Cross Property Client 360

59 CARNOUSTIE ROAD UNIT#273, HILTON HEAD ISLAND, SC 29928

Listing

59 Carnoustie Road #273 Hilton Head Island, South Carolina 29928



MLS #:	**511551**		
Prop Type:	**Villas/Condos**		
Status:	**Active**		
Price:	**$829,000**		
Major Area:	**Palmetto Dunes/Shelter Cove**		
Minor Area:	**Inverness Side**		
Legal Address:	**273 TURNBERRY VILLAGE VILLAS**		
Row:		Location:	
Special Circumstances:	**NA**	Trades:	**Not Applicable**
Regime Fee:	**531**		
POA Fee:	**Palmetto Dunes I $2000**		
Transfer Fee:	**Town of HHI - .25 of 1%**		
County:	**Beaufort**		
Type:	**Condomin**		

Property Features

# Bedrooms:	**2**	# Full Baths:	**2**	# Half Baths:	**0**	Style:	**End Unit, Two Story**
Furnished:	**Yes**	Sleeps:	**6**	Apx Heated SqFt:	**1,473**	Living Area:	
Year Built:	**1981**	Front Faces:	**NorthWest**	Floor Plan:		View:	**Golf**

Additional Features

Appliances:	**Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer**
Interior Features:	**Cable TV, Ceiling Fan(s), Many Closets**
Electronics/Media:	
Exterior Features:	**Back Porch, End Unit, Storage Shed**
Exterior Type:	**Board/Batten, Wood Siding**
Rooms:	**Dining Area, Foyer Entrance, Great Room, Kitchen, Pantry**
Primary Bedroom:	**Unit Level**
Windows:	**Unknown**
Attic:	**Unknown**
Roof:	**Asphalt**
Floors:	**Tile, Wood**
AC:	**Central, Electric, Heat Pump** Heat: **Electric Heat, Heat Pump**
Water/Sewer:	**City PSD**
Pool:	**Community, Free Form**
Parking:	**Unassigned**
Amenities:	**Community Pool, Gardens, Leisure Trails, Sec Gate/Guard**
Golf:	**Public** Course #:
Golf Details:	
Condo Fee Includes:	**Building Maintenance, Common Electric, Common Sewer, Common Water, Landscaping, Management Fee, Pest Control, Pool Maintenance, Refuse, Water**
Fee Remarks:	**Insurance premiums will be assessed on an annual basis at renewal. Monthly regime fees range from $544.00 t $597.00. Please contact ardept@imchhi.com for current regime info and report updates to REsides.**
Restrictions:	**No Motorcycles**
Not Included in Sale:	
Finance:	**Cash-AllCash, Conventional** Possession: **At Closing**
Remarks:	**Move right into this beautifully furnished townhome featuring soaring ceilings, expansive windows, and picturesque golf course views, on a RARE end-unit. The spacious floor plan offers two bedrooms, two bathroom and a versatile loft that's perfect for a home office, media room, or additional guest accommodations. Located within the highly sought-after Palmetto Dunes Oceanfront Resort, you'll enjoy convenient access to the community pool, Fazio Golf Course Clubhouse, beach, tennis and pickleball facilities, kayak and bike rentals, restaurants, and the General Store. Easy access to one of Hilton Head Island's most beautiful beaches! Whether you're searching for a primary residence, vacation retreat, or investment property, this turnkey villa offers outstanding short-term rental potential in one of Hilton Head Island's premier resort communities, making it an excellent opportunity to generate rental income while enjoying the Lowcountry lifestyle.**

Under Contract Date: Close Date: Close Price:

Friday, July 31, 2026 8:04 AM **Prepared By: Daniel Anton**

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* INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED *

Tax

Owner Information

Owner Name:	**Pms Of Hilton Head Llc**	Mailing Address:	**59 Carnoustie Rd Apt 249**
Mailing Address City & State:	**Hilton Head Island Sc**	Mailing Zip:	**29928**
Mailing Address ZIP + 4 Code:	**5187**	Owner Occupied:	**O**
Mail Opt Out Flag:	**Y**		

Location Information

Subdivision:	**Turnberry Village Hpr**	Neighborhood Code:	**606**
Census Tract:	**011100**	Carrier Route:	**C014**
MLS Sub Area:	**N**		

