

# Kiawah Lifestyle

KIAWAH ISLAND NEWS | LABOR DAY WEEKEND EDITION

## »»» A POSITIVE OUTLOOK ON KIAWAH REAL ESTATE



Despite fewer transactions, Kiawah is seeing record-setting values — proof of continued strength and long-term confidence in our market.

Here's the full story:



*The Cape alone accounted for over **\$250 million in sales** during the first half of **2024**. That extraordinary figure skewed the numbers. When you remove those Cape sales, **2025 is actually outperforming 2024** — a far truer representation of the health and resilience of the Kiawah market. Kiawah closed over **\$430M in the first half of this year**.*

What we're seeing is historic: the greatest total dollar volume per transaction in Kiawah's history. Fewer sales, yes, but at stronger values — a clear sign of confidence in Kiawah's long-term appeal.

## »»» TEAM MILESTONES & SUCCESSES

This summer marks our third year working side by side as the Selling Kiawah Team at Akers Ellis Real Estate. **In the past 20 months, we've proudly closed/are under contract for over \$100 Million in transactions.** We absolutely love what we do, and that passion has translated into steady growth in market share year after year.

*One recent highlight: we took on a listing that had been with a competitor for over 300 days. Within just 24 hours of hitting the market with us, it was under contract.* It's proof that fresh energy, thoughtful marketing, and deep local knowledge make all the difference.



## »»» OFF-MARKET WINS



Some of the most rewarding moments this year have come from **off-market** deals. When our clients couldn't find what they wanted among active listings, we went to work — mailing, calling, and networking behind the scenes.

So far in 2025, **29.7% of our total closed volume have been off-market transactions**, connecting buyers and sellers in ways that would never happen without our proactive approach.

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## LOOKING AHEAD

As we head into Labor Day weekend 2025, we're excited to keep the momentum going through the rest of the year. Kiawah remains one of the most desirable destinations for luxury real estate, and we're grateful to be trusted guides for our clients.

If you're considering buying or selling on the island, we'd love the opportunity to talk. Whether it's maximizing the sale of your property or helping you find your dream home, we're here 7 days a week.

Enjoy the holiday weekend — and we'll see you around the island!

— *Chris & Lauren Dion*



## LOCAL EVENTS

Whether it's live music on the green or Dogtoberfest, Kiawah's lifestyle continues to shine as much as the real estate market

### AUGUST

#### Sanctuary Sounds of Summer

Saturday evenings, 6–9 pm – free, family-friendly concerts on The Sanctuary's Grand Lawn.

#### Freshfields Village Music on the Green

Aug 29 (The Parks Brothers)  
Sat, Aug 30 Labor Day Weekend (Julio & The Saltines)  
6:00 PM until 9:00 PM

### SEPTEMBER

#### “Sean of the South”

Town of Kiawah Island Arts Council  
Thursday, September 4, 2025  
6:30 PM Doors Open | 7:30 PM Show Begins  
West Beach Conference Center

#### Cars & Coffee

Saturday, September 20, 2025  
9:00 AM to 11:00 AM  
Freshfields Village

### OCTOBER

#### Dogtoberfest

Saturday, October 11, 2025  
11:00 AM to 3:00 PM  
Freshfields Village

#### Kiawah Conservancy “Beneath the Oaks”

Wednesday, October 15, 2025  
10:30 AM - 5:30 PM  
The Sandcastle



SELLING KIAWAH™ TEAM  
AT AKERS ELLIS REAL ESTATE

# Our **CURRENT** Listings



## COUGAR POINT FAIRWAY VIEW

**159 Sea Marsh Drive**

**Kiawah Island**

**3 BR | 2 BA**

**\$1,595,000**

**ASK US ABOUT THIS UPCOMING LISTING!**



## UNDER CONTRACT

**4 Falcon Point Road**

**Kiawah Island**

**5 BR | 5.5 BA**

**GOLF MEMBERSHIP**

**\$4,995,000\***



## UNDER CONTRACT

**176 Marsh Hawk Lane**

**Kiawah Island**

**3 BR | 3.5 BA**

**\$2,295,000\***



## UNDER CONTRACT

**1500 Bower Lane**

**Johns Island**

**3 BR | 3.5 BA**

**\$1,895,000\***



## UNDER CONTRACT\*\*

**223 Sea Marsh Drive**

**Kiawah Island**

**4 BR | 4.5 BA**

**\$1,749,000\***

**\*\*Under Contract within 24 hours on the market after our competition had the listing for over 300 days!**

**#1 Sales Team on Kiawah at Akers Ellis**  
864.360.0167 | Lauren.Dion@akersellis.com  
864.918.0409 | Chris.Dion@akersellis.com

Information deemed reliable but not guaranteed. This is not intended to solicit any currently listed property.

