



# CALLAWASSIE<sup>™</sup> ISLAND

*warmth · balance · connection*

## SIMPLE STEPS TO BUILD ON CALLAWASSIE ISLAND

Building your new home on Callawassie Island is as easy as 1, 2, 3! We understand that building a new home is a significant investment of both time and energy. Take the first step to making your dream of living on Callawassie Island a reality.



**STEP  
1**

### FIND YOUR HOMESITE

Own a piece of a private island by choosing your favorite view or location for your forever home. Ancient oak trees, flourishing wildlife and unbeatable views are yours to choose. Our Real Estate office can assist you with a current list of available homesites.



**STEP  
2**

### SELECT YOUR BUILDER

We offer access to several builders to help you with your next steps of building come true. For your convenience, there are several home designs and cost estimates conceptually reviewed by our Architect Review Committee (ARC).



**STEP  
3**

### START YOUR DREAM HOME

Once ARC approves, you are on your way to building your new home and customizing each detail to fit your lifestyle! As you work alongside your builder and your house becomes a home, know there are so many beautiful things waiting for you on Callawassie Island.

## THE VALUE OF COMMUNITY

The essence of Callawassie Island is brought to life by people who are the very definition of a community. The unified regard they have for one another, and common interests through nature, access, work and play. Each and every member has an individual sense of connection as they cross the causeway, coming home to their very own gated private island. A balance being surrounded by water, every homesite within a quarter mile of the water ways, and golf cart access throughout the whole community gives value towards living a quality way of life.

Get to know us, so we can get to know you. Whether you are just checking us out or ready to find a homesite, select your builder, and start your dream. Come discover the value of a secluded island we call home.



CALLAWASSIE<sup>™</sup>  
ISLAND

*warmth · balance · connection*



# BUILDING *guide*



## CALLAWASSIE<sup>™</sup> ISLAND

*featuring*

### COASTAL SIGNATURE HOMES, INC.



## BRINGING LIFE TO YOUR VISION WITHOUT COMPROMISE

When it comes to the perfect home, everyone has a different dream. A custom-built home complements your unique lifestyle, and our concierge-level service brings comfort as we welcome you into our Coastal Signature Homes Family. While we are proud to guide you through an enjoyable, personalized building process in order to bring your vision to life, what we value most is the lasting friendships made along the way.

Coastal Signature Homes breathes life into your vision by providing extraordinary details and customer experience without compromise.

Quality materials and consummate craftsmanship combine to fulfill your dream of an alluring lifestyle in the Lowcountry. All Coastal Signature Homes encompass timeless hallmarks such as mahogany exterior doors, copper flashing, clad windows, solid poplar interior trim, reclaimed or hand-hewn hardwood floors, numerous energy efficiencies and gracious screened porches.

The floor plans on the following page are a small fraction of the body of work available to Coastal Signature Homes' customers to select from when planning their build and may be highly customized. Coastal Signature Homes is also a design-build firm, and together with our architect partners, we are able to expertly shepherd our customers through the custom architectural design process and into the construction phase.



COASTAL *Signature* HOMES



OWNER – STEVE TILTON



[COASTALSIGNATUREHOMES.COM](http://COASTALSIGNATUREHOMES.COM)



843.757.8889



10 PINCKNEY COLONY RD.  
SUITE 100  
BLUFFTON, SC 29909



## featured HOME PLANS

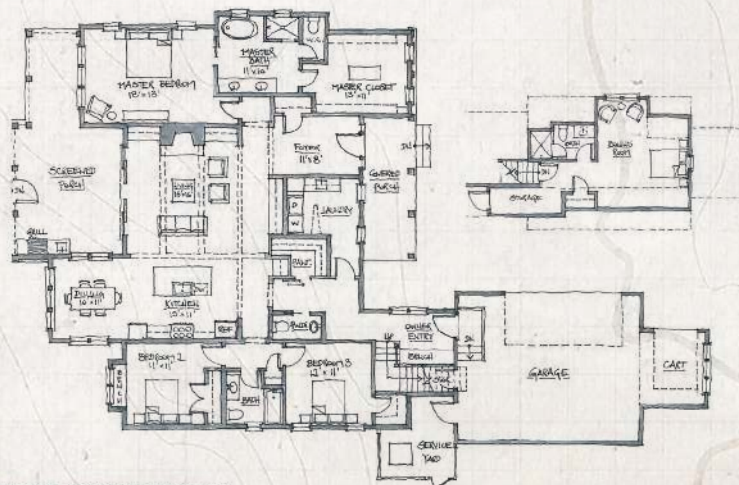
### The STARLING



#### THE STARLING MODEL

In response to clients looking to downsize and simplify without sacrificing unique, purposeful design, we developed our most thoughtful smaller home yet: The Starling. Inspired by the careful design of European country cottages, this jewel box is sparkling with many of the features once found only in larger floor plans, including an expansive great room opening to a full screened porch, an optional summer kitchen, a walk-in pantry, and bar space for entertaining.