Estimated Value

Estimated Value:	**$740,600**	Estimated Value Range High:	**$791,100**
Estimated Value Range Low:	**$690,100**	Value As Of:	**07/20/2026**
Confidence Score:	**93**	Forecast Standard Deviation:	**7**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	**R520-016-000-0331-0273**	Alt. APN:	**00845367**
% Improved:	**100**	Tax Appraisal District:	**0520**
Legal Description:	**UNIT 273 TURNBERRY VILLAGE HPR PHASE I II III IV**		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Improved	**$683,900**	**$683,900**	**$683,900**
Market Value - Total	**$683,900**	**$683,900**	**$683,900**
YOY Assessed Change ($)	**$**	**$**	
YOY Assessed Change (%)	**0%**	**0%**	
Tax Year	**2025**	**2024**	**2023**
Total Tax	**$6,417.22**	**$6,352.10**	**$6,338.12**
Change ($)	**$65**	**$14**	
Change (%)	**1%**	**0%**	

Characteristics

Universal Land Use:	**Condominium**	Building Sq Ft:	**1,328**
Stories:	**1.0**	Year Built:	**1981**
Effective Year Built:	**1981**	Number of Buildings:	**1**

History

Listing History from MLS

MLS #	PT	Address	Price	Change Info	Change Type	CDOM	Change Timestamp
511551	VIL	59 Carnoustie Road #273	$829,000	D->A	New Listing	2	07/28/26 04:27 PM
511551	VIL	59 Carnoustie Road #273	$829,000	->D	Listing Delayed	2	07/20/26 04:29 PM

MLS #	PT	Address	Price	Change Info	Change Type	CDOM	Change Timestamp
202550	VIL	59 CARNOUSTIE Road #273	$359,900	->359900.00		39	11/03/09 05:28 PM
202550	VIL	59 CARNOUSTIE Road #273	$359,900	->A	New Listing	39	11/03/09 05:28 PM
202550	VIL	59 CARNOUSTIE Road #273	$359,900	A->P	Under Contract	39	11/03/09 05:28 PM
202550	VIL	59 CARNOUSTIE Road #273	$335,000	($335,000)	Sold	39	11/03/09 05:28 PM
202550	VIL	59 CARNOUSTIE Road #273		->359900.00		39	11/03/09 05:28 PM

MLS #	PT	Address	Price	Change Info	Change Type	CDOM	Change Timestamp
83793	VIL	CARNOUSTIE Road	$305,000	->305000.00		45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road	$305,000	->A	New Listing	45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road	$299,500	$305,000->$299,500	Price Decrease	45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road	$299,500	A->P	Under Contract	45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road	$299,500	($287,500)	Sold	45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road		$305,000->$299,500	Price Decrease	45	11/03/09 05:28 PM
83793	VIL	CARNOUSTIE Road		->305000.00		45	11/03/09 05:28 PM

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nominal	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
07/18/19	07/11/19	$360,000		Pms Of Hilton Head Llc	Shorac Samuel Jr	3777-2104	Warranty Deed
11/18/14	11/14/14		Y	Shorac Samuel Jr	Shorac Samuel Jr & Ann M	3360-2664	Deed (Reg)
06/16/05	05/19/05	$445,000		Shorac Samuel Jr & Ann M	Pidanick Richard D	2169-302	Deed (Reg)
06/25/03	06/18/03	$335,000		Pidanick Richard D	Peck Milton A & Elizabeth A	1785-1789	Deed (Reg)
06/16/00	06/02/00	$287,500		Peck Milton A & Elizabeth A	Morris Harris & Deborah S	1302-2509	Deed (Reg)
	06/02/00	$287,500		Peck Milton A & Elizabeth A	Owner Record	1303-2509	Warranty Deed

05/27/94	$140,000	Morris Harris & Deborah S	708-1283	Warranty Deed
08/01/91	$130,500	Vazquez Lorna E	581-1870	Warranty Deed

