

WELCOME TO

COOSAW POINT

BEAUFORT, SOUTH CAROLINA

Enjoy the Lowcountry lifestyle in this 415 acre community along the Coosaw River on beautiful Lady's Island in Beaufort, South Carolina. Fall in love! Settle into your very own home by the River. Feel the breeze, breathe in the ocean air, slow down time and know you're home at Coosaw Point.

Beaufort, SC was recently featured in The New York Times and named "Best Small Southern Town", as well as "Top 25 Small City Arts Destination" and "Top 50 Adventure Town". Beaufort has charm and intrigue all wrapped up in one package.

Home and homesites are available. The homes in Coosaw Point have been designed to reflect the historic architecture in cities such as Beaufort, Charleston and Savannah. Distinctive details and open floor plans make these homes ideal for families.

[Click here to visit our Coosaw Point webpage](#)

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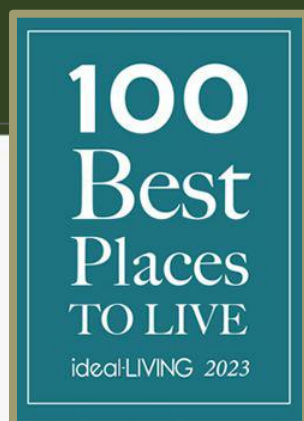
Listed As

100
Best
Places
TO LIVE

idealLIVING 2023

Happiest Community Around

Coosaw Point's beauty and first-class amenities leave a lasting impression on our residents. We were named Ideal Living's Best of the Best in Coastal Communities in 2019, 2020 and 2023. As if that wasn't enough, Beaufort was named one of the 11 Best Small Towns in America by Travel + Leisure Magazine. The Beaufort area has collected many accolades over the years from publications such as Southern Living, Conde Nast, Garden and Gun and many others.



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**YouTube**




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HOME BY THE RIVER



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Part of Beaufort, South Carolina

Enjoy the Lowcountry lifestyle in this **415 acre community along the Coosaw River on beautiful Lady's Island in Beaufort, South Carolina.** Fall in love! Settle into your very own home by the River. Feel the breeze, breathe in the ocean air, slow down time and know you're home at Coosaw Point.

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Your Home by The River

If a beautiful home in one of the East Coast's most stunning settings is what you're looking for, a visit to Coosaw Point will confirm that you have come to the right place! **Amenities available to property owners include crab docks, tennis courts, a community dock, open natural areas, walking trails, a pool complex and a spectacular clubhouse with views of the river.**

Coosaw Point is a primary home community located on nearly 400 acres on Lady's Island only **10 minutes from historic Beaufort, SC. With almost 130 acres remaining as open space, much of it along the riverfront, Coosaw Point is home for families who want more out of living!** Nestled on the edge of the ACE Basin, this community is surrounded by wetlands and marshes formed by the Ashepoo, The Combahee, and the Edisto Rivers all supporting a cornucopia of Lowcountry wildlife.



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Lifestyle in Coosaw Point, Beaufort, SC

Coosaw Point is a charming, upscale waterfront community located on Lady's Island in Beaufort, South Carolina. It blends Lowcountry living with modern conveniences, offering residents a serene lifestyle surrounded by natural beauty, Southern hospitality, and a strong sense of community. Here's what life is like in Coosaw Point:

Outdoor enthusiasts enjoy fishing, boating, kayaking, and paddleboarding, making it a paradise for water lovers. Wildlife, including herons, egrets, and dolphins, is frequently spotted.



