



## ***Real Estate Sales & Rentals***

*Kiawah Island • Seabrook Island • Johns Island*

4343 Betsy Kerrison Pkwy, Johns Island, SC 29455

SALES 843.768.3635 / RENTALS 843.768.0273

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### **SEABROOK ISLAND GENERAL INFORMATION 2021 FEES AND ASSESSMENTS**

#### **LOCATION**

Just 23 miles south of historic Charleston, which has an endless array of activities including theaters, museums, galleries, restaurants and other city pleasures, as well as the convenient services of nine major medical facilities, three shopping malls, financial institutions, four accredited colleges, private schools, plus various federal, state and local government agencies. Charleston International Airport is 35 miles away. Bohicket Marina, at the entrance to Seabrook Island, is just seven nautical miles from the Intracoastal Waterway.

#### **CLIMATE**

Semi-tropical with average midday highs of 84 degrees in June and 55 degrees in January, tempered by ocean breezes year-round.

#### **BEACH**

Three and a half miles of Atlantic shoreline with parking and bath facilities at the Beach Club or North Beach Community Pool and Clubhouse on Oyster Catcher Court.

#### **GOLF**

Two championship courses. Ocean Winds, designed by William Byrd, par 72, 6549 yards, plays out to the ocean and back. Crooked Oaks, a Robert Trent Jones design, par 72, 6910 yards, plays through the Island's impressive forest of ancient live oaks, palmettos, magnolias and black water lagoons.

#### **TENNIS**

The Racquet Club features 13 composition clay courts with several lighted for night play. There are active programs of instruction for all ages, as well as, spectator events.

## **THE LAKE HOUSE- PROPERTY OWNERS**

Fully equipped fitness and wellness center overlooking Palmetto Lake. Featuring a cardio and weight training room, exercise classes, indoor and outdoor pools, library, meeting rooms, playground, basketball court and much more. Located at 2319 Seabrook Island Rd.

## **CLUB**

On closing of a property the purchasers must purchase a Club membership or show evidence that one has already been purchased or evidence that a waiver of the membership has been maintained. The Club at Seabrook is a non-profit corporation. The sole purpose is operating the facilities for the use and benefit of its members and their guests. The facilities include two 18-hole golf courses, driving range and putting greens. The Island House and the Beach Club include swimming pools, dining facilities ranging from a casual oyster bar to a gourmet dining room. In addition, is a gift shop, meeting and party rooms plus a cocktail lounge. For further information, contact Membership Director, Lyndsey Arnold at (843) 768-7805 OR [larnold@discoverseabrook.com](mailto:larnold@discoverseabrook.com).

## **EQUESTRIAN**

The Equestrian Center is a rare find offering excellent programs of instruction, trail and beach rides and boarding options. Horse lovers agree that our Equestrian Center is top notch. Advanced reservations required.

## **OTHER RECREATION**

Fishing, sailing, biking with rental gear is available.

## **TAXES**

Seabrook Island is located in Charleston County. Primary residences are assessed at 4% of appraised value and secondary residences and lots are assessed at 6% of appraised value. Upon derivation of the appropriate percentage of the appraised value, multiply by the 2016 millage rate (.2316) to calculate annual real estate taxes. (Example: \$200,000 appraised value x .06 x .2316 = tax assessment).

## **SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION**

SIPOA 1202 Landfall Way, Seabrook Island 29455 (843) 768-0061

Lot Owners Maintenance Fee	\$1,304*
Improved Property Owners Maintenance	\$2,370*

*\* Billed Annually*

### **APPLICABLE ADDITIONAL FEES**

The Property Owners Association of Seabrook Island will charge a contribution to Capital Reserve of ½ of 1 percent of purchase price. Additionally, a one-time \$100 property transfer fee will be collected at closing.

### **REGIME FEES**

Each of the various villa and cottage groupings are organized into individual property owners associations known in South Carolina as Regimes. Every regime provides various maintenance and other services for the owners for a fee per unit. The fees, most of which are paid either monthly or quarterly, are determined by the level of maintenance required by the covenants of and by the owners within each regime. Many of the villa regimes have an annual insurance assessment which is determined by the annual cost of the hazard and flood insurance for the structures. Cottage owners must obtain their own hazard and flood insurance.

### **RESTRICTIVE COVENANTS AND ARCHITECTURAL REVIEW BOARD**

Covenants apply to all properties and require certain standards in the whole community as well as in neighbor-to-neighbor matters. These rules for the community address both aesthetic matters and public welfare. All building and site plans for new construction, exterior remodeling and additions must be submitted for review and approval by the Seabrook Island Architectural Review Board. Approval decisions are based on such factors as compatibility of design, site plan and exterior finishes with the natural features of the property and the constructed features of adjacent properties.