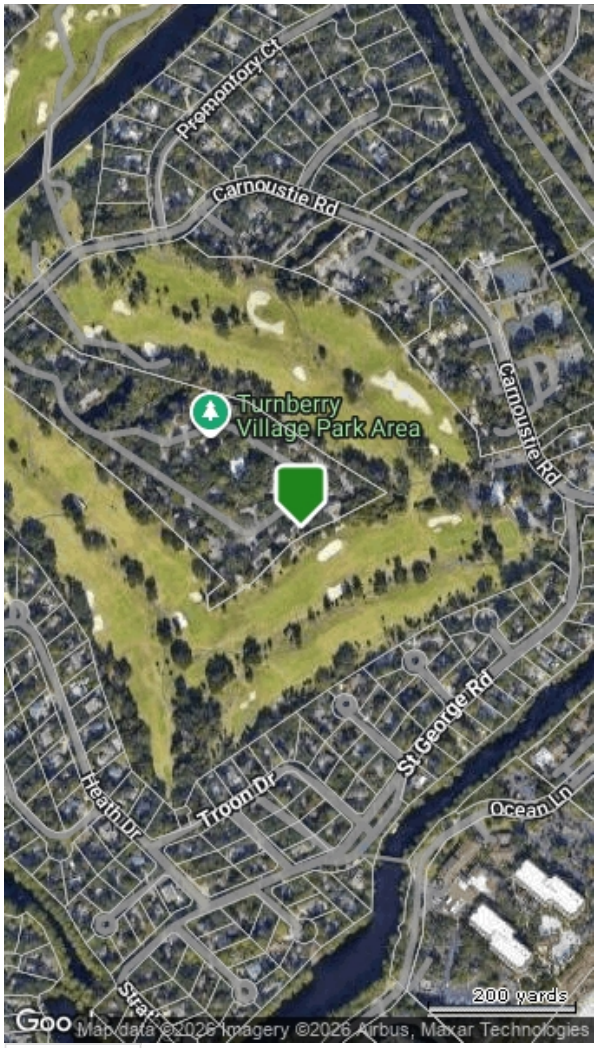
Mortgage History

Date	Mortgage Lender	Mortgage Type	Mortgage Code
06/25/2003	Unisource Mtg Svcs	CONVENTIONAL	RESALE
06/25/2003	Unisource Mtg Svcs	CONVENTIONAL	RESALE
03/29/2001	Unisource Mtg Svcs	CONVENTIONAL	REFI
06/16/2000	Unisource Mtg Svcs	CONVENTIONAL	RESALE

Parcel Map

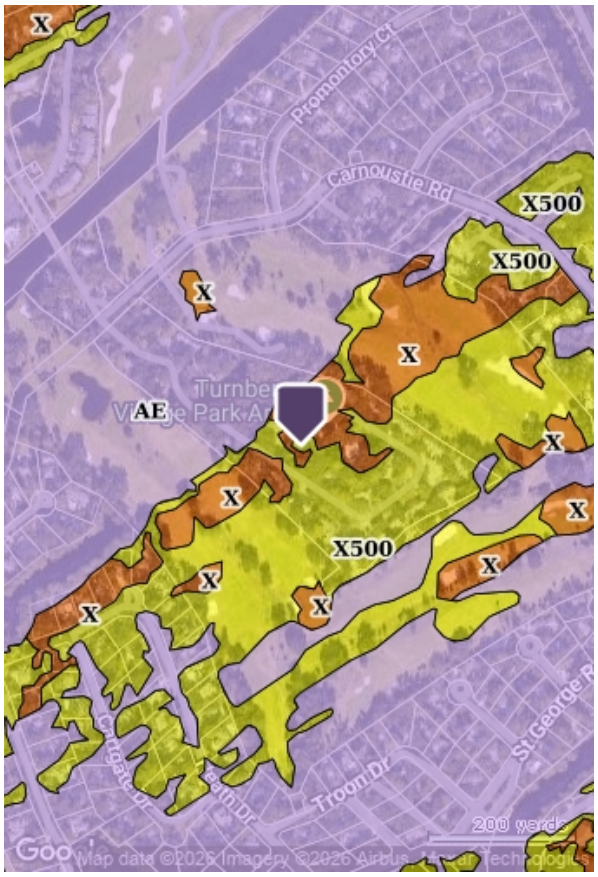






Flood Map

Flood Zone Code:	**X500**	Flood Zone Panel:	**45013C0461G**
Flood Zone Date:	**03/23/2021**	Special Flood Hazard Area (SFHA):	**Out**
Flood Code Description:	**Zone X (500-Year)-An Area Inundated By 500-Year Flooding; An Area Inundated By 100-Year Flooding With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; Or An Area Protected By Levees From 100-Year Flooding.**		



Coastal 100-Year Floodway

Coastal 100-year Floodplain

100-year Floodway **100-year Floodplain**

Undetermined

500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

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