\*Denotes Listing Price



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# Our **CURRENT** Listings



**JUST LISTED**

**145 Broomsedge Lane  
Kiawah Island**

**4 BR | 3 BA**

**\$1,695,000**



**TURTLE COVE VILLA**

**5524 Green Dolphin Way  
Kiawah Island**

**1 BR | 1 BA**

**\$595,000**



**SEASCAPE VILLA**

**3577 Shipwatch Road  
Kiawah Island**

**1 BR | 1 BA**

**\$539,000**



**TWIN LAKES**

**2015 Blue Bayou Boulevard  
Johns Island**

**3 BR | 2.5 BA**

**\$689,000**

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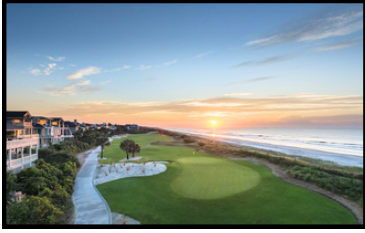


SELLING KIAWAH™ TEAM  
AT AKERS ELLIS REAL ESTATE

# Our 2025 SOLD & UNDER CONTRACT properties!



DION LUXURY PROPERTIES TEAM  
AT AKERS ELLIS REAL ESTATE



**SOLD**

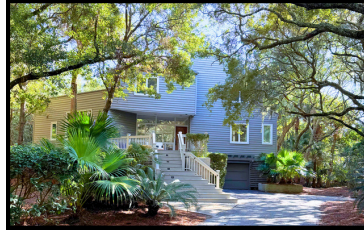
157 Augusta National Ct.  
\$3,375,000

**\*Multi-offer success!**



**SOLD - Downtown CHS**

70 Warren Street  
\$2,999,000



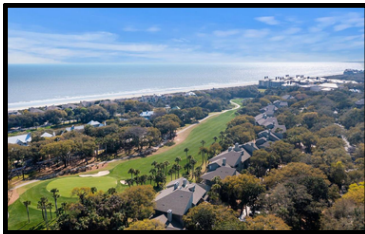
**SOLD Off Market**

55 Surfsong Road  
\$2,725,000



**SOLD**

147 Bobcat Lane  
\$2,200,000



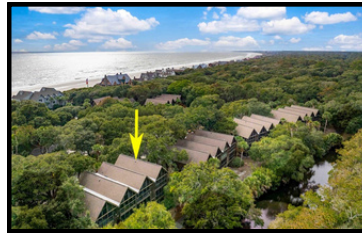
**SOLD Off Market**

4976 Green Dolphin  
\$1,201,250



**SOLD Off Market- Lot**

157 Nicholas Carteret  
\$1,300,000



**SOLD**

4265 Mariners Watch  
\$515,000



**SOLD**

38 Three Pence Lane  
\$470,000



**SOLD - Lot**

3364 Pond Crossing  
\$249,000



**SOLD**

385 Green Winged Teal Road  
\$1,865,000



**SOLD**

2837 Rutherford Way  
\$715,000



**SOLD - Downtown CHS**

108 C Smith St.  
\$815,000



**SOLD**

4364 Sea Forest Dr  
\$1,195,000

**\*Multi-offer success!**



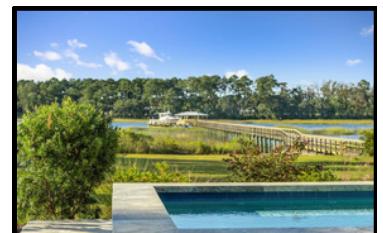
**SOLD Off Market**

4274 Hope Plantation Drive  
\$1,395,000



**SOLD Off Market- Lot**

Cassique  
\$1,000,000



**SOLD Off Market**

3340 Oak Branch Road  
\$1,699,000

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# Our 2025 SOLD & UNDER CONTRACT properties!