First Class Amenities

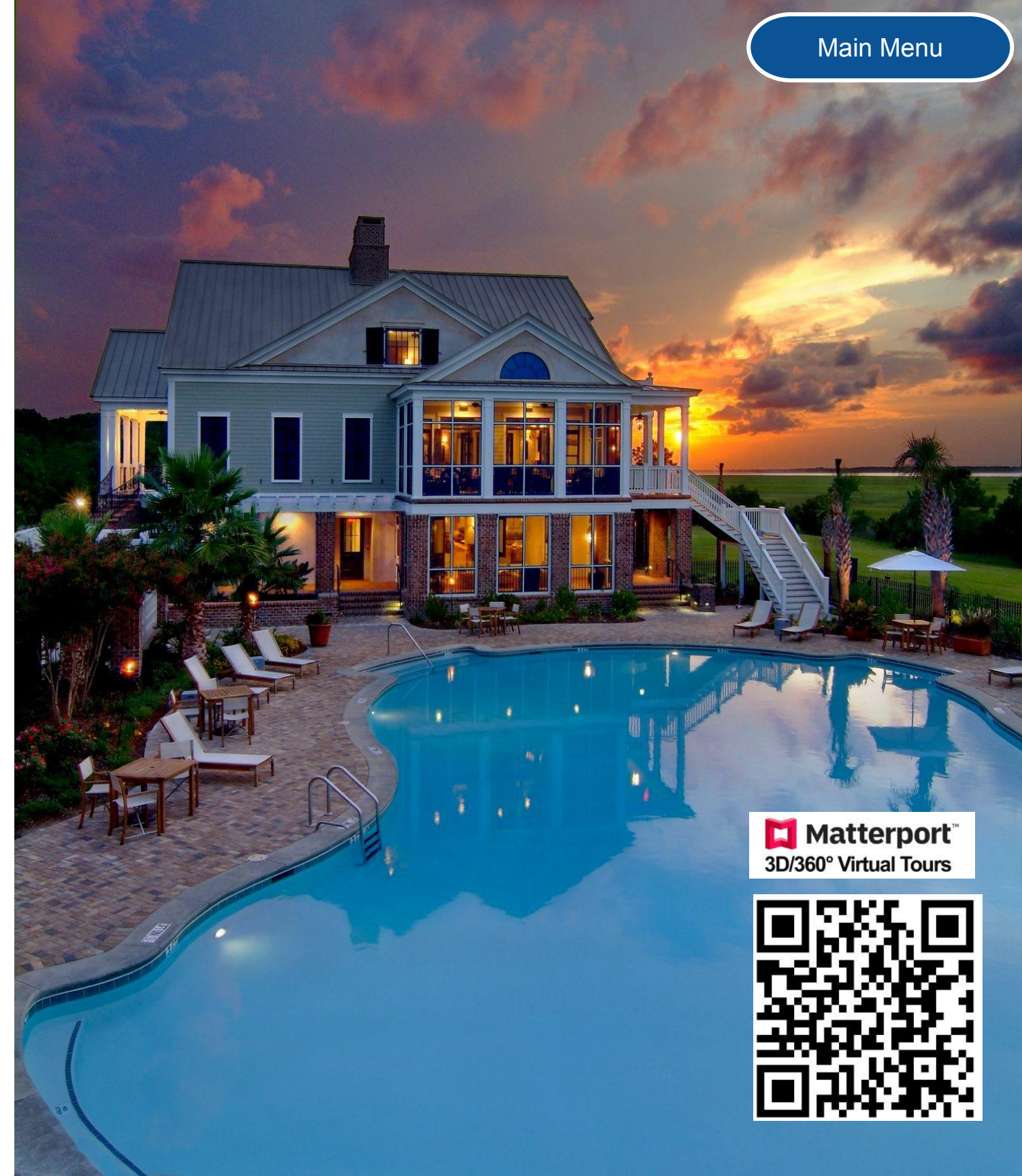
- 11,000 sq ft CP Clubhouse located on the ICW
- Boat basin with dock on the ICW
- Boat storage & kayak stands
- Lighted pickleball & tennis courts
- Lighted street corners
- Children's playground & walking trails
- Fitness center with men's and women's showers
- Well over 100 acres as common area open space
- Resort style pool with toddler pool complex
- Many community events and dinners
- "Crab Shack" for casual & family events
- Lowcountry architecture throughout community



COOSAW POINT

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Clubhouse Features

- 9,000 square feet of interior space
- Wide-covered verandahs looking over the marshes of the Coosaw River
- Large recreation room on the pool level, perfect for informal, private or community events
- Fitness room, restrooms, reception foyer and elevator service

Second Floor

- Designed for more formal activities, including property owners' parties or catered events, as it features a professional caterer's kitchen
- Grand salon soars upward for over 30 feet with a lovely balcony looking down over the river
- Features a gorgeous wood-burning fireplace, as well as the sales and management offices, making it convenient for property owners

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The Pool

A junior **Olympic pool** with shade pergolas, an **elaborate child's pool**, and a pool house are adjacent to the clubhouse and have easy access to the first floor. From the riverfront verandah, if you get up early enough (and you won't want to miss any part of the day at Coosaw Point!), you can watch the sunrise over St Helena Sound and the Atlantic Ocean. In the evening you can sit in a big rocking chair, enjoy a sundowner, and revel in the spectacular sunset over the upper waters of St. Helena and the Coosaw River.



