

ROSE HILL PLANTATION · BLUFFTON, SOUTH CAROLINA

The Buyer's Guide to *Rose Hill*

Nearly 2,000 acres of oaks, marsh, and Lowcountry living — a resident's-eye look at the community, its amenities, and what it takes to call it home.



A Note Before You Begin

Rose Hill isn't a community you can fully take in from a listing sheet. It's the kind of place people understand once they've walked the trails, watched a round finish at dusk, or sat on the dock at Colleton Point.

I put this guide together to give you a clearer, more grounded look at what living here actually involves... the amenities, the numbers, the trade-offs... before we ever step onto a property together.

If something in here raises a question, that's a good sign. Call or email anytime.

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01 The Land

Rose Hill's history predates the United States itself. The property traces back to a royal charter granted under King Charles II, and for generations afterward the land was stewarded by the Kirk family, whose presence here dates to the 1600s.

That history is still visible today. The original plantation house has been carefully restored and now operates as the Mansion at Rose Hill, and the live oak canopies that shade the community's roads are the same trees that shaded it centuries ago.

What's changed is what's built around them: nearly 1,000 homes, a golf course, tennis and pickleball facilities, three pools, a 50-acre equestrian center, and a private waterfront landing on the Colleton River — all threaded through roughly 2,000 acres of preserved Lowcountry land.

"The trees that shade Rose Hill's roads today are the same ones that shaded it three hundred years ago."



Ask Bryan for a short list of resale homes currently available inside Rose Hill — inventory here tends to move faster than the surrounding market.



02 Life at Rose Hill

Rose Hill is a nearly built-out community, which matters more than it might sound. It means mature landscaping, established neighborhoods, and a settled character that a brand-new development simply can't offer — while still leaving a limited number of undeveloped homesites for buyers who want to build.

~2,000

ACRES OF PRESERVED LAND

~1,000

HOMES IN THE COMMUNITY

50

ACRE EQUESTRIAN CENTER

Day-to-day life here tends to move at a slower pace than the drive times to Hilton Head and Savannah would suggest. Golf courses and courts see steady use, families gather at the pools in summer, and the dock at Colleton Point stays a regular stop for fishing, crabbing, and watching the tide come in.

Residents describe a community where **neighbors introduce themselves** before you've finished moving in — helped along by regular fish fries, oyster roasts, and a full calendar of resident-run interest groups and seasonal events.



THE CLUBHOUSE AT ROSE HILL GOLF CLUB

03 Golf & Racquet Sports

NO MANDATORY MEMBERSHIP

Rose Hill Golf Club is an 18-hole, Gene Hamm-designed semi-private course, laid out among centuries-old live oaks and quiet lagoons. Play is open to the public and residents alike — there's no requirement to join.

The club includes a fully stocked pro shop, practice facilities, professional instruction for all skill levels, and an on-site restaurant and bar for after the round.



TEN COURTS TOTAL

Tennis & Pickleball. All residents have access to two clay courts and one hard court at no charge, plus four dedicated pickleball courts.

For a more competitive setting, the independently owned **Tennis Club of The Low Country** offers six lighted Har-Tru clay courts, daily clinics, and league play, with membership discounts for Rose Hill residents.



TENNIS AND PICKLEBALL COURTS AT THE RACQUET CLUB

04 Pools & Bill Baker Park



ONE OF THREE COMMUNITY POOLS, OPEN SEVEN MONTHS A YEAR

Three pools serve the community: a main pool with dedicated lap lanes, a family pool near the children's playground, and a quieter adult pool with morning water-aerobics classes. All three are open seven months of the year and professionally maintained.

Bill Baker Park adds another 50 acres of dedicated green space at the heart of the community — nature trails for walking or biking, a children's playground, and reliable sightings of herons, egrets, deer, and the occasional alligator along the lagoons.

05 The Equestrian Center

Rose Hill's equestrian tradition runs through the whole community, not just the barn. The professionally managed, 50-acre fenced Equestrian Center is one of the property's defining amenities — and one that's genuinely rare to find inside a residential community.

