

CHANGE YOUR LATITUDE



Your New Home in Paradise

LatitudeMargaritaville.com

Every day feels LIKE AN ESCAPE



Welcome to Latitude Margaritaville by Minto Communities!



You've earned a life where every day feels like an escape. Find your paradise at Latitude Margaritaville, the 55-and-better communities where fun and relaxation meet.

Inspired by the legendary music and lifestyle of singer, songwriter and best-selling author Jimmy Buffett, your new home in paradise features exciting recreation, FINTastic dining and live entertainment.

Whether you're ready to kick back and relax or kick up your heels, you'll discover world-class amenities where the pursuit of happiness comes with a license to chill.



**NEW HOMES STARTING
FROM THE \$300s!
55-and-Better Community**

PARADISE

just got a new set of coordinates

HILTON HEAD, SC

In the Heart of Carolina's Lowcountry

Hilton Head, South Carolina is an area rich in history and one of America's premier coastal destinations for fun and relaxation. The area is steeped in natural beauty, with an abundance of golf courses, pristine beaches and waterways for boating, kayaking, and fishing.

A rich variety of local destinations to explore includes Bluffton, Beaufort, and Daufuskie Island, each with their own unique brand of southern hospitality and lowcountry charm.

Visit online for more information
LatitudeMargaritaville.com



Latitude Town Center features a restaurant, entertainment venues and more.



Latitude Margaritaville features golf cart accessible amenities.

Award-winning Homes

Latitude Margaritaville is a new portfolio of active adult communities developed by master developer Minto Communities USA and global lifestyle brand Margaritaville Holdings. Minto Communities USA, based in Florida since 1978, has represented integrity, financial strength and enduring value to homeowners for over 45 years. Minto builds exceptional new homes and communities in popular resort locations to meet every lifestyle, with more than 38,000 new homes built in 48 communities. And now, Minto is expanding to additional premier locations throughout the U.S.

Each beautiful new Minto home is designed and built to provide a low-maintenance lifestyle that gives you more time and better spaces to celebrate life every day.



Latitude Town Center

RESORT AMENITIES



1

FINS UP! FITNESS CENTER

- Fully outfitted gym / Spin Room
- Aerobics Room with Virtual Personal Trainer
- Indoor whirlpool spa and lap pool



2

LATITUDE BAR & CHILL RESTAURANT

- Restaurant with indoor/outdoor bar
- Changes in Attitude Bar
 - Poolside alfresco dining and drinking
 - Town Square side alfresco dining and drinking
 - Multipurpose rooms and private dining rooms



3

WORKIN' N' PLAYIN' CENTER

- The Hangar Workshop
- Barkaritaville Pet Spa
- Coconut Telegraph Business Center
- Multipurpose, arts, crafts, cards and meeting rooms



4

LATITUDE TOWN SQUARE

- Bandshell with live music
- Dancing and entertainment



5

LAST MANGO THEATER

- Banquet hall with stage for performances and dancing



6

PARADISE POOL

- Beach Entry
- Cabanas
- Tiki Huts
- Lawn Games



Lake Latitude Club

BREEZE ON OVER

Bringing a Fun, "No Worries" Vibe to Lowcountry Living.

Welcome to the Lake Latitude Club, where you can kick off your flip-flops, frolic in the lakeside sandy beach and chill in the shade of a cool cabana. The club features a tropical party room, screened-in patio, firepit, fully equipped fitness center and sparkling swimming pool. Enjoy a game of plastic baseball at the state-of-the-art Fins Field complex. So when you're ready to hit this fantastic waterfront hangout, grab a kayak, canoe or paddleboard and venture through our miles of water trails, or just grab a hammock and relax and enjoy the community inspired by the music and laid-back lifestyle of singer, songwriter, and best-selling author Jimmy Buffett.