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The Boat Basin

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- Large floating day dock providing 200 linear feet for tie-ups and easy access
- Concrete launching ramp is adjacent to the floating dock
- Boat basin has been excavated from the high ground and
- The boat basin is connected to the Coosaw River with limited access by a 1,000 foot canal that was dredged out many years ago
- There is also a state-maintained launch ramp within a mile of Coosaw Point when the tides are not cooperating with your schedule
- These choices give Coosaw property owners easy access out St. Helena Sound to the Atlantic, as well as to the Intracoastal Waterway that runs right in front of Coosaw Point. Hilton Head, Charleston, and the whole Eastern Seaboard is at your command!



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Tennis Courts & Pickleball

The Coosaw Point Tennis and Pickleball Courts are centrally located just across the main interior park on Coosaw Point Boulevard. Lessons can be arranged! Coosaw Point Pickleball team are local area favorites. Bet your money on the Coosaw Point Fighting Squirrels.



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COOSAW POINT

Ponds, Parks & More

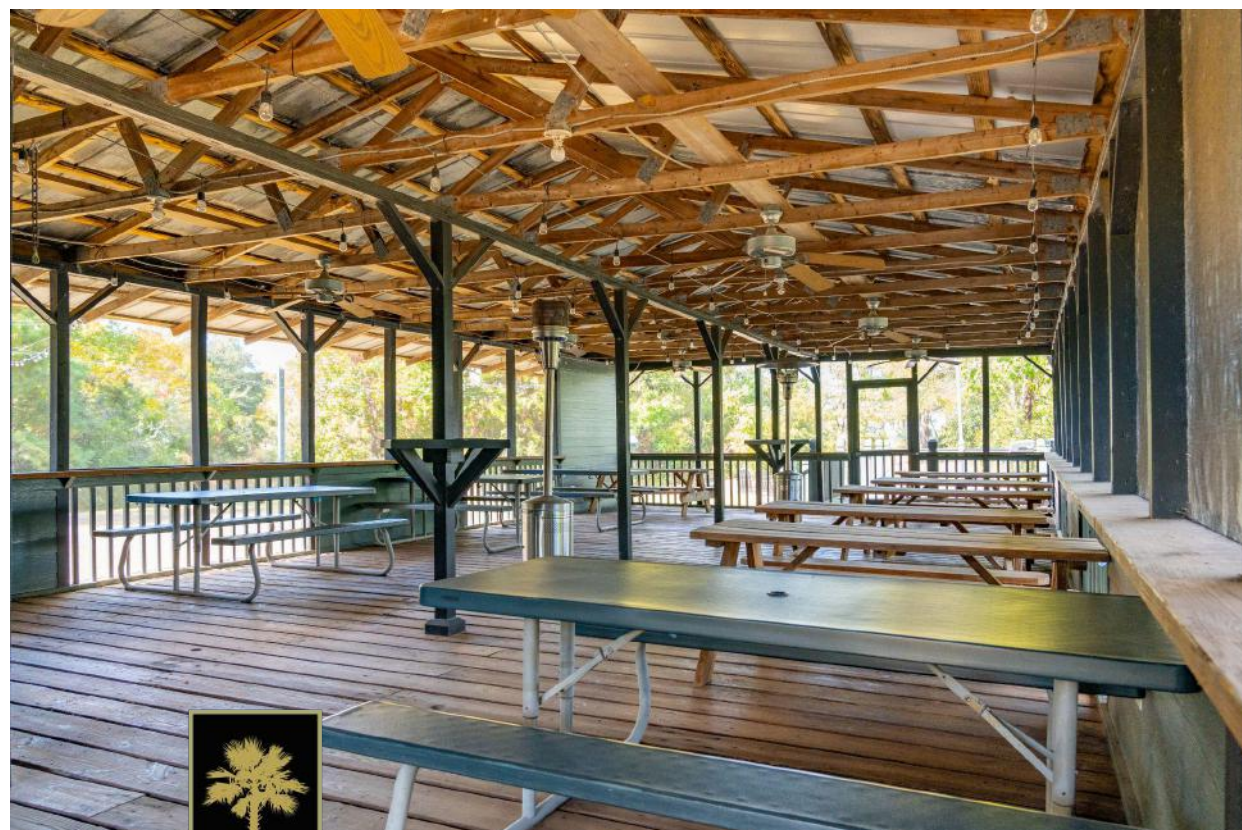
- Almost 130 acres of Coosaw Point remain as open space
- There are man-made duck ponds dating from the time when the property was the private hunting preserve of its wealthy owner
- Other portions include freshwater wetlands, bordered by ancient live oaks, and set aside in our master plan to be preserved in perpetuity
- One wetland is preserved as a bird sanctuary and rookery
- Large parks have been set aside as open grassy fields
- Several walking paths extend from the clubhouse and waterfront into the residential neighborhoods and community parks

