



The Project Team ~ The Paddocks is owned and developed by Jonesville Road Associates, LLC.

- Owned for over 25 years, one of the developers has lived on the property since the beginning and the community is debt free.
- Developed “The Barn” subdivision on Wildhorse Road and Jonesville Road Properties along Old House Creek.
- Successfully developed Phase I of the Paddocks in 2005 which included the sale of 37 lots, the roads, club house, pool and bike paths are all complete and beautiful.

Central Location ~ Centrally located on Hilton Head Island, South Carolina

- Located off Highway 278 on Jonesville Road just off Spanish Wells Road on Hilton Head Island.
- Just a few minutes to the Cross Island Expressway, Islander Beach Park, Golf, Tennis, Shops, Dining, Airport, Hospital and Schools.

The Property ~ The Paddocks is located on a peninsula of land off Jonesville Road.

- Aerial photos show this land to be bordered by the tidal marshes of Jarvis Creek and Old House Creek.
- Surrounded by new communities and new homes in a Low Country setting.
- Beautiful land with Spanish moss draped oaks, Palmettos and Native Pines.

The Community ~ A true Low Country neighborhood with Lowcountry setting

- The Paddocks is a private single family community offering 72 homes in a 24 hour gated neighborhood.
- Amenities include a Waterfront Pool, clubhouse, fishing dock, day dock, a large activity lawn and 2 miles of interconnected walking trails.
- A unique Architectural Review Board ensures residential integrity.
- Street lamps, gas lanterns, and

The Offering ~ Some of the finest architects in the Lowcountry designed the homes at The Paddocks.

- We are currently offering two model homes in the Multiple Listing Service on Hilton Head.
- These models offer the highest level of quality at ground floor pricing.
 - A one level home with 2,400 heated square feet
 - A two level home with 2,700 heated square feet

To find out more about these properties, please contact your Hilton Head Realtor for more information or contact us below. Thank you.

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