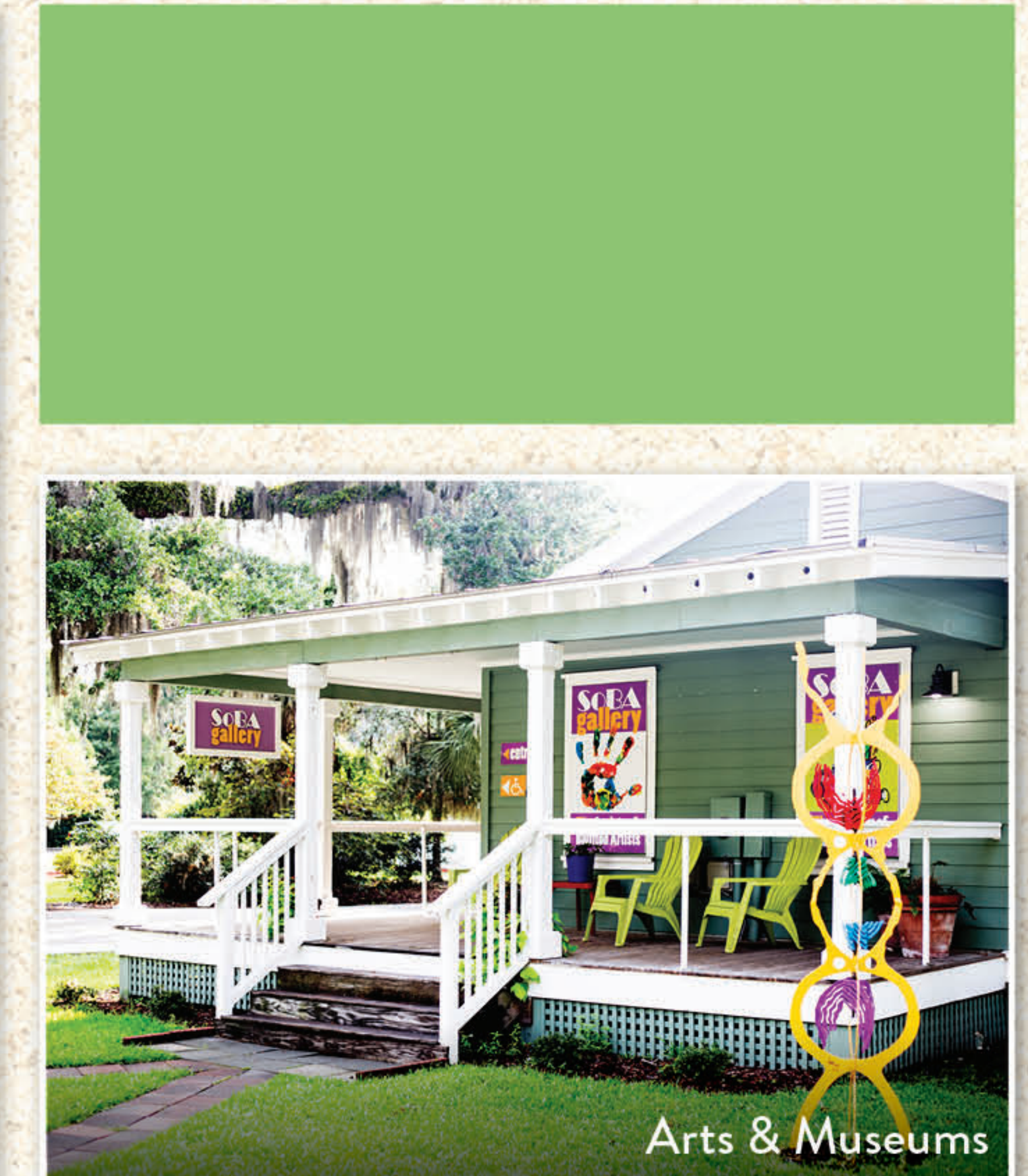
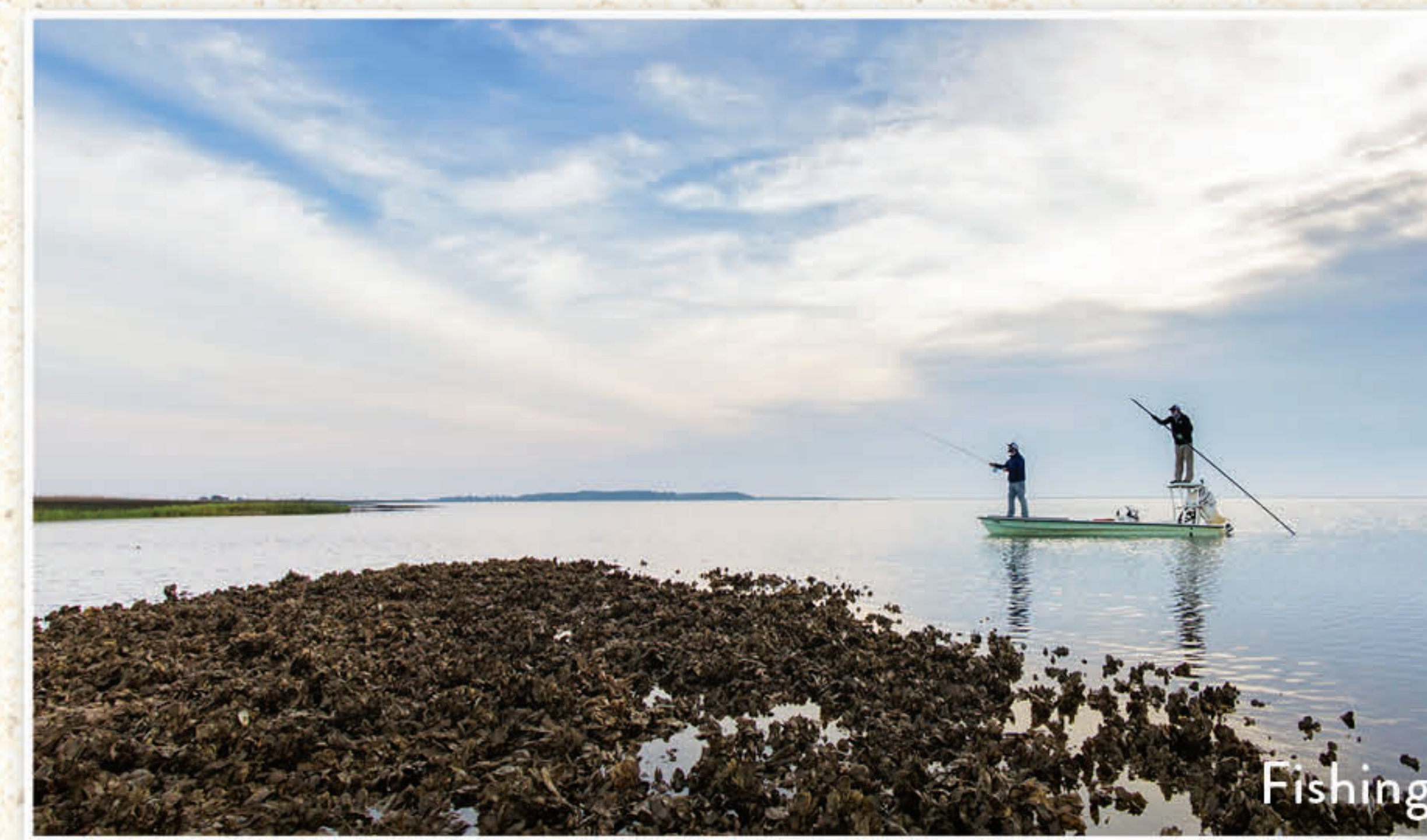


WELCOME *to Hilton Head!*

In the heart of Coastal Carolina

Latitude Margaritaville by Minto Communities is located in Hardeeville, South Carolina, the scenic gateway to world-famous Hilton Head, voted the #1 island vacation destination in the United States. The area is steeped in natural beauty, with an abundance of golf courses, pristine beaches and waterways for boating, kayaking, and fishing. Nearby are the historic cities of Savannah, GA and Charleston, SC – brimming with world-class museums, arts and culture, as well as shopping, dining, and year-round events.

The rich variety of local destinations to explore includes Bluffton, Beaufort, and Daufuskie Island, each with their own unique brand of Southern hospitality and Lowcountry charm. Healthcare, education, and employment centers are all nearby. Easy access to Interstate 95 and Savannah-Hilton Head International Airport put the world at your doorstep.