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CP's Crab Shack

The crab shack in Coosaw Point has been reserved as a place for community or family crab boils, BBQ's, peel-and-eat shrimp nights and more!



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10 min. from Historic Beaufort

Enjoy shopping, cultural events, educational opportunities and Beaufort's well known waterfront park along with all the many wonderful festivals, events, and parades.

Close to Health Care Facilities

Minutes from Beaufort Memorial Hospital and their medical facilities, including award winning heart center and the Keyserling Cancer Center affiliated with Duke University.

Savannah Airport Nearby

Savannah Hilton Head International airport is located just 45 minutes away from downtown Beaufort, SC.

On the Intracoastal Waterway

Located on the intracoastal waterway and the St. Helena Sound.

Debt Free Community

In today's economic climate few communities can boast the same financial security and sustainability that comes with being debt free.

University Facilities

Enjoy the many advantages and opportunities associated with living near a university. USC offers a wide spectrum of programs. Something for every age student.

Voted Happiest Community

Real Estate Scorecard awarded Happiest Community of the Year to Coosaw Point. Beaufort voted best in Coastal Living "Happiest Coastal Community." 2019, 2020 and 2023

Lowcountry Architecture

Attention to detail, workmanship, and simple design all add up to create a living space that is a southern classic. High ceilings, lots of windows, and wide porches are just a few of the defining elements.

Close to Beaches

Located just 12 miles from South Carolina's oceanfront Hunting Island State Park, Beaufort's own oceanfront playground, and South Carolina's most visited state park.

Sportsman's Paradise

Coastal South Carolina is the premiere destination for the avid sportsman and angler. Not just next to nature, but a part of it.

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Property Owner Cost 2026

Coosaw Point Owners Association

This annual fee represents maintenance and landscaping of the community's common areas, roads, walkways, parks and **all club amenities. \$3,500 per year (Home or Lot)**

Coosaw Point Capital Contribution

There is a one time Capital Contribution Fee paid by the buyer that is intended to be used for future capital improvements in your community. The Capital Contribution Fee is: **\$5,000 (One Time Fee)**

Beaufort County Property Taxes.

The Beaufort County assessor places an appraised value on real estate based on comparable sales, conditions, etc. This appraised value is multiplied by a factor of 4% for residents and 6% for non-residents and corporations to obtain the assessed value. The assessed value is multiplied by Ladys Island district millage rate to calculate property taxes. 2019 millage rate is .024039 mills. Example: A property worth \$500,000 for a full-time resident would equate to \$2,715.00 approx.

[Link to Beaufort County Tax Calculator](#)

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Coosaw Point Builders' Guild

The Coosaw Point Builders' Guild consists of approved builders that future Coosaw Point residents can choose from to build their dream home. Homebuyers are choose one of several preferred builders that we have vetted and found to be outstanding in what they do.

Would you like to see floor plans?
Just click as us to send you more information on our selected builders.