### **ARCHITECTURAL REVIEW BOARD (ARB) FEES FOR NEW CONSTRUCTION**

- \$2,500 review fee (nonrefundable)
- \$6,000 owner deposit (refundable)
- \$6,000 contractor deposit (refundable)

### **SEWER/WATER**

Lot owners' availability fee is \$80 per year beginning when water and sanitary sewers are available to the lot. This fee is discontinued when permanent tap is made. For further information, contact Seabrook Island Water and Sewer commission at (843) 868-9008 or (843) 768-0102.

## **ELECTRICITY**

Berkeley Electric Co-Op, a rural electric cooperative, serves the island. All utilities on the Island are underground. There is an initial one-time \$5.00 membership fee, along with a \$20.00 connect fee. Initial deposit is based on twice the average bill history for the location. Deposit may be waived with an acceptable credit report check. Basic service charge \$20.00/month if no kilowatts used.

**Regular Residential Rate 10/11:** Our Service Availability Charge covers the fixed cost to provide service to our members at \$.99 per day, which allows us to have a lower price per kWh delivered to our member/owners. The rate is priced for winter and summer season rate, as our wholesale cost of power is higher in the summer time. All kWh purchased, during a season, are at the same price. Multi-phase has a higher minimum charge.

**Time of Day Residential rate: Rate 80/81:** Our Service Availability Charge is \$0.99 for this optional rate. The off-peak cost per kWh is approximately one fourth the price of on peak power, which helps lower bills for member shifting energy usage to off peak hours. If you can control the time of your kWh use during the day, this could lower your annual cost of power.

- On-Peak Hours: Summer Months (April – October) 3:00 PM to 7:00 PM.
- Winter Months (November – April) 6:00 AM to 9:00 AM
- OFF PEAK HOURS: Summer Months (April - October): 7:00 PM to 3:00 PM Winter Months (November - March): 9:00 AM to 6:00 AM. kWh for the off-peak rate, are about 45% lower than Regular Residential rate.

Berkeley Electric Co-Op, Maybank Highway, Johns Island, SC 29455  
(843) 559-2458 [www.becSC.com](http://www.becSC.com)

## **CABLE TELEVISION/HIGH SPEED INTERNET**

Cable TV and High Speed Internet services are offered by Comcast.

Prices for installation and package deals vary according to services requested.

- Comcast Cable (800) 266-2278
- AT&T U-verse (800) 288-2020 (available some locations)
- Direct TV (888) 795-9488
- Dish Network (800) 823-4929

## **PROPANE GAS**

Berkeley Propane: (843)761-8200  
M & M Propane: (843) 559-9113  
Amerigas: (843) 559-9114

**TELEPHONE**

AT&T provides service for the Island. Customer Service (888) 757-6500

**GARBAGE**

Pick-up coordinated by the Property Owners Association on Mondays and Thursdays. Homeowners must place cans on the curb. Villas are serviced from enclosures.

**MAIL**

Mail is delivered through the Johns Island Post Office on Maybank Highway. The zip codes are 29455 and 29457 for post office boxes.

**TERMITE BONDS FOR HOMES**

In the Lowcountry environment subterranean and Formosa termites, which are highly destructive wood pests, can cause major structural damage to domestic/commercial buildings and are extremely prevalent. We recommend that owners discuss termite treatments and bonds with a licensed pest control company. If needed, please ask and we can supply you with several company names and numbers that have experience with properties at Seabrook Island.

**FIRE PROTECTION**

St. John's Fire District has a modern, well-equipped station on Seabrook and neighboring stations on Kiawah and Johns Island. Seabrook has a complete system of fire hydrants and an ISO rating of 5. The business telephone number is (843) 559-9194. For an Emergency call 911 or (843) 559-9611.

**EMERGENCY MEDICAL SERVICE**

In addition to the fire department, there is an EMS Unit on Bohicket Road, just 3 miles from the Seabrook turn-off. This station is in operation 24 hours a day, seven days a week with fully trained paramedics.

Located on the Island is a full-service medical facility that is affiliated with Roper Hospital in Charleston. The Center has a full-time medical staff, extensive equipment, and a mobile unit to quickly respond to emergencies. For more information, please call (843) 768-4800.

**POLICE PROTECTION**

Private, around-the-clock security provided by the Seabrook Island Property Owners Association includes a manned security gate and a roving patrol with personnel trained in first level response for all types of emergencies. For more information, please call (843) 768-6641. Charleston County Police also patrol Seabrook Island regularly.