**COST ESTIMATE AS SHOWN: \$650,000 - \$850,000**



#### KEY FEATURES



2,783  
SQ.FT



4  
BEDROOMS



3.5  
BATHS

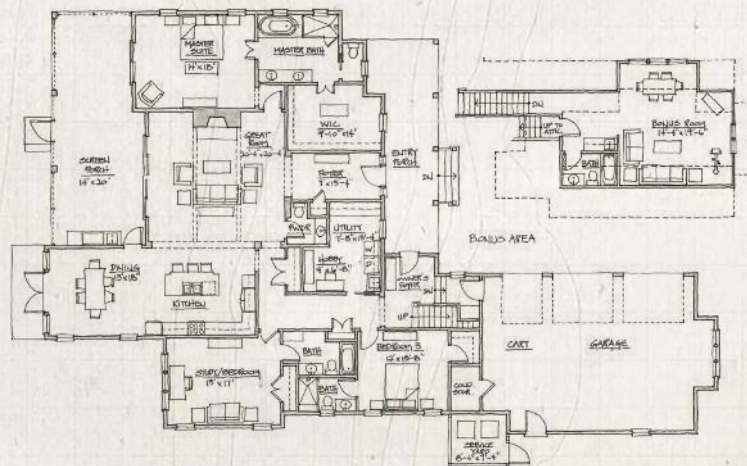


2  
FLOORS



2 CAR  
GARAGE  
W/GOLF  
CART BAY

### The SWEET MARSH



#### KEY FEATURES



3,147  
SQ.FT



3  
BEDROOMS



4.5  
BATHS



2  
FLOORS



2.5 CAR  
GARAGE  
W/GOLF  
CART BAY



#### THE SWEET MARSH MODEL

With 12' ceilings, the open concept plan of the Sweet Marsh is flooded with natural light. The Great Room's 10' slider and windows stacked with transoms in the Dining Room invite views of the water or your garden into your everyday living spaces. Enjoy outdoor living even further on the screened porch with raised ceilings and access from both the Great Room and the Owner's Suite.

**COST ESTIMATE AS SHOWN: \$650,000 - \$850,000**

*Styles are representative of possible homes available to build.*





## CALLAWASSIE<sup>™</sup> ISLAND

*featuring*

### MAY RIVER CUSTOM HOMES



## ALLOWING YOUR DREAM HOME TO BECOME A REALITY

May River Custom Homes is a family-owned and operated company founded by husband and wife, Jay and Jenny Nelson. Jay and Jenny established May River Custom Homes with the convictions of providing exceptional customer service while designing and building the ideal custom home for their clients in Bluffton and beyond.

As a true custom home builder, each team member at May River Custom Homes understands that a home is more than just finishes; it's the family's design center and should be designed as such. Whether May River Custom Homes is building for a young family of four or a married couple of 40 years, the same level of quality and consideration is ensured. Besides the experienced builders and contractors, the team includes a design coordinator to assist customers with various decisions when it comes to the look, feel, and function of their new custom home.

By utilizing a collaborative effort between the clients and the architect/designer, May River Custom Homes' team of builders and designers spend time getting to know their clients in order to learn their lifestyle as well as the homeowners' current and future needs.

Jenny and Jay treat their clients as if they are extended members of the family because the couple understands that May River Custom Homes isn't merely building rooms with a roof, but rather allowing someone's dream home to become a reality ... always keeping in mind that the home is where the heart is.

