

real estate

Advertising Supplement to *The Post and Courier*
SATURDAY, MARCH 28, 2026

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Resort Lifestyle

Kiawah Island exudes luxury and exclusivity

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A private island community located just 21 miles south of Charleston, Kiawah Island features 10 miles of pristine Atlantic shoreline, more than 30 miles of paved bike trails and is considered one of the nation's most carefully preserved barrier islands of its size.

From beautiful marsh vistas to wildlife conservation, nature takes center stage on this Lowcountry sea island, where luxury real estate represents the best of high-end Lowcountry living.

The Town of Kiawah Island has a little more than 2,000 full-time residents, but the island is a top vacation destination and sees a huge influx of tourists, visitors and families each summer.

Golf is a big attraction for visitors on Kiawah Island. Home of the 1991 Ryder Cup and the 2012 and 2021 PGA Championships, the island boasts seven elite golf courses, including Pete Dye's Ocean Course and two of the top 100 residential golf courses in the country at the Kiawah Island Club.

A private, members-only club exclusive to Kiawah Island property owners, Kiawah Island Club consists of the Tom Watson-designed Cassique and the Tom Fazio-designed River Course as well as the Golf Learning Center. Other world-class amenities include the Robert A.M. Stern-designed Beach Club, with restaurant concept by James Beard winner, Chef Mike Lata. There's also the Cassique Clubhouse and The Cape Club, the new beachfront amenity featuring an oceanfront infinity pool, fitness center, expansive sundeck, and Latin-inspired al fresco bar and grill.

River Course opened in 1995 as the first golf course created for members of the Kiawah Island Club. And its reputation as one of the most challenging courses in South Carolina has remained undisputed for de-



PAM HARRINGTON EXCLUSIVES/PROVIDED

This beautiful home at 192 Ballybunion Drive is listed for \$5.695 million through Pam Harrington Exclusives.

acades. Cassique was designed by golf legend Tom Watson, who worked in direct concert with Kiawah's gorgeous natural terrain. Lessons learned from a career highlighted by five British Open Championships informed the creation of the par-72 links-style course.

Kiawah Island Golf Resort consistently ranks as one of the country's top resorts, and has five championship public golf courses — Ocean Course, Osprey Point, Oak Point, Turtle Point and Cougar Point. It includes The Sanctuary at Kiawah Island Golf Resort, the resort's highly acclaimed 255-room hotel and spa, nearly 500 private villas and luxury homes.

The resort offers award-winning racquet sports programming at Roy Barth Tennis Center and features recreation and nature programs throughout the island.

Market starts strong in 2026

Of course, private island living comes with a high price tag, but that hasn't diminished the demand among prospective homebuyers.

According to a 2025 Property Report from Kiawah Island Real Estate, Kiawah Island overall recorded its third-highest sales year on record in 2025, with total island-wide sales volume reaching \$851 million across 335 transactions. The real estate agency is focused only on Kiawah Island properties and is responsible for approximately 80% of all sales on the island.

Kiawah Island's home prices continue to appreciate considerably with the single-family median price at the end of 2025 reaching \$3.4 million, rising from \$2.98 million in 2024. Homesites on the island saw an even stronger price gain, as median pricing rose 47% from \$675,000 in 2024 to \$995,000 in 2025, the real

estate company reported.

The first two months of 2026 have also been exceptionally strong and Kiawah Island Real Estate's results are outpacing the firm's result from this time last year and the year before.



Whalen

Dan Whalen, president and broker-in-charge of Kiawah Island Real Estate, said, "The strong sales since the start of 2026 are just a continuation of what's propelled Kiawah's market for the last five years: very limited inventory with exceptionally strong buyer demand."

Realtor Pam Harrington and the team at her real estate firm Pam Harrington Exclusives have also experienced a busy season since the beginning of the year.

“I was expecting everything to plateau and smooth out, and that has not exactly happened!” she remarked. “It’s amazing to me that there’s such pent up demand,”



Harrington

One home she listed recently sold within two or three hours. “If something gets listed and is priced correctly, it will sell so quickly,” she added.

Recent sales from Pam Harrington Exclusives on Kiawah Island range from \$1.2 million to \$10.35 million.

“Today’s Kiawah Island buyers aren’t just purchasing a home — they’re investing in a lifestyle. Discerning buyers are gravitating toward Kiawah’s most prestigious enclaves, including The Cape, Cassique, and Vanderhorst Plantation, where limited availability, world-class amenities, and enduring value make every purchase a legacy decision,” Harrington observed.

“Overall, it’s a strong seller’s market with limited inventory and rising prices, but buyers who are well-prepared and realistic on pricing can still find opportunity — especially in the condo/villa segment,” Harrington said.

The top two selling points for people relocating here from other parts of the country are “Kiawah’s abundant wildlife, and pristine natural habitat, combined with one of the best (if not THE best) beaches on the East Coast,” according to Whalen.

“Kiawah offers a rare combination for luxury buyers on the East Coast — a carefully curated community focused on environmental preservation featuring 10 miles of protected, unspoiled shoreline and a complete resort lifestyle, all within one private, gated community,” Harrington said.

Luxury listings

Here’s a look at three listings currently on the market on Kiawah Island

■ 23 Cormorant Island Lane: \$12.9 million

Set within the exclusive Summers Island enclave, an intimate and prestigious collection of homes surrounded by sweeping marshland, this Kiawah Island estate offers a rare combination of deepwater dock access, panoramic views, and uncompromising craftsmanship.