CONCH COTTAGES COLLECTION

STARTING FROM THE \$300s

Aloha

2 Bedrooms, 2 Baths, Den/Hobby
2-Car Garage, 1,481 A/C sq. ft.



Bamboo

2 Bedrooms, 2 Baths
2-Car Garage, 1,210 A/C sq. ft.



Camellia

2 Bedrooms, 2 Baths
2-Car Garage, 1,315 A/C sq. ft.



Dreamsicle

2 Bedrooms, 2 Baths, Den/Hobby
2-Car Garage, 1,383 A/C sq. ft.



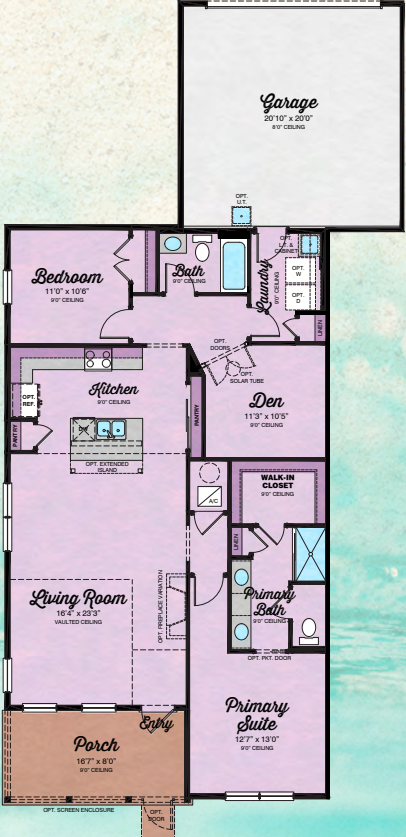
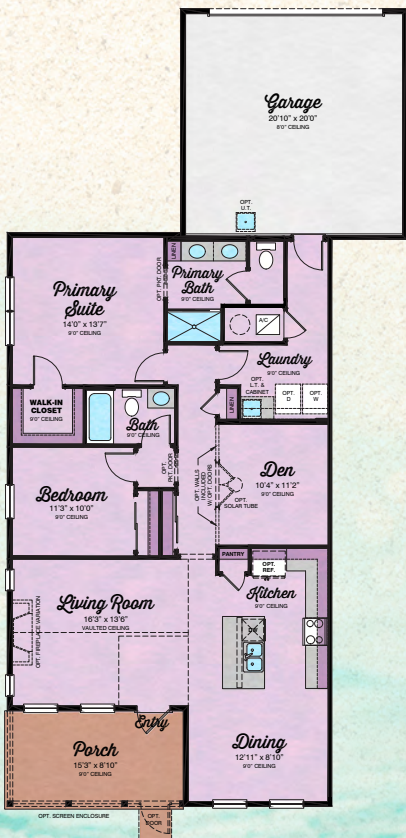
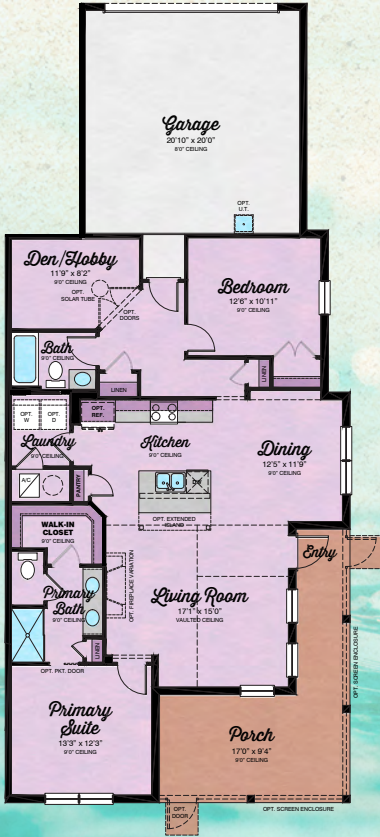
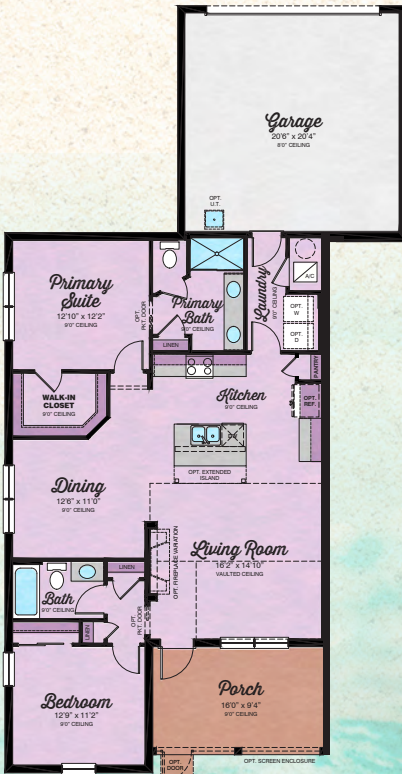
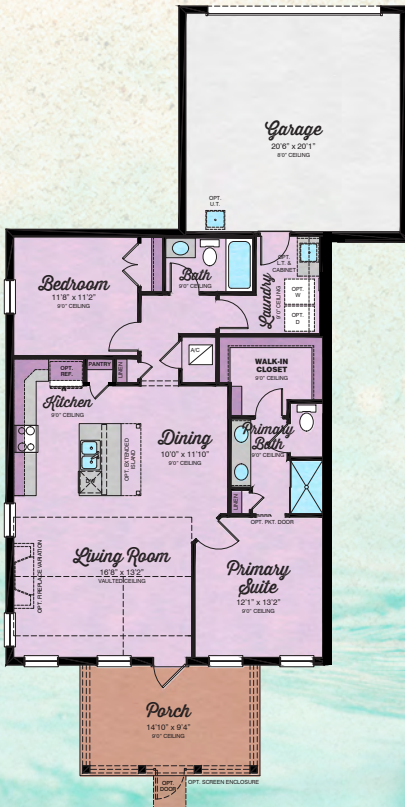
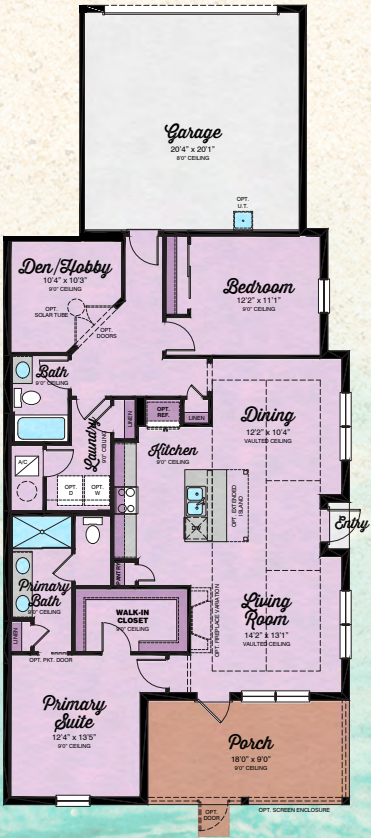
Hula

2 Bedrooms, 2 Baths, Den
2-Car Garage, 1,447 A/C sq. ft.



Mango

2 Bedrooms, 2 Baths, Den
2-Car Garage, 1,456 A/C sq. ft.



Prices are subject to change at any time and without notice and do not include upgrades, optional features or homesite cost.