## MAY RIVER CUSTOM HOMES



OWNER – JAY NELSON



[MAYRIVERCUSTOMHOMES.COM](http://MAYRIVERCUSTOMHOMES.COM)



843.815.9010



1 MARIANNA WAY  
UNIT 101  
BLUFFTON, SC 29910



## featured HOME PLANS

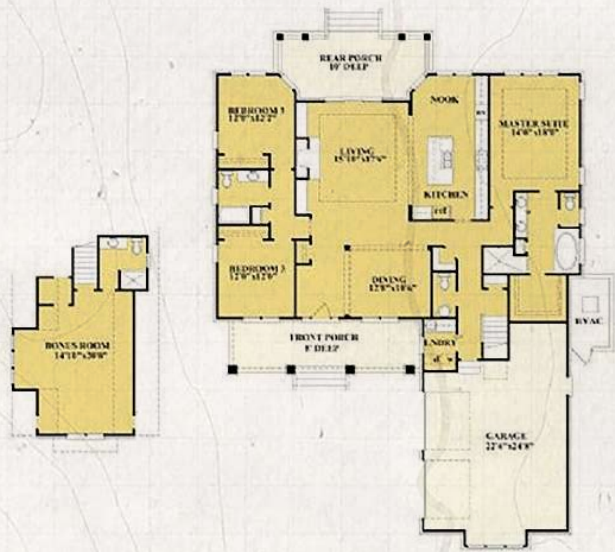
### The MARSH HEN



#### THE MARSH HEN

At 2,695 feet, The Marsh Hen is a traditional 3-bedroom home designed for the homeowner who wishes to enjoy all of the features of a larger home, such as a formal dining room and a bonus room, without taking up any additional unnecessary space. With a centralized living room and dining area, The Marsh Hen allows for a smooth transition from mealtime to quality family fun. The grand owner's suite ensures that you are able to enjoy your space and privacy, and you can rest easy knowing that the two additional bedrooms with a shared bath allow your family and guests to do the same.

**COST ESTIMATE AS SHOWN: \$680,000 - \$750,000**



#### KEY FEATURES



2,695  
SQ.FT



3  
BEDROOMS



3.5  
BATHS

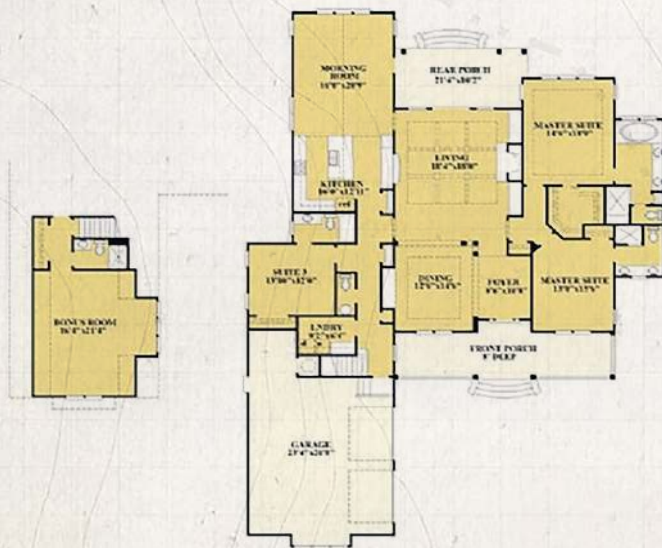


2  
FLOORS



2 CAR  
GARAGE

### The HERON



#### KEY FEATURES



3,298  
SQ.FT



3  
BEDROOMS



3.5  
BATHS



BONUS  
ROOM  
OPTION



2.5 CAR  
GARAGE



#### THE HERON MODEL

With The Heron, we sought to add a touch of Nantucket flair to a classic Lowcountry feel. This spacious home boasts a grand living area that leads to a large back porch perfect for unwinding and entertaining in the fresh air. You, your family, and your guests will have plenty of space with dedicated owner's quarters, two bedrooms, a bonus room, and a two-car garage. On the exterior, the cedar shingles along with the inviting front porch bring a sense of home to The Heron before you even step inside.

**COST ESTIMATE AS SHOWN: \$750,000 - \$850,000**

*Styles are representative of possible homes available to build.*





## CALLAWASSIE<sup>™</sup> ISLAND

*featuring*

### SUMMERALL CUSTOM CONSTRUCTION



#### AUTHENTIC LOWCOUNTRY BUILDER

As a third-generation resident of the Lowcountry, David Summerall is deeply invested in building in a way that adds value to his community. You can expect the utmost respect and professionalism from David as both a licensed builder and a general contractor. Throughout the entire construction process, he will be your sole point of contact. If you have a question, you will have his personal cell phone number – he will know exactly what's going on with your build, and so will you.

Many builders are building many houses in the Lowcountry today, and few of them are good at it. What differentiates Summerall Custom Construction from the rest is the focus on you. Our business is built on the principle of taking on a select few projects – all of which David attends to personally.