**SOLD**  
177 Bull Thistle Lane  
\$750,000



**SOLD**  
2932 Old Drake Drive  
\$2,000,000



**SOLD**  
251 Glen Abbey  
\$1,725,000



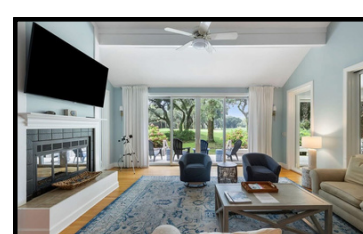
**SOLD**  
1326 Sea Elder Drive  
\$810,000



**UNDER CONTRACT**  
4 Falcon Point  
\$4,995,000\*



**UNDER CONTRACT**  
1500 Bower Lane  
\$1,895,000\*



**UNDER CONTRACT**  
223 Sea Marsh Drive  
\$1,749,000\*



**UNDER CONTRACT**  
176 Marsh Hawk  
\$2,295,000\*

# Off-Market Opportunities for Your Property!

We have real estate clients **actively seeking** properties with specific needs and wants. If you have a property that meets any of the following criteria & are interested in exploring an off-market sale, we would love to hear from you!

- **Buyer 1:** ~~3-Bedroom with office or 4-bedroom house. Prefers less than 0.5 miles from the beach under \$2.5M. **CLOSED 251 Glen Abbey for \$1,725,000**~~
- **Buyer 2:** ~~- Kiawah River Estates golf view under \$1.4M **CLOSED 4274 Hope Plantation for \$1,395,000**~~
- **Buyer 3:** ~~Two-bed Turtle Point **CLOSED 4976 Green Dolphin for \$1,201,250**~~
- **Buyer 4:** 1-2 Bedroom Villa with KIC Membership- Any Level
- **Buyer 5:** 4+ bedroom, open floor plan, 1st floor primary, 0.5 miles or less from beach. Under \$3M without membership, under \$3.5M with KIC Membership
- **Buyer 6:** Night Heron/Sparrow Pond cottage or 3-bedroom villa under \$1.5M
- **Buyer 7:** Investment property, up to \$4M range. Prefers the center of the island, such as Surfsong, Flyway, or Bufflehead OR Lot in the same location with KIC Membership.
- **Buyer 8:** Lot - prefers Cassique or The Settlement
- **Buyer 9:** Up to \$6M on house close to the beach with KIC Membership

So far in 2025, we've successfully represented **Nine (9) different sides** in off-market transactions—a strategy that continues to provide unique advantages for both buyers and sellers on Kiawah Island.

## Key benefits to off-market sales:

- ✓ **Privacy** – These transactions occur without public listings, allowing sellers to maintain discretion and avoid widespread market exposure.
- ✓ **Efficiency** – Without the need for extensive marketing or showings, the process can move more quickly and smoothly.
- ✓ **Strategic Negotiation** – With fewer competing buyers, negotiations can often be more favorable and tailored to both parties' needs.

If you're considering buying or selling a property on Kiawah and want to explore off-market opportunities, we'd love to discuss how this approach might work for you. Feel free to reach out—we're here to help you navigate the market with confidence.



## »» KIAWAH & JOHNS ISLAND: MAJOR DEVELOPMENT UPDATES



**Night Heron Park Activity Center** – Set to open in fall 2025, this new facility on Sea Forest Drive will feature a restaurant/pub, game center, golf simulators, bowling lanes, as well as Nature and Arts centers.

**Ocean Pines** – A residential complex near Beachwalker County Park, currently under construction, is expected to deliver 69 units across seven buildings by early 2027.

**Seafields** – A 62+ Life Plan community adjacent to Freshfields Village, offering 106 independent and assisted living residences. Construction progresses with an anticipated late-2025 opening.

**MUSC Health Kiawah Partners Pavilion** – A 12,056 sq ft medical facility offering emergency, primary care, and outpatient services. Construction is nearly complete, on track to open by December 2025, with the first patient expected before year's end.

