central & The Spa, The Outpost campgrounds, Dog Paddle Park, The Tackle Box "not-so-general" store, a coffee bar, and so much more!

- Total annual club dues of \$3,689.40/January 2020.
- Beaufort County offers some of the Lowcountry's least expensive taxes (see box below)
- Less than 20 minutes to Hilton Head Island, 26 minutes to downtown Savannah (and the international airport) and beautiful Beaufort, South Carolina; just under 1:45 to Charleston, SC. Each is unique and all are filled with culture, history, and Southern Hospitality.
- Climate made for year-round outdoor activities with an average daily temperature of 74 degrees. Average annual snowfall is 0" – so sell your snow shovels!
- Great medical facilities including Coastal Carolina Medical Center, Hilton Head Regional, St. Joseph's Candler, Memorial Health in Savannah, Beaufort Memorial, and more.
- Part of one of the state's strongest public school systems with River Ridge Academy (Pre-K through 8th grade) and brand new May River High School (9th through 12th grade)
- Fantastic local dining! The Hilton Head/Bluffton area has hundreds of restaurants with every menu and style you can imagine!
- Area events that range from international in scope to local at heart: The Concours d'Elegance & Motoring Festival, The RBC Heritage PGA Tournament, weekly farmer's markets, a host of festivals from seafood to ribs to wine and jazz, local symphony, and a performing arts center.

Average Annual Expenses

Value of home	\$400,000	\$600,000	\$800,000
Taxes on a primary residence	\$2,600	\$3,800	\$5,100
Taxes on a secondary residence	\$6,300	\$9,500	\$12,600
Insurance	\$1,960	\$2,600	\$3,280





“ Lots of companies can build subdivisions. That’s pretty easy. Creating the right kind of gathering places and amenities that bring people together to create a community is the difficult part. At Hampton Lake, our team and our members have exceeded all expectations. ”

— John Reed, Developer of Hampton Lake







NOW *Underway*

Hampton Lake's Parkside Amenity Center is nearing completion! Our second amenity center, Parkside, is taking shape, with Crystal Lake, grassy park and track, sports courts and playground completed and open for members. The pool and activity barn are under construction with a planned completion in 2020. These facilities complement the existing Lakeside Amenity Center and offer both large green spaces for play, and reinforce the community's identity with the water by offering a new pool overlooking a 5-acre Crystal Lake. The fenced and contained lake, with a white sand bottom and filtered, crystal-clear water is already a huge hit and offers our members a unique and fun way to engage with the water.

Some of Parkside's highlights include:

- Large Multi-use Party Barn with open-air retractable walls on all 4 sides, interior sports court and a catering kitchen.
- A third community pool featuring a rim flow edge surround and resort style lounging stairs overlooking the Crystal Lake.
- (COMPLETED) Crystal Lake, a five-acre clear lake surrounded by a sunning beach, outdoor picnic tables and tiki huts.
- Amphitheater with lawn seating that will bring outdoor entertainment at Hampton Lake to a whole new level.
- (COMPLETED) State of the art quarter-mile rubberized running track
- (COMPLETED) Approximately 100,000 sq. ft. park and grassy lawn.
- (COMPLETED) Dedicated lawn sports area with 2 pickleball courts, a full-size basketball court, 2 bocce courts, and a playground.

* Plans are conceptual and subject to change

About the **LOWCOUNTRY**

Though we pride ourselves on having everything you'll need within the Hampton Lake community, there is plenty to see and experience in the surrounding area. The appeal of Lowcountry living is undeniable – the region is rich with vibrant culture, arts, cuisine, activities, and hospitality.

Bluffton offers a quaint, small town feel with the luxuries of a larger city. Whether you prefer kayaking down the May River, shopping in Old Town, or attending one of dozens of festivals, there is always plenty to explore and do.

Hilton Head Island, only 18 minutes away, boasts world-class golfing and beautiful beaches. Spend an afternoon biking the extensive pathways and then relax with a cocktail and a sunset view at a dockside eatery.

Savannah, Georgia, is a true architectural gem being it was the first planned city in the United States. Within a 30 minute drive, and you can find yourself wandering the cobblestone streets, perusing antique shops or sampling local fare on the riverfront.





Harbor Town Lighthouse, Hilton Head, SC



Church Of The Cross, Bluffton SC



River Street, Savannah GA



The Heyward House, Bluffton, SC



Hampton Lake

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