Turner

“It’s a true private retreat, positioned on an expansive lot on a point with more than 180 degree views of uninterrupted marsh and river vistas,” said Leslie Turner, broker-in-charge at Maison Real Estate. “It



NICK CANN/PROVIDED

This home at 23 Cormorant Island Lane is a private retreat on Kiawah Island that’s on the market for \$12.9 million.



NICK CANN/PROVIDED

The interior at 23 Cormorant Island Lane features soaring ceilings, expansive entertaining spaces and lovely marshfront views on Kiawah Island.

feels worlds away, offering seclusion and serenity, but the long-range views stretch all the way to the iconic Ravenel Bridge, reminding you that everything Charleston has to offer is never that far away.”

Overlooking the serene waters of Bass

Creek, the home features one of the few private docks on Kiawah with deep water even at low tide, allowing for boating access to the Kiawah and Stono rivers and out to the Atlantic Ocean. The newly constructed dock and floater elevate an al-

ready exceptional waterfront experience.

This is a true private retreat, meticulously renovated with no detail overlooked. The interiors reflect a level of artistry and craftsmanship rarely seen, with soaring 20+ foot ceilings, expansive entertaining spaces, and walls of glass that frame the ever-changing marsh landscape. Every surface has been thoughtfully updated, including a new designer kitchen, a stunning primary bath, and curated finishes throughout — new lighting, custom cabinetry, and refined fixtures that create a cohesive and elevated aesthetic.

Outdoors, renowned landscape architects Wertimer + Cline have redesigned the grounds to create a seamless connection between home and nature, incorporating new pathways, lush plantings, and a beautifully integrated new pool. A stone pool deck provides the perfect setting for entertaining or quiet relaxation, all set against a backdrop of panoramic water and marsh views.

The main residence offers three bedrooms and three and a half baths, with generous living and entertaining spaces designed to capture light and views from every angle. A fully equipped guest house provides flexibility, featuring two additional bedrooms, a full bath, kitchen, living room, office, laundry, and a second garage — ideal for hosting guests in complete comfort and privacy.



KIAWAH ISLAND REAL ESTATE/PROVIDED

Listed by Kiawah Island Real Estate, 23 Ocean Course is located along the 11th hole of The Ocean Course on Kiawah Island.

■ **23 Ocean Course Drive: \$8 million**

Perfectly positioned along the 11th hole of The Ocean Course on Kiawah Island's easternmost tip, 23 Ocean Course Drive is a shingle-style coastal estate where championship golf, sweeping marshland and the Atlantic Ocean converge in spectacular fashion.

Designed by the esteemed East Coast firm, Mark Finlay Architects, this symmetrical cedar-shake residence sits on more than half an acre of prime ocean-view property, and is listed by Lisa Berl with Kiawah Island Real Estate for \$8 million.



Berl

Rows of windows, glass doors and balconies frame panoramic vistas from every upper level while expansive outdoor living areas invite seamless indoor-outdoor living. An in-deck pool with integrated spa anchors the rear terrace and a third-story balcony captures uninterrupted views of the Atlantic, stretching across the horizon. Spanning more than 5,000 square feet, and offered furnished, the home is thoughtfully designed to maximize water and golf course views from the primary living spaces. Two oversized screened porches on the second level offer perspectives in every direction — ideal for dining, entertaining or quiet evenings in the coastal breeze.

This home has a Kiawah Island Club Golf Membership available with purchase, giving members access to world-class golf at Cassique and River Course.



PAM HARRINGTON EXCLUSIVES/PROVIDED

The kitchen at 192 Ballybunion Drive is outfitted with a six-burner Signature range, Signature refrigerator and dishwasher, dedicated vent hood, separate ice maker, and a farm-style sink.

■ **192 Ballybunion Drive: \$5.695 million**

Large lots with lagoon frontage are among the most sought-after offerings on Kiawah Island — and 192 Ballybunion Drive delivers both. Set on approximately three-quarters of an acre, this level homesite is generous by any measure and exceptional by island standards. The property is listed for \$5.695 million by Realtor Pam Harrington with Pam Harrington Exclusives.

A tranquil lagoon stretches along the property's edge, providing a natural buffer, a serene backdrop, and the kind of privacy that simply can't be manufactured. The home — 4,356 square feet, with five bedrooms and four and a half bathrooms — is positioned to take full advantage of the setting at every turn.

Kiawah's greatest amenity is the outdoor environment itself, and this home is designed to meet it head-on. A covered front



KIAWAH ISLAND REAL ESTATE/PROVIDED

An aerial view shows this beautiful home at 23 Ocean Course, which is on the market for \$8 million.



PAM HARRINGTON EXCLUSIVES/PROVIDED

Enjoy privacy and gorgeous views from the second floor balcony at this home located at 192 Ballybunion Drive on Kiawah Island.

porch, screened porch, and open deck create a sequenced of outdoor spaces suited to every mood and season.

The main level is thoughtfully laid out for both everyday comfort and effortless entertaining. Two guest suites on this floor offer privacy and convenience for family or visitors. Formal living spaces occupy one end of the home, while a spacious eat-in kitchen serves as its heart. The kitchen is outfitted for serious cooking: a six-burner Signature range, Signature refrigerator and

dishwasher, dedicated vent hood, separate ice maker, and a Kohler farm-style sink.

Adjacent living areas open naturally to the porches and deck, extending the living space outward toward the lagoon.

Harrington said, "If I had one prediction, it's this — the buyers who act thoughtfully and decisively this spring and summer will look back on 2026 as the year they made one of the best decisions of their lives. These islands don't stand still, and neither do the opportunities they offer."