You can rest assured that David will be on your site 5-6 days a week, from the time you shake hands to the moment he presents you with the keys to your new home. That's his real reward: seeing your dream turned into a reality, and knowing that when you walk into your home, you are walking into the best built house around. He loves what he does and has no interest in doing it any other way.

When it's time to decide who'll build the home you envision, this is an essential part of the answer you'll find with Summerall Custom Construction. We share that vision clearly and bring it to life with everything we've got, just as if it were our own home. That's what we mean by Authentic.



## SUMMERALL CUSTOM CONSTRUCTION



OWNER – DAVID SUMMERALL



[SUMMERALLCC.COM](http://SUMMERALLCC.COM)



843.986.4986

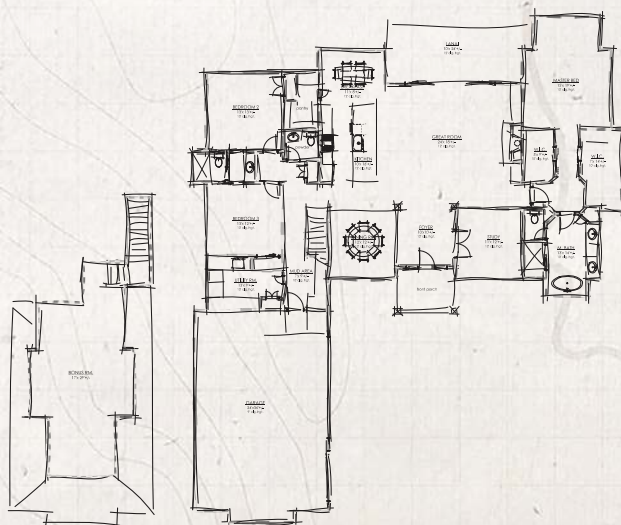


11 PROFESSIONAL VILLAGE  
BEAUFORT, SC 29907



# The RHYIN

## featured HOME PLANS



### THE RHYIN MODEL

Home sweet home awaits in The Rhyin. Classic yet elevated, The Rhyin features hardwood flooring, stone countertops, solid wood cabinetry, and a designer lighting package throughout. This unique home offers operable wood shutters, carriage style garage doors, and can be made entirely your own with the option of custom landscaping.

**COST ESTIMATE AS SHOWN: \$395,000 - \$480,000**

#### KEY FEATURES



2,550  
SQ.FT



3-4  
BEDROOMS



2.5-3.5  
BATHS

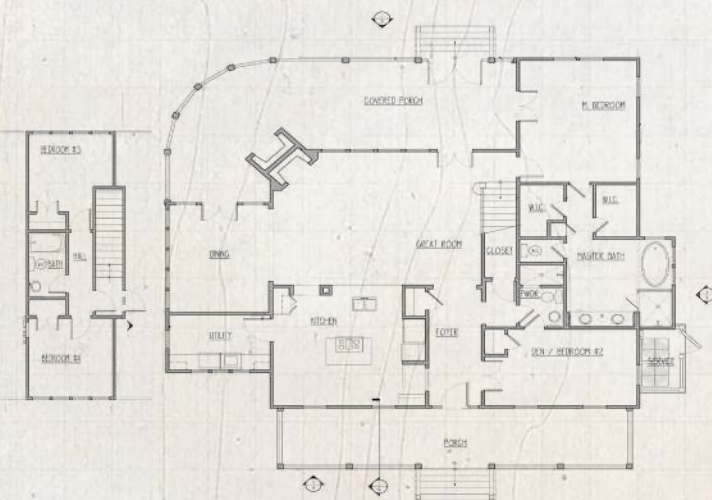


1.5  
FLOORS



2.5 CAR  
GARAGE

# The LEESER



#### KEY FEATURES



2,670  
SQ.FT



4  
BEDROOMS



3  
BATHS



2  
FLOORS



2  
GARAGE

### THE LEESER MODEL

Enjoy this 4 bedroom classic and comfortable Lowcountry style home with the Leeser floor plan. Featuring large covered, wrapped porch with screened option, exterior plank siding, and speciality wood designed ceilings and railings. Stepping inside the home, you will be greeted by stunning hardwood floors, gourmet appliances, and charming shiplap accents.

**COST ESTIMATE AS SHOWN: \$475,000 - \$589,000**

*Styles are representative of possible homes available to build.*