CARIBBEAN COLLECTION

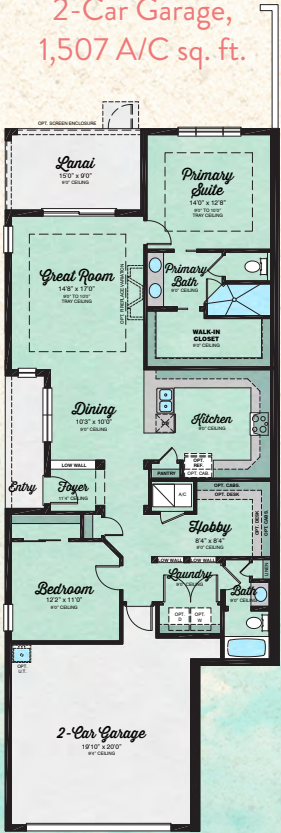
VILLA HOMES

STARTING FROM THE \$300s



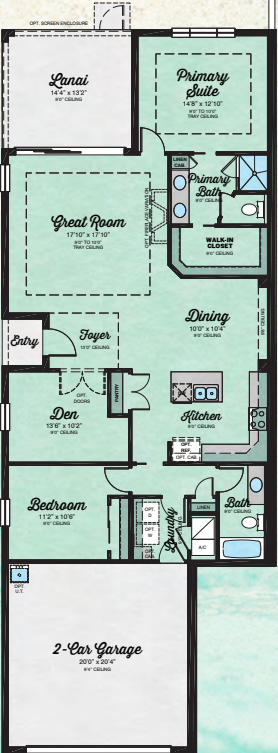
Jamaica

2 Bedrooms, 2 Baths, Hobby,
2-Car Garage,
1,507 A/C sq. ft.



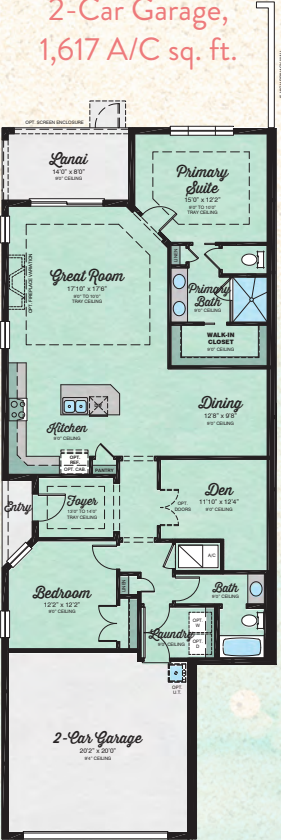
Antigua

2 Bedrooms, 2 Baths, Den,
2-Car Garage,
1,565 A/C sq. ft.



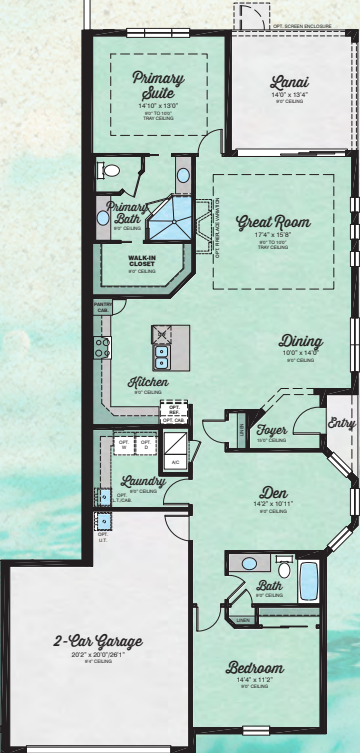
Caicos

2 Bedrooms, 2 Baths, Den,
2-Car Garage,
1,617 A/C sq. ft.



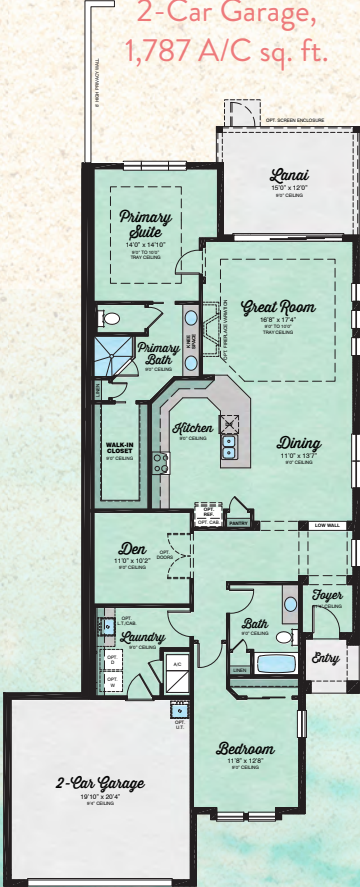
Lucia

2 Bedrooms, 2 Baths, Den,
2-Car Garage,
1,773 A/C sq. ft.



