

29 South Live Oak Road

SEA PINES, HILTON HEAD ISLAND - SOUTH CAROLINA - U.S.A.



The main house.



The porch looking towards the pool.



Family fun room.



Typical bedroom.



Pool and view of back porch.



Entrance to the Sea Pines resort.



The Lagoon in front of the house.



Cycling around Sea Pines.



One of the beaches



One of the many fine and varied restaurants.



Foals at one of the stables.



The famous lighthouse.



Master bedroom.



Dining room.



Living room.



Porch overlooking the pool.

The house at a glance

A totally refurbished* and spacious (4,500 sq.ft.) richly decorated family house with four large bedrooms, all with private bathrooms. Three large living areas, dining room, large kitchen with eat-in area. Two large bedrooms upstairs and two downstairs which allow for flexible bedding arrangements. Ideal for fun, relaxed family holidays.

*In January 2005 (new carpets, curtains, beds, furniture, totally re-painted, 4 plasma TV's, DVD's, 60" Sony TV).

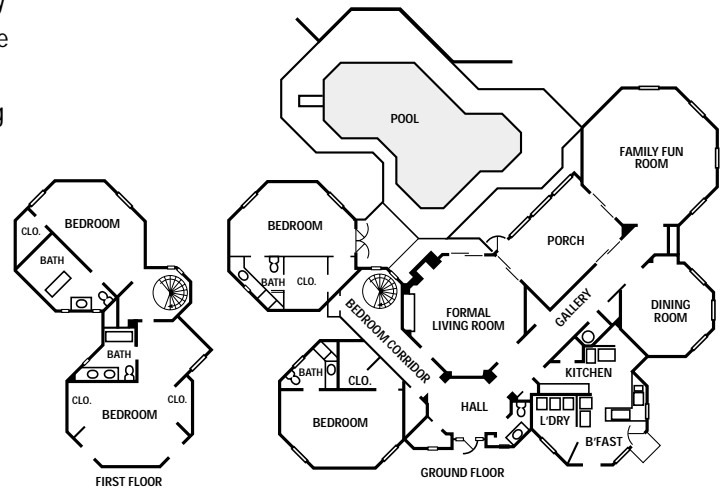
Sleeps 8 - 12 in:

- 4 bedrooms, each with private bathrooms.
- Large (24 ft.) family room with 60" Sony TV, surround sound, DVD and VCR.
- Screened porch by the pool.
- Formal living room
- Formal dining room seating up to 12.
- Well-equipped kitchen with eat-in for 4.
- Eating choices: dining room, kitchen, porch
- Newly refurbished heated 45ft. pool*

*Heating at extra cost.

House Plan

Not to scale



THE VACATION COMPANY INC.

Exclusive Rental Agent

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South Carolina 29928 USA.

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Location

29 South Live Oak Road
Sea Pines
Hilton Head Island
South Carolina 29928
USA

Contact

House: Tel ++44 (1) 843 671 5443
Website: www.southliveoak.com

Overview

This unique house, designed by famed architect Byron Symonson, consists of 6 large interconnected octagonal rooms, some 24 feet in diameter with 10 foot ceilings. The house is very spacious (4500 sq. feet) and was totally redecorated and refurbished in 2005. This 4 bed, 4 1/2 bath home with private heated pool* is located near the Plantation Club in the center of Sea Pines. There are broad views of the newly rebuilt Ocean Golf Course and the nearby Clubhouse. The beach is eight minutes away by a scenic walk or short bicycle ride. This richly

decorated home has two living rooms, one is a perfect media room with a 60" TV with DVD and surround sound, the other living room is more formal. A screened-in porch overlooks the pool and outdoor leisure area. There is a large kitchen with eat-in area and a private dining room. Two large bedrooms upstairs and two more downstairs allow flexible bedding arrangements and every bedroom has a new plasma TV with DVD. FREE tennis at the Sea Pines Racquet Club. 4 bed, 4 1/2 bath, 2 Kings, 2 queens, 4 twins. Sleeps 8 to 12. *at extra charge.

Bedrooms

Each of the 4 bedrooms are very spacious with very comfortable beds and cushions. Each has a private bathroom, 2 have walk-in dressing closets.

Downstairs

- Bedroom 1 A twin bedded room with extra long beds with walk-in closet and private bathroom with shower. A Napoleon sleigh bed and a sofa bed can comfortably accommodate 4 children or 2 adults and 2 children if needed.
- Bedroom 2 Two full beds (4ft wide) and a crib and a walk-in closet and private bathroom with shower.

Upstairs

- Bedroom 3 Master Bedroom with King Size bed with private bath with sunken tub and built-in closets.
- Bedroom 4 Second Master Bedroom with King Size bed, private bath with shower. This bedroom has a 42" plasma TV and DVD player.

Formal Living Room

A 20-foot wood panelled room with a library bookcase, fireplace, wet bar, and stereo with seating for 10. Easy access to the garden/pool and 'Carolina' screened-in porch.