**South Island Market** – At the intersection of Betsy Kerrison Parkway, Bohicket Road, and River Road, a long-approved (1985) mixed-use development is now moving forward. Plans include 47 acres with up to 101 residential units and 128,300 sq ft of commercial space across seven parcels.



**Orange Hill** – A golf community revised from its initial 2002 plan. Now aiming for 120 single-family homes (down from 181), plus a golf course, farmer's market, restaurant, wastewater treatment plant, preservation tract, and around 800 acres of recreational/natural space. A development agreement passed its second reading on July 22; one more is required for final approval.



## ➤➤➤ **KIAWAH & JOHNS ISLAND: MAJOR DEVELOPMENT UPDATES**

**Trident Medical Emergency Center** – A new freestanding ER facility planned for Zelasko Drive, featuring 11 patient rooms, diagnostics, imaging, and telemedicine services. Groundbreaking is set for September 2025, with an 11-month construction timeline. Additionally, Trident is exploring a future 50-bed hospital nearby.



**Main Road Corridor (Segment A)** – A major roadway enhancement from Bees Ferry Road to River/Chisolm Roads, including widening, a flyover interchange at US 17, a new roundabout, and a shared-use path. Construction on the interchange is underway, with the roundabout beginning in fall 2025 and full completion expected by 2028.



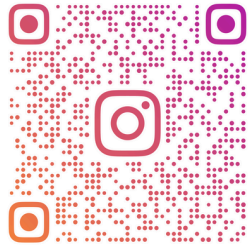
***\*\*Information and graphics from Post & Courier & Kiawah Island Community Association, 2025***

# Distinguished Partners of the Lowcountry

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Freshfields Village

**For more  
information, visit  
their Instagram  
profile:  
@stretchlabkiawah**

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# You're Cordially Invited

TO LEARN MORE ABOUT BLESSED SACRAMENT'S PARISH LIFE CENTER



**Friday, September 12, 2025**

**12 O'Clock Noon at Tom's Kitchen  
Cassique Club House, Kiawah Island**

**Reservations required**

Lauren.Dion@akersellis.com OR  
CKing@SCBSS.org | 843-766-2128

*Hosted By*

Lauren & Chris Dion | Cindy & Bart Daniel | Francie & Matt Austin

*Please let the Gate Attendant know you are attending the Blessed Sacrament Luncheon at the Cassique Club House.*

Thinking about a fall getaway?  
Scan below to see our rental  
availability at 64 Surfsong



## BOOK DIRECT & SAVE!

6 Bedrooms, 5.5 Bath, heated pool  
and 3-minute walk to the beach!

Check out our rental  
availability for 64 Surfsong  
by scanning here!



# We'd love to work with you!

## 11 Reasons to Work with The Selling Kiawah Team

1. **Local Expertise** – Decades of combined experience- living, owning, and working on Kiawah Island.
2. **Two Agents for the Price of One** – Chris and Lauren bring complementary strengths and perspectives.
3. **Proven Track Record** – Over \$220M in sales in the past 6 years, consistently top 1% of MLS agents.
4. **Island Owners Themselves** – We personally own and manage a Kiawah property (64 Surfson), giving us firsthand insight into the lifestyle and investment opportunities.
5. **Strong Network** – Deep relationships with builders, designers, contractors, and service providers on Kiawah.
6. **Marketing Reach** – Customized digital marketing strategy across Instagram, Facebook, LinkedIn, YouTube, newsletters, and more, reaching thousands of Kiawah homeowners and prospective buyers.
7. **Off-Market Success** – 1 in 4 of our transactions are off-market, connecting buyers and sellers discreetly.
8. **Listing Takeover Results** – Multiple success stories selling homes that sat with other companies, often in under 6 months and over asking price.
9. **Family-Centered Approach** – We understand the Kiawah lifestyle through our children and family, helping buyers envision their own.
10. **Trusted Advisors** – We treat clients like family, prioritizing relationships over transactions.
11. **Long-Term Commitment** – Dedicated to Kiawah for the long haul, investing personally and professionally in the island's future.

*If you have any interest, please reach out to us! Contact information below...*

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