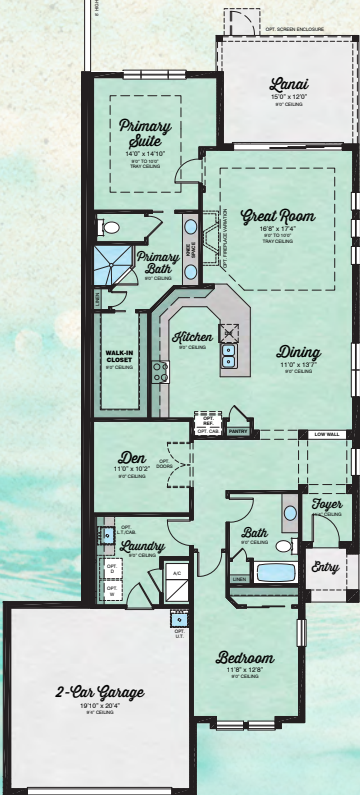
Barbuda

2 Bedrooms, 2 Baths, Den,
2-Car Garage,
1,787 A/C sq. ft.



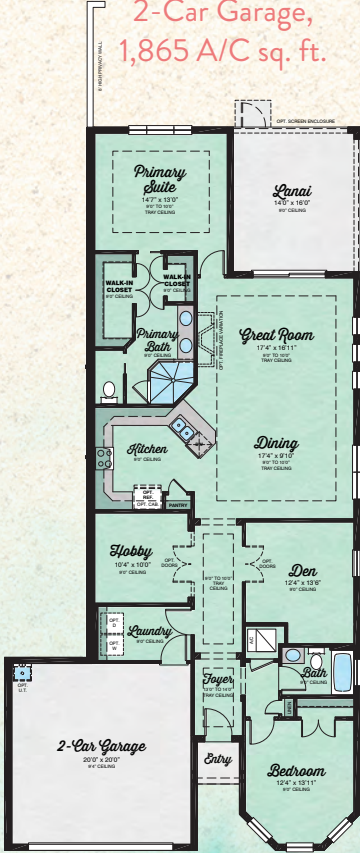
Barbuda Bay

2 Bedrooms, 2 Baths, Den,
2-Car Garage,
1,787 A/C sq. ft.



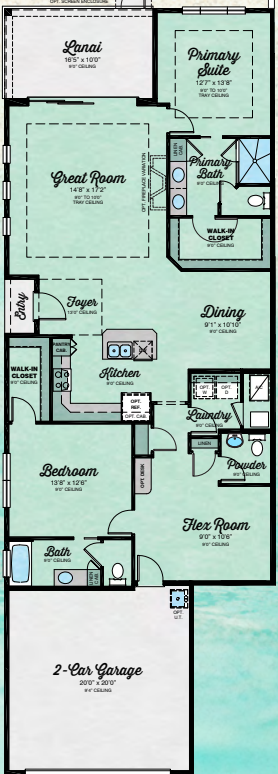
Nevis

2 Bedrooms, 2 Baths, Den, Hobby,
2-Car Garage,
1,865 A/C sq. ft.



Tortola

2 Bedrooms, 2.5 Baths,
Flex Room,
2-Car Garage,
1,743 A/C sq. ft.



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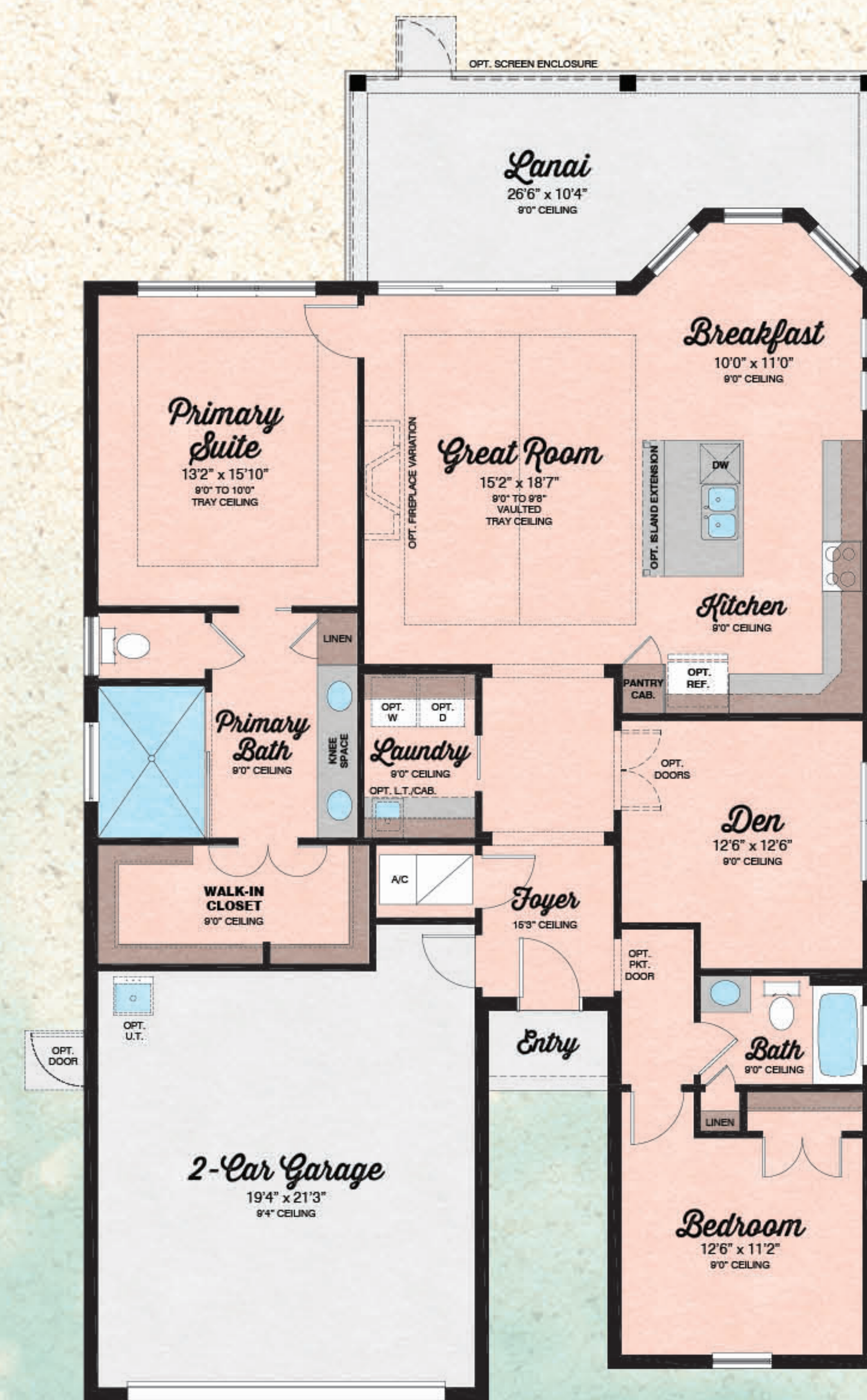
BEACH COLLECTION

SINGLE-FAMILY HOMES

STARTING FROM THE \$400s

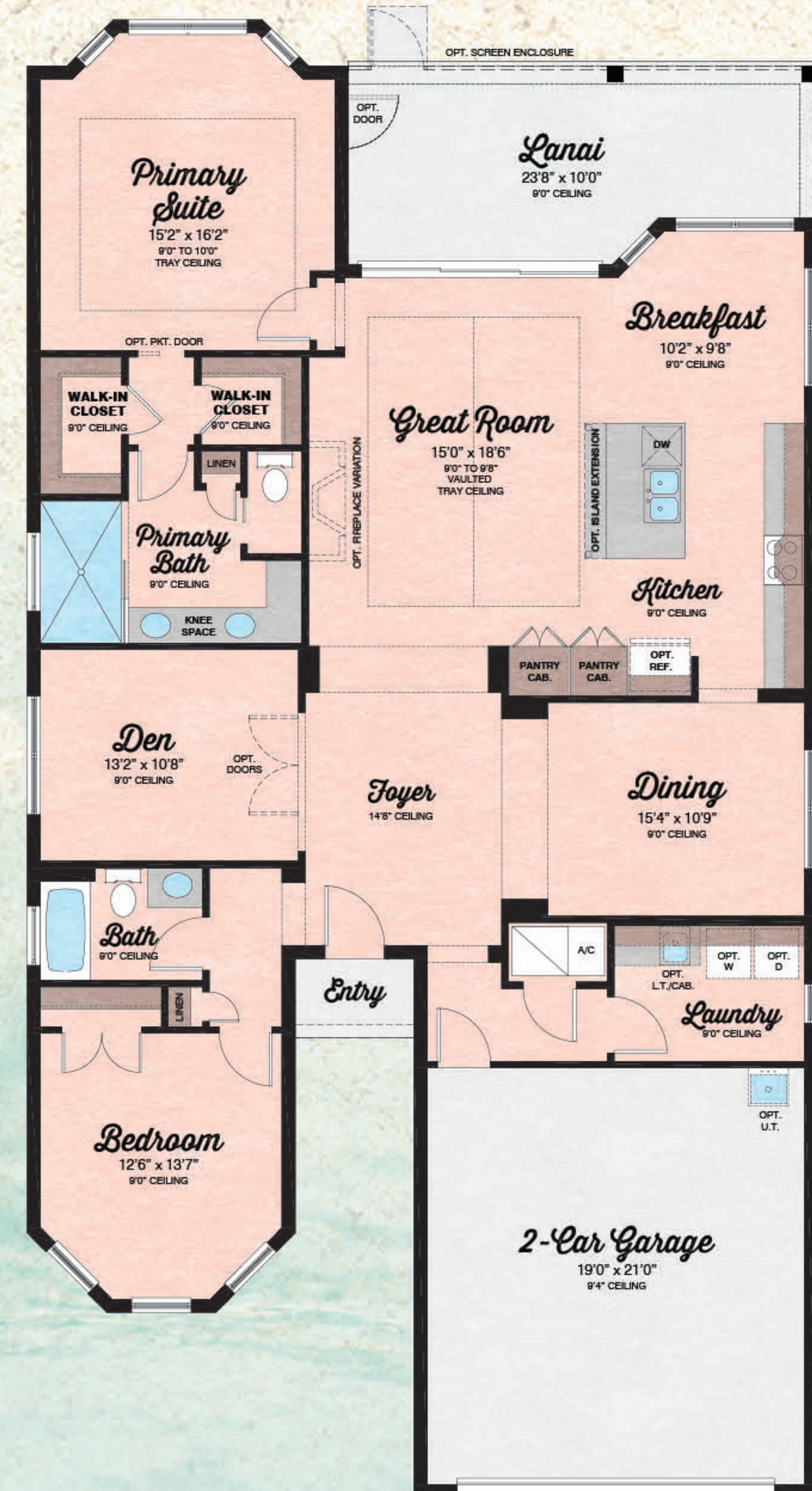
Coconut

2 Bedrooms, 2 Baths, Den,
2-Car Garage, 1,685 A/C sq. ft.



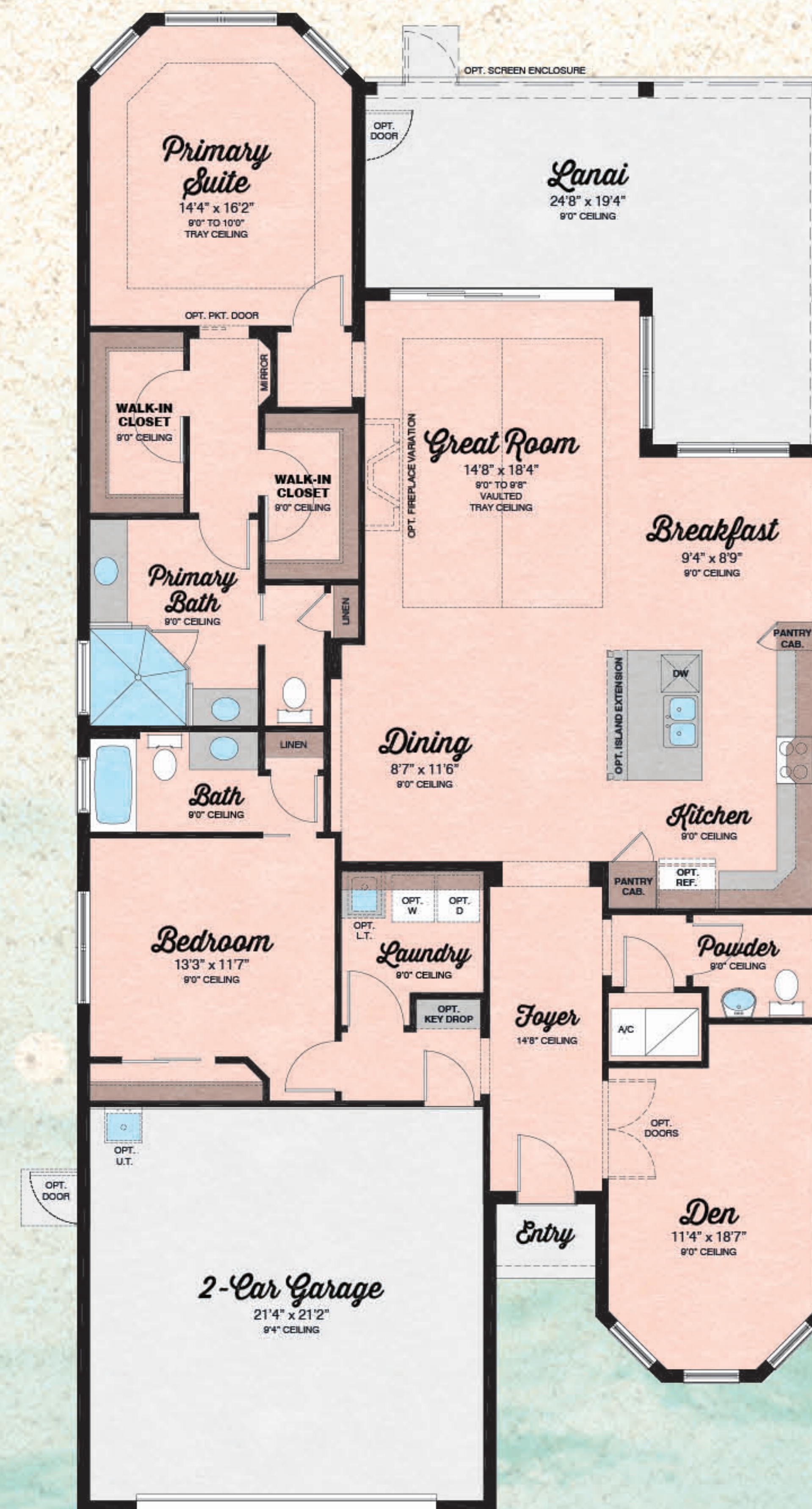
Parrot

2 Bedrooms, 2 Baths, Den,
2-Car Garage, 1,940 A/C sq. ft.



Breeze

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,083 A/C sq. ft.



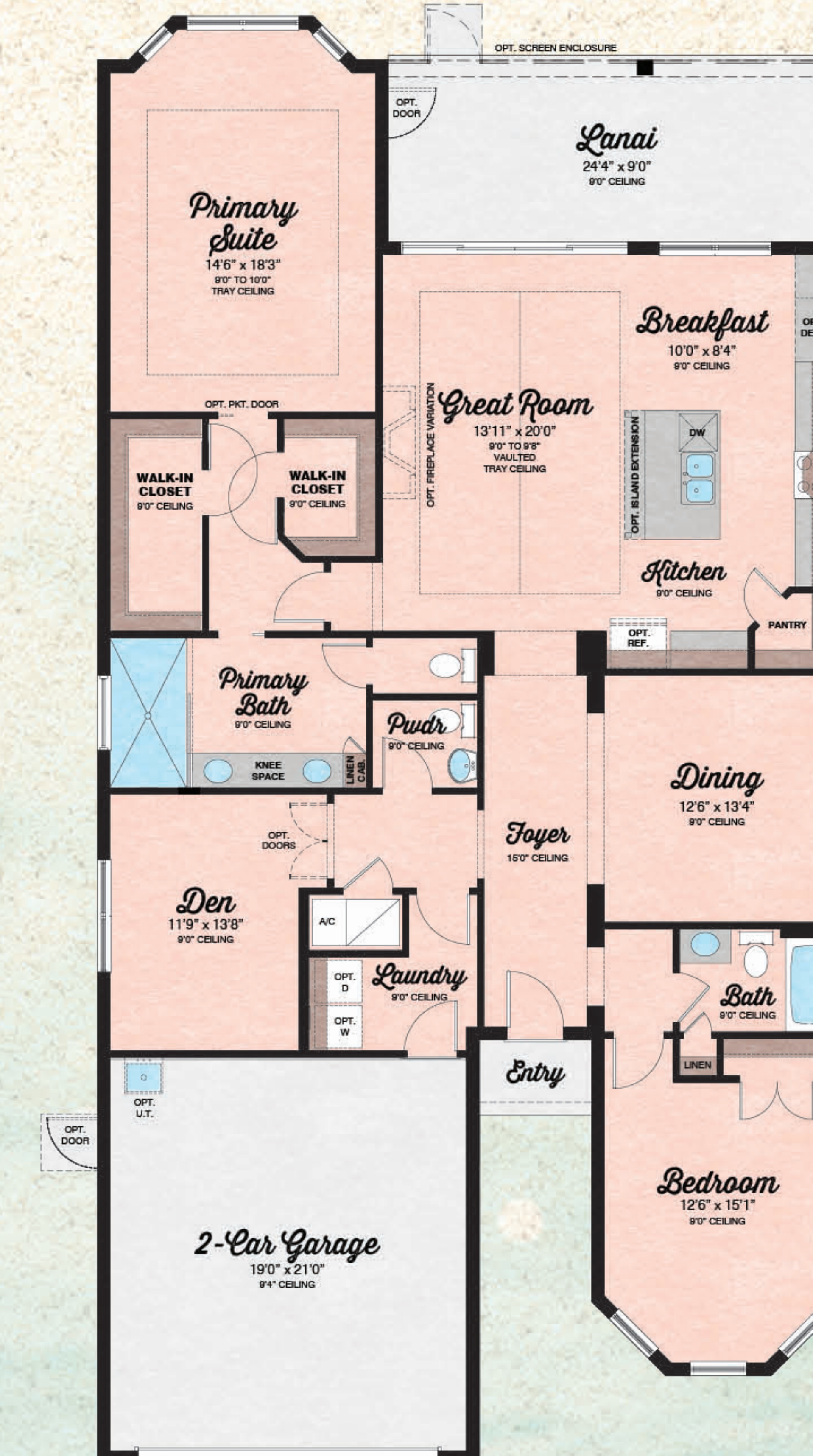
Breeze Bay

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,161 A/C sq. ft.



Seashell

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,114 A/C sq. ft.



Seashell Bay

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,114 A/C sq. ft.



BEACH COLLECTION

SINGLE-FAMILY HOMES

STARTING FROM THE \$400s

Cabana

3 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,393 A/C sq. ft.



Cabana Bay

3 Bedrooms, 2.5 Baths, Den,
2-Car Garage, 2,393 A/C sq. ft.



Cabana Tandem

3 Bedrooms, 2.5 Baths,
2-Car Garage, Golf Cart Garage,
2,253 A/C sq. ft.



Cabana Bay Tandem

3 Bedrooms, 2.5 Baths,
2-Car Garage, Golf Cart Garage,
2,253 A/C sq. ft.



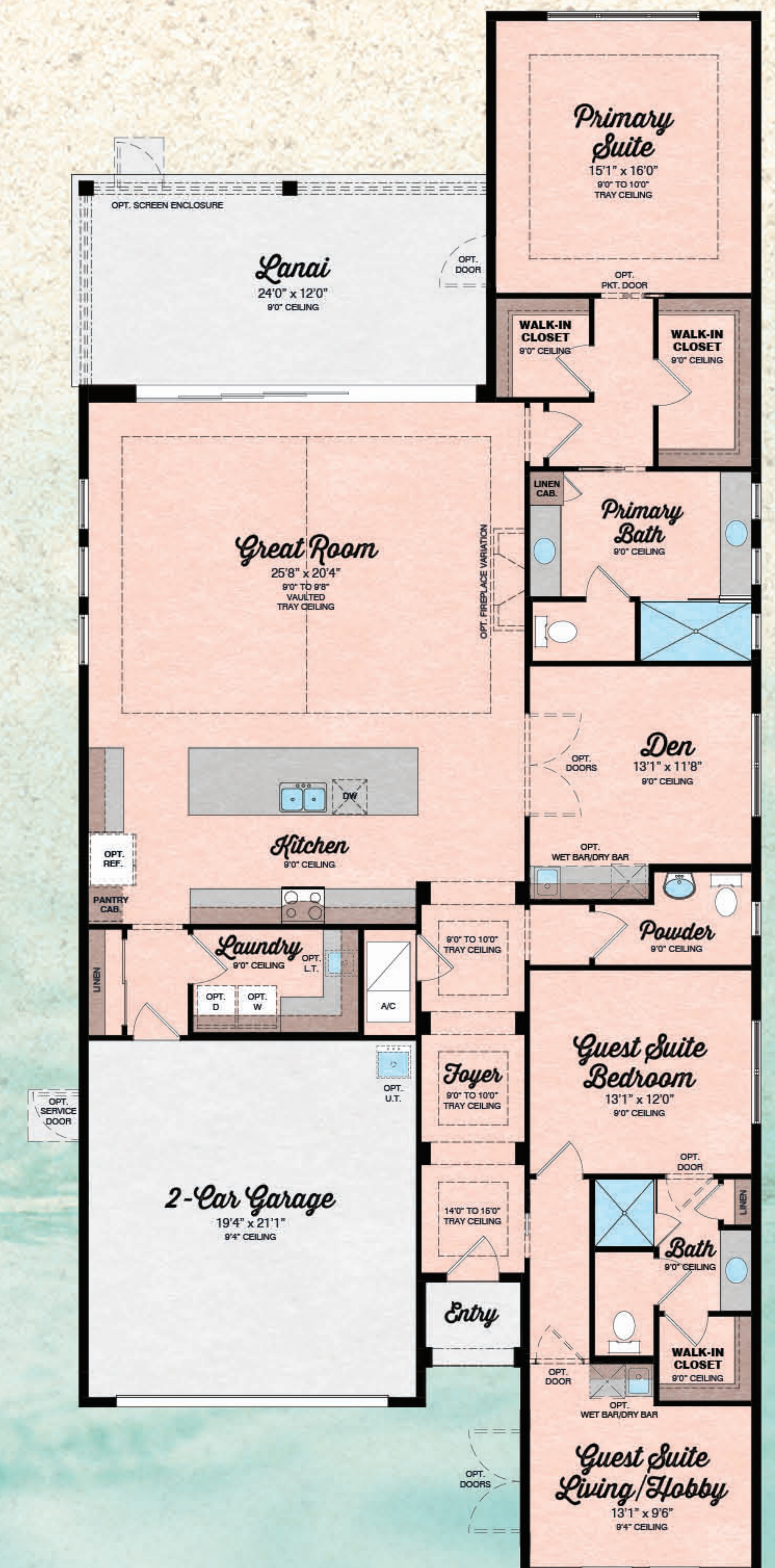
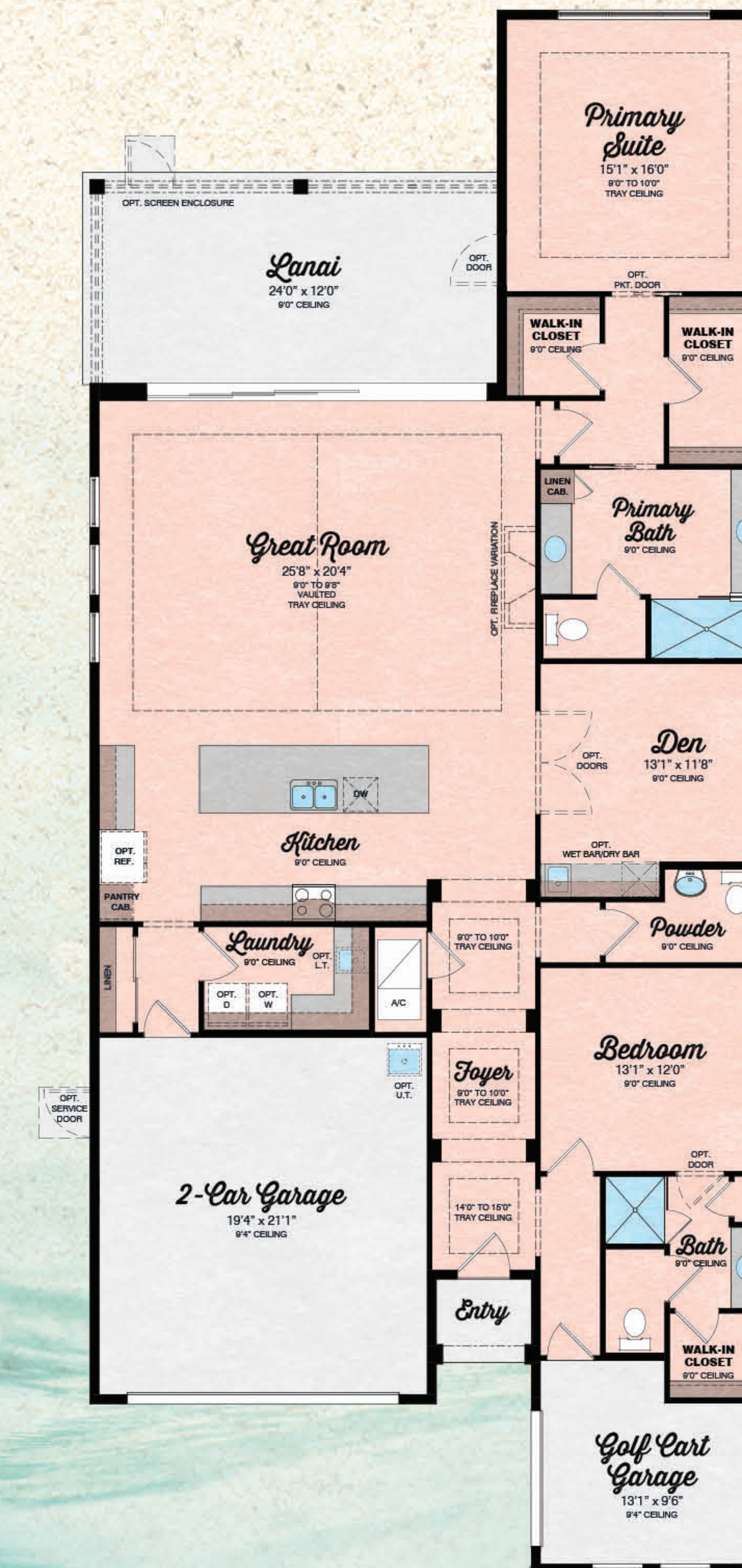