[Click here to request more information on our builders program as well as floor plans](#)

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Discover Beaufort

Discover Package



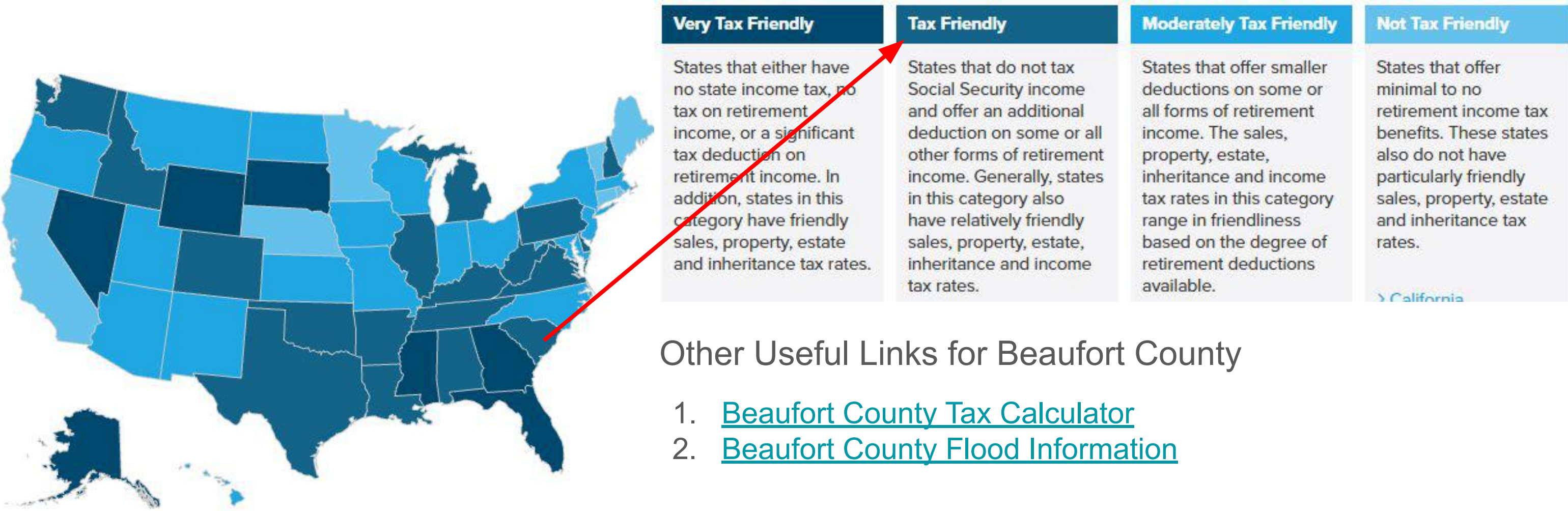
Discounted
Accommodations

The best way to make a relocation decision is to spend a few days in the community you are considering. Whether you are moving for a job, escaping the bitterly cold weather, or looking for a place to retire, why not try a community that many consider one of the best places to live in the South Carolina Lowcountry?

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Best States to Retire for Taxes