35 meticulously maintained boarding stalls

Individual paddocks for safe turnout

Four dedicated wash areas

Main riding arena for competitions and training, plus a separate dressage arena

Miles of greenbelt trails along the north side of the plantation

Annual charity polo match, drawing spectators from across the region

"Whether you're a competitive rider or simply appreciate seeing horses on the trail, the Equestrian Center adds a dimension this community's known for."

Homes bordering the equestrian trails and pastures are among the most sought-after in Rose Hill — worth flagging early if riding, or simply the view, is part of what you're after.

You don't need to own a horse to enjoy this side of the community. Many residents simply walk or bike the greenbelt trails, and the annual polo match draws a crowd well beyond the riding community itself.



06 Colleton Point Landing



THE PAVILION AT COLLETON POINT LANDING, OVERLOOKING THE COLLETON RIVER

If one amenity tends to close the deal at Rose Hill, it's this one. Colleton Point Landing is the community's private gateway to the water — a dock, a gazebo, and an event pavilion set directly on the marsh where the Colleton River meets open sky.

Tide-dependent boat access leads out to the Intracoastal Waterway and the Atlantic. Residents use the dock for fishing and crabbing, launch kayaks and paddleboards into the marsh grass, and gather at the pavilion for fish fries and sunset events throughout the year.

COLLETON POINT LANDING, CONTINUED

A Few More Views



The Landing entrance, the boardwalk to the marsh-front gazebo, the community dock, a porch swing over the marsh grass, the lawn game area, and the pavilion deck — all part of the same stretch of waterfront.

07 Home Options

Rose Hill's architectural guidelines favor traditional Lowcountry design — wide porches, elevated first floors, and details drawn from the region's building heritage — while still leaving room for individual expression from one home to the next.

Homes here range from roughly **1,800 to over 5,000 square feet**, which covers a wide range of buyers: those downsizing for retirement and those who need room for a growing family.

Patio Cottages

Compact, low-maintenance homes shaded by mature magnolias — full access to community amenities without the upkeep of a larger lot.

Golf-View Estates

Homes fronting the fairways of Rose Hill Golf Club, typically with morning light and direct sightlines to the course.

Equestrian Properties

Positioned along the trails and paddocks near the Equestrian Center, for buyers who want to keep a horse close to home.

Marsh-Front Homes

Panoramic views of the Colleton River, with the same tidal sunrises and sunsets you'll find at Colleton Point Landing.

"Most homes here are already built and long since settled in — but a handful of undeveloped homesites remain for buyers who'd rather build from scratch."

08 Location & Climate

Rose Hill sits in the greater Bluffton area of Beaufort County — close enough to the region's best-known destinations for an easy day trip, far enough to stay quiet.

~20 min

Hilton Head Island — beaches, dining, and championship golf.

~30 min

Historic Savannah, GA — restaurants, galleries, and SCAD.

~45 min

Beaufort, SC — antebellum architecture and a slower waterfront pace.

Nearby

I-95, and both Savannah/HHI and Hilton Head Island airports.

Climate. Lowcountry winters are mild by most standards — frost is occasional, snow is rare, and golf courses and trails stay in use nearly year-round.

Spring and fall are widely considered the best of it: comfortable temperatures, azaleas and dogwoods in bloom come spring, and crisp, photogenic light through the oaks each fall.

"The drive times explain why people visit. The pace of life is why they stay."



Ready when you are.

Rose Hill Plantation is professionally managed by an elected Property Owners Association Board and an experienced on-site management team, with reasonable annual fees relative to comparable coastal communities. Numerous resident committees give homeowners a direct hand in how the community is run.

With only a limited number of undeveloped homesites left, and resale inventory that moves quickly, the best next step is simply a conversation — about what you're looking for, and what's actually available right now.

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This guide is provided for general information about the Rose Hill Plantation community and does not constitute an offer, listing, or appraisal of any specific property. Figures on acreage, home count, and amenities are approximate and subject to change; please verify current details for any property of interest.

