



Coosaw River
ESTATES



The Community

Just minutes from historic downtown Beaufort, South Carolina, the 127 acre neighborhood of Coosaw River Estates, with 185 homesites, is located on the pristine waters and marshes of the Coosaw River and Intercoastal Waterway. Live oaks draped with Spanish moss and vast marsh vistas let you know that you are home! Steeped in the tradition of the relaxed lowcountry southern style, Coosaw River Estates offers natural woodland and waterfront homesites with open spaces and amenities to make everyday living relaxing and full of possibilities. The future community pool will offer hours of enjoyment for your friends and family or you may take a bike ride to the river. Take advantage of the local flavor of the award-winning town of Beaufort; great dining, rich history, sea island beaches, fishing, boating and incredible golfing in the warm year-round climate. Or just enjoy sitting on the front porch of your dream home sharing a tall glass of refreshing iced tea with your family and friends.

Welcome Home...

If a setting in one of the East Coast's most stunningly gorgeous locales is what you're looking for, a visit to Coosaw River Estates will tell you that you are home! Tour the property and find the perfect homesite or home of your dreams in Coosaw River Estates.



For more information call
843-986-4177
or toll-free
800-334-2945 code 201
www.coosawriver.net

Directions:

From Downtown Beaufort, cross the river to Lady's Island. Follow Hwy. 21 one mile and turn left at Publix on Hwy. 802. Go five miles and take a left turn onto Springfield Road. Go 2 miles and turn right into Marsh Hawk Plantation. Coosaw River Estates is on the left and straight ahead.

Marketed Exclusively by:



Exit Realty of Beaufort

This is not intended to be and does not constitute an offer in any state where prohibited by law. Greg Bennett, Broker-in-Charge, Exit Realty, 910 Charles Street, Beaufort, SC 29902.

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Beaufort, South Carolina

Beaufort is recognized by the National Trust for Historic Preservation as one of a “Dozen Distinctive Destinations.” The historic town of Beaufort and the surrounding area (including the Sea Islands), offers everything that one desires. The town of Beaufort has received copious accolades in terms of a small southern town with a diversity of activities, including the arts, cultural events, festivals and fabulous shopping. It is also one of the best low



tax towns in America and is known for its mild year-round climate. Beaufort is located within an hour's drive of Charleston, South Carolina and Savannah, GA and their international airports.

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The Homes

CoosawRiverEstates is a master planned community which



will be developed in two phases. Beautifully wooded homesites averaging between .39 and .79 acres are dappled with live oaks, elegant magnolias and majestic pines, offering 23 limited release waterfront homesites with stellar river views. Many homesites have access to meandering tidal creeks which lace the neighborhood, as well as dock possibilities. Architectural guidelines include Southern Lowcountry, Charleston and Bayou style homes or comparable variations. Homes may be built by selected contractors, or you may furnish your own plans and builder, subject to architectural review and approval. You may choose to build today or in the future. Coosaw River Estates will bring you home to bygone days with comfort, elegance and a southern flair for years of comfortable family living.

Schools

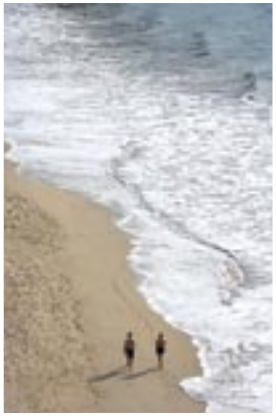
Coosaw River Estates is located in the desirable Lady's Island school district



with access to Coosa Elementary, Lady's Island Middle and Beaufort High Schools. Excellent private schools are also nearby: Beaufort Academy, St. Peter's Catholic School and a Montessori school.







This conceptual master plan has been prepared for graphic representation only for an aid to site location. Property lines, tract dimensions and narrative descriptions are approximate. This master plan is a planning instrument which may be updated periodically as required to build a planned community. As such, it is subject to change and is not a commitment of Coosaw River Estates to any parties. Those who desire to determine actual commitments should examine the plats, deed restrictions and covenants applicable to specific portions of the property.