Informal Family Fun Room

It's a large 24 foot octagonal shaped room with 6 windows and doors to pool and 'Carolina' screened-in porch. Has 60" TV, DVD (plays PAL and NTSC), surround sound speakers and extensive seating area with 2 comfortable sofas and a card table. It's very comfortable and spacious. The walls are hand painted to resemble a Gazebo by a well-known UK artist.

Screened Porch

The porch measures 24ft x 12ft and is furnished with a set of wicker furniture and has seating for 10. There is also a marble top dining table that will seat 4/6. An overhead fan provides cooling relief in the Spring/Autumn. This room overlooks the pool and garden and is the only non air-conditioned room in the house.

Eating Choices

In the Kitchen there is a table for 4 (ideal for feeding children)

Formal Dining Room - with a round table top seating up to 10 (with added table top seats 12/14)

Screened porch - a round marble table seating 4/6.

Kitchen

Large Kitchen with Electric Hob/Stove, Jen-Air Extractor, Dishwasher, 2 Ovens, large Fridge/Freezer with icemaker and cold water dispenser – and an eating area for 4. Kitchen is well equipped with professional standard equipment. There is a separate back door for easy garbage disposal or access with shopping. The house is equipped with two sets of china.

Laundry Room

Large washer, large dryer and second large refrigerator with a pull down ironing table.

Facilities/Equipment

BBQ Grille by pool

Plasma TV, DVD in each of 4 bedrooms, connected to cable (42" in master bedroom)

Family Room with large Sony 60" TV, DVD, Surround Sound and VCR

Easy ground floor level access

45 foot long pool (heated at extra cost)

Large 6 car private parking

Screened Porch, with table and seating and fan

Large washing machine and large dryer in laundry room

2 large fridges, with freezers

Microwave, 2 ovens

Alarm, smoke detectors

Keyless entry

Near Beach

All new carpets, curtains, new paint, totally redecorated in 2005

Central air conditioning, heating

Large garden professionally maintained with mature live oak palm trees overlooking lagoon, clubhouse and golf range

High speed DSL internet connection

Cordless phones/voicemail

Spare roll away bed, crib, high chair

Location

A comfortable 8 minute walk to 5 mile beach, or a 5 minute (or less) drive to exclusive Sea Pines Beach Club which has ample parking, food/restaurant, bar, toilets, beach shop, rental chairs and life guard. A street must be crossed to get to the beach.

Tennis

Enjoy a free hour of tennis each day at the famous Harbor Town Tennis Club - home of the Stan Smith Tennis Academy.

Golf

There are three public golf courses in Sea Pines, including the famous Harbour Town Links, home of the MCI Heritage Tournament.

Local Agent

The Vacation Company

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UK Owners Representative

Martin Bird

Tel: ++44 (0)7766117448
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The Vacation Company is a leading and long established reputable rental company. They are the exclusive rental agent for 29 Live Oak Road. They help rent the house, co-ordinate the weekly cleaning and maintenance/repairs if/as needed.

Prices

In US Dollars per week all inclusive (except heating pool)

<u>Starts</u>	<u>Ends</u>	<u>Season</u>	<u>Rooms</u>	<u>Weekly Rate</u>
<u>09/04/2005</u>	<u>01/01/2006</u>	<u>Leisure</u>	<u>4 Bdr</u>	<u>2,500</u>
<u>01/01/2006</u>	<u>03/25/2006</u>	<u>Leisure</u>	<u>4 Bdr</u>	<u>2,300</u>
<u>03/25/2006</u>	<u>04/22/2006</u>	<u>Spring</u>	<u>4 Bdr</u>	<u>3,185</u>
<u>04/22/2006</u>	<u>05/13/2006</u>	<u>Leisure</u>	<u>4 Bdr</u>	<u>2,300</u>
<u>05/13/2006</u>	<u>06/10/2006</u>	<u>Spring</u>	<u>4 Bdr</u>	<u>3,185</u>
<u>06/10/2006</u>	<u>08/19/2006</u>	<u>Summer</u>	<u>4 Bdr</u>	<u>3,770</u>
<u>08/19/2006</u>	<u>09/02/2006</u>	<u>Spring</u>	<u>4 Bdr</u>	<u>3,185</u>
<u>09/02/2006</u>	<u>01/01/2007</u>	<u>Leisure</u>	<u>4 Bdr</u>	<u>2,300</u>

Terms subject to change without notice.

House website

www.southliveoak.com

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Hilton Head Overview from Yahoo

Beautiful sand beaches, tennis courts, golf courses, dense green foliage and the blue Atlantic come together at Hilton Head Island to form a popular resort area. The 42 sq mi/109 sq km island on the southern tip of South Carolina was once a place of sea-island cotton and plantations. After the Civil War, it was left to former slaves who spoke a musical language called Gullah, a combination of a West African speech, the Queen's English and Americanised English. (Some Gullah words have entered American English - goober, as in peanut, and gumbo are two).

Development arrived after a bridge was built to the mainland in 1956. Today, it's a world-class resort with luxury hotels and condominiums lining the beach. The island has a sedate, well-manicured atmosphere (we found it a tad sterile): The businesses along the main thoroughfares (even McDonald's) has nearly identical, tasteful signs in front as required by local ordinances, and many of them are hidden behind stands of lush greenery. If you're looking for a beach vacation with emphasis on upscale amenities and leisure sports, Hilton Head is your place.

Manmade atmosphere aside, Hilton Head has a gorgeous stretch of beach. It gets plenty of use by windsurfers, sun tanners, surf anglers and sandcastle construction crews. Boating is also big: There are marinas with sailboat rentals and charter-boat outings. Golf and tennis reign supreme, though, with more than 25 courses and 300 courts in the area. The Island has a centre court at Sea Pines resort that hosts many professional tennis matches.

Despite the presence of an estimated 1 million visitors each year, Hilton Head sports a fair amount of nature. The sand dunes are a breeding ground for loggerhead sea turtles, and there are several protected areas for birds and wildlife. Pinckney Island National Wildlife Refuge has 4,000 acres/1,620 hectares of salt marshes and islands - it's a great place for biking or walking.

Notable annual events in Hilton Head include the Celebrity Golf Tournament (top names in entertainment and sports in a charity fundraiser for the Muscular Dystrophy Association - August-September) and the MCI Heritage Classic golf tournament at Sea Pines Plantation (April). 70mi/115 km southwest of Charleston

Sea Pines in Hilton Head

A Resort for all Seasons

Part of the chain of sea islands which stretches along the eastern coast of the United States.

Famous for its gently sloping beaches, championship golf courses and tennis facilities, and a temperate climate which makes outdoor sports and recreation popular throughout the year.

Sea Pines Plantation is the island's most popular resort - a private, 4,500 acre community unlike any you may have visited. Within nearly five miles of wide Atlantic beach, seventy-two holes of golf, more than 53 tennis courts, an equestrian center, eleven miles of bicycle trails, fine shops and restaurants, an 80 slip yacht basin and a marina for smaller boats and a forest and wildlife reserve covering 572 acres.

Sea Pines Plantation is a Resort for People who Do Things

Get up with the sun for a set of tennis and a plunge in the ocean. Have a hearty breakfast. Play a morning round of golf. Spend the afternoon biking, horseback riding or fishing. Take a sunset cruise on the waters of Caliboque Sound and then dance all night to a top rock group.

Great Golf

Resort guests can use three of Sea Pines' own championship golf courses - Ocean Course, Sea Marsh Course and Harbour Town Links. All three are quite picturesque and wind their way through lagoons and giant oak trees draped with Spanish moss.

Several other Island courses are also available for daily play. With a total of 207 holes of golf on Hilton Head a visitor can stay a week and never play the same hole twice.

The climate here is ideally suited for a year-round play. Starting times are accepted in advance of arrival so there is little worry about getting on a course.

Sea Pines has three fully equipped pro shops, which provide golfing accessories, bag storage and locker rooms. All courses have driving ranges and putting greens and our teaching professionals offer lessons all year round.

An Extraordinary Tennis Destination

Sea Pines is undoubtedly one of the world's foremost tennis destinations.

With 53 courts at three locations within the resort property, it has the distinction of being America's largest tennis resort. All but nine of the courts are fast-drying granular surface. Several courts are lighted for night play.

Thirty courts are located at the famous Sea Pines Racquet Club in Harbour Town, site of 13 nationally televised tournaments since 1970.

Sea Pines' instructional programs have been recognised as being among the finest available to vacationers. A special programme for 5 to 8 year olds called 'Tiny Tots' is nationally recognised.

Stan Smith is the resort's touring pro.

Scores of Fine Restaurants and Lively Night Spots

At Sea Pines more than a dozen restaurants and lounges feature varied menus and intriguing decors – outside the Plantation's gates several hundred more.

Bring a big appetite for seafood. Our restaurants specialise in oysters, shrimp, crab and many varieties of tasty fish dishes from local water.

Great Beaches, Action and Fun

With nearly five miles of beachfront and many more miles of water frontage on Caliboque Sound and the Intra-coastal Waterway, Sea Pines is a haven for water sports be they fishing (Gulf Stream, surf and freshwater), sailing (the famous Offshore School operates here), water-skiing, crabbing or just plain swimming.

Frequent visitors say the best way to tour Sea Pines is by bike. More than 11 miles of trails traverse the Plantation and some 450 cycles are available for rent in sizes for all ages.

Sea Pines is a wonderland for youngsters with creative playgrounds, cane pole fishing contests and, of course, the beach. In summer months a Youth Recreational Program has activities all day long, six days a week for ages 3 to 14.

How to get there

By car – Sea Pines Plantation is 43 miles from Savannah, Georgia, and 95 miles from Charleston, South Carolina. Motorists can take Interstate expressways to the Savannah or Charleston areas, the U.S. 17 and follow the signs.

By air - only US Air services Hilton Head directly. Savannah Airport (45 minutes drive) is serviced by most major domestic cities. Either rental cars or airport limousines may be used for the trip to the Vacation Company office and House.

By train - Amtrak provides overnight Pullman service to Savannah from both Northern and Southeastern cities.