Town of Bluffton Neighborhoods

Town of Bluffton		Unincorporated Beaufort County	
Neighborhood	Allowed Residential Dwelling Units	Neighborhood	Allowed Residential Dwelling Units *Per Available Public Documents*
Alston Park	270	Avalon Shores	280
Baynard Park	310	Barton's Run	70
Bluffton Park	826	Baywood	97
Bluffton Village	38	Belfair Plantation	1,147
Brendan Woods	61	Berkeley Hall Plantation	712
Brightwater at Hampton Lake	600	Bridgepointe	190
Buckwalter Place	80	Brighton Oaks	50
Calhoun Street Promenade	64	Buckingham Landing	86
Crowne at Old Carolina	199	Cedar Lakes	18
Cypress Ridge	1,844	Colleton River Plantation	694
Fuller Court	12	Cypress Lake	18
Hallmark Vista View Apartments	88	Eagle's Pointe	249
Hampton Hall	1,024	Edgefield	329
Hampton Lake	1,815	Fernlakes	90
Haven at New Riverside	500	Gascoigne Bluff	21
Heritage at New Riverside	905	Gatherings	103
Hidden Lakes	190	Grande Oaks	92
Kent Estates	449	Heritage Lakes	235
Kirk's Bluff Townhomes	36	Island West	405
Lawton Station	500	Kenzie Park	109
Midpoint at New Riverside	567	Lake Linden	287
Old Carolina Golf Course	254	Lakes at Edgewater	493
Palmetto Bluff	4,000	Lakes at Myrtle Park	360
Palmetto Pointe Townes	119	Martin's Place	60
Parkside	108	May River Plantation	32
Pine Ridge	311	May River Preserve	109
Pinecrest	489	May River Village	108
Pinewood	33	Meadowbrook	47
Rose Dhu Creek Plantation	118	Midway Farms	55
Shell Hall	264	Moss Creek	1,044
Southern Oaks at New Riverside	343	Old Carolina	123
Stock Farm	51	Olde Towne Village	255
Tabby Roads	52	Pine Forest	119
The Farm at Buckwalter	555	Plantation Point	412
Townes At Buckwalter	209	River Oaks	26
Village at Verdier	404	Riverbend	200
Villages at Palmetto Point	279	Rose Hill Estates	348
Wellstone	206	Rose Hill Plantation	612
		Sandy Point	200
		Sawmill Creek	48
		Sawmill Forest	131
		Shady Glenn	186
		Simmons Cay	48
		South Pointe	55
		Sun City	7,000
		Swan Lake	124
		The Crescent	400
		The Willows	180
		Thomas Lake	28
		Verdier View	89
		Victoria Bluff	63
		Villas at Old South	256
		Vista View	125
		Westbury Park	588
		Wind Tree	49
		Windy Lake	62
		Woodbridge	613

RIVERBEND
BERKELEY HALL
EAGLES POINTE
ROSE HILL ESTATES
SUN CITY
VILLAGE AT VERDIER
ISLAND WEST
KENT ESTATES
BAYNARD PARK
PARKSIDE
BUCKWALTER PLACE
WOODBRIDGE
TOWNES AT BUCKWALTER
ROSE HILL
BELFAIR
CROWNE MEADOW BROOK
WIND TREE
WESTBURY PARK
PLANTATION POINT
THE CRESCENT
COLLETON RIVER PLANTATION
SAWMILL CREEK
BRIGHTWATER
SHELL HALL
OLD CAROLINA
BAYWOOD
AVALON SHORES
SIMMONSCAY
FULLER COURT
THE WILLOWS
SANDY POINT
GRANDEE OAKS
EDGEFIELD
PINECREST
WELLSTONE
HIDDEN LAKES
WINDY LAKE
SAWMILL FOREST
VICTORIA BLUFF
MOSS CREEK
MILL CREEK AT CYPRESS RIDGE
LAWTON STATION
HAMPTON LAKE
SWAN LAKE
THE VILLAGES AT PALMETTO POINTE
THOMAS LAKE
HAMPTON HALL
LAKES AT MYRTLE PARK
BRIDGE POINTE
SHADY GLEN
HALMARK
VISTA VIEW
BLUFFTON PARK
LAKE BLUFFTON LINDEN
PALMETTO POINTE TOWNES
CEDAR LAKE
MAY RIVER PRESERVE
THE FARM
PINE RIDGE
HERITAGE LAKES
BRENDAN WOODS
PINEWOOD
PROMENADE
HERITAGE
ROSE DHU CREEK PLANTATION
FERN LAKES
STOCK FARM
TABBY ROADS
OLDE TOWN VILLAGE
LAKES AT EDGEWATER
VERDIER VIEW
BARTONS RUN
OLD TOWN
PINE FOREST
GATHERINGS
VILLAGE AT OLD SOUTH
SOUTH POINTE
BUCKINGHAM
ALSTON PARK
MIDWAY FARMS
MAY RIVER PLANTATION
SOUTHERN OAKS
GASCOIGNE BLUFF
HAVEN AT NEW RIVERSIDE
RIVER OAKS
BRIGHTON OAKS
MIDPOINT
PALMETTO BLUFF

Okatie River
Okatie Creek
Cross Island Pkwy
Future Bluffton Pkwy
Future Bluffton Pkwy Phase 5b
Bluffton Pkwy
W Pooler Island Rd
Pooler Island Rd
Pooler Island Rd
Riverbend Rd
Old Miller Rd
Buckwalter Pkwy
Buckwalter Pkwy
Fording Island Rd
Fording Island Rd
Simmonsway Rd
Hickory Hill Rd
Shultz Rd
Grassy Pond Rd
Grassy Pond Rd
Shultz Rd
Okatie Hwy
Okatie Hwy
Gibbet Rd
May River Rd
May River Rd
May River Rd
Bruin Rd
Bruin Rd
Bluffton Pkwy
Bluffton Pkwy
Fording Island Rd
Fording Island Rd
Fording Island Rd
Fording Island Rd
Sawmill Creek Rd
Sawmill Creek
Sawmill Creek
Alljoy Rd
Alljoy Rd
Ulmer Rd
Ulmer Rd
Ulmer Rd
Bass Creek
Bass Creek
Corn Island
Barataria Island
New River
Savage Creek
Brill Creek
May River
May River
May River
May River
Colleton River

0 0.5 1 2 Miles

N W E S