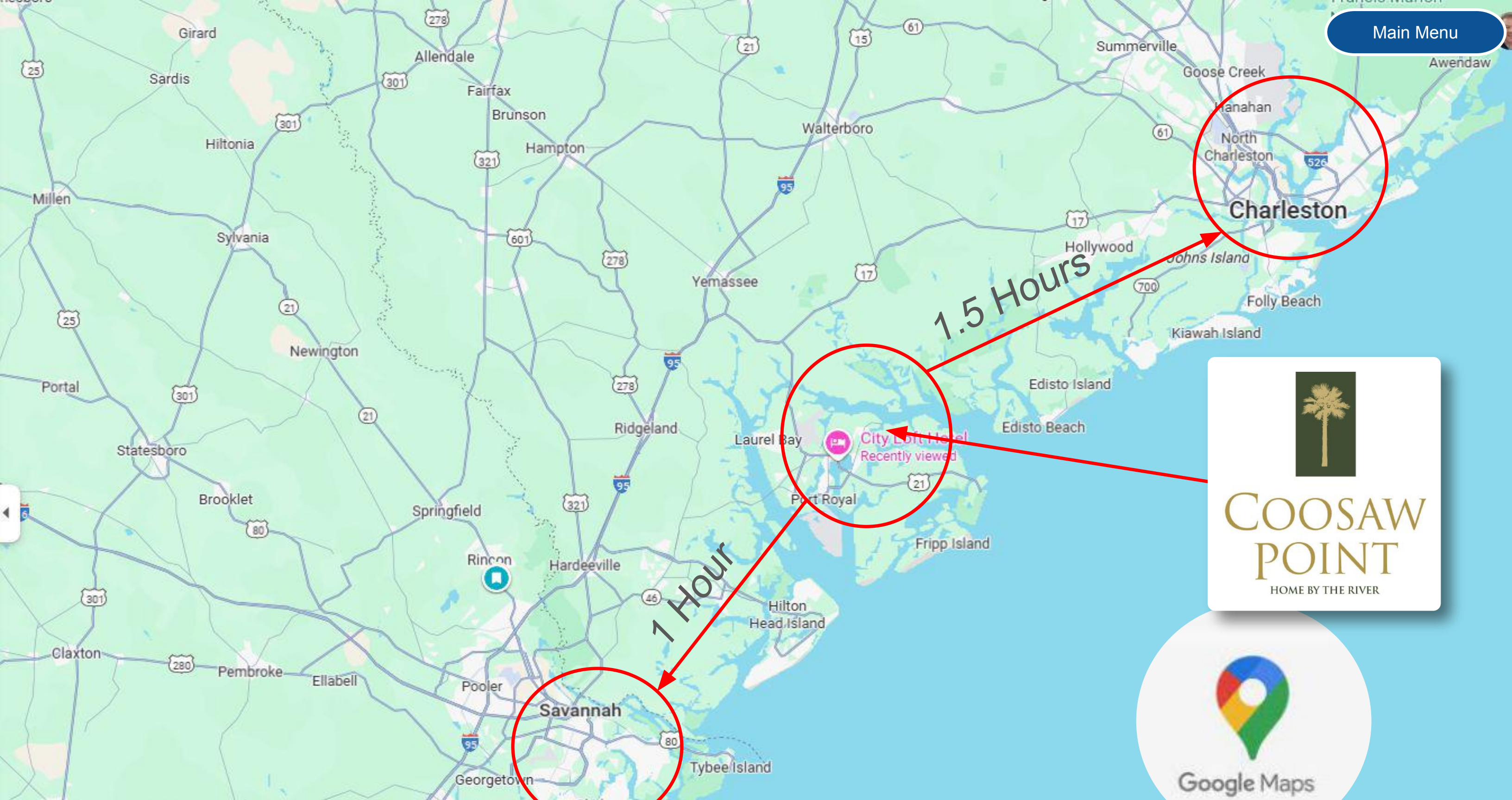
Retirees often face a unique set of financial considerations, and tax rules can play a meaningful role in shaping where they choose to live. Many evaluate whether a state taxes Social Security benefits, how property taxes are structured and how retirement income, including pension payments and withdrawals from retirement accounts, is taxed at the state level.



Other Useful Links for Beaufort County

- 1. [Beaufort County Tax Calculator](#)
- 2. [Beaufort County Flood Information](#)

[Click here to compare states](#)



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HOME BY THE RIVER



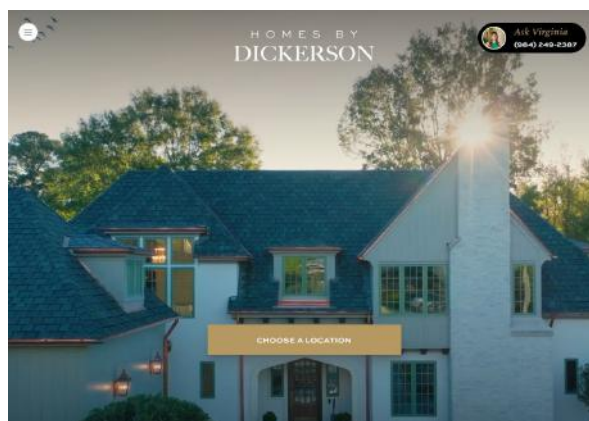
Thank you! Please Contact Us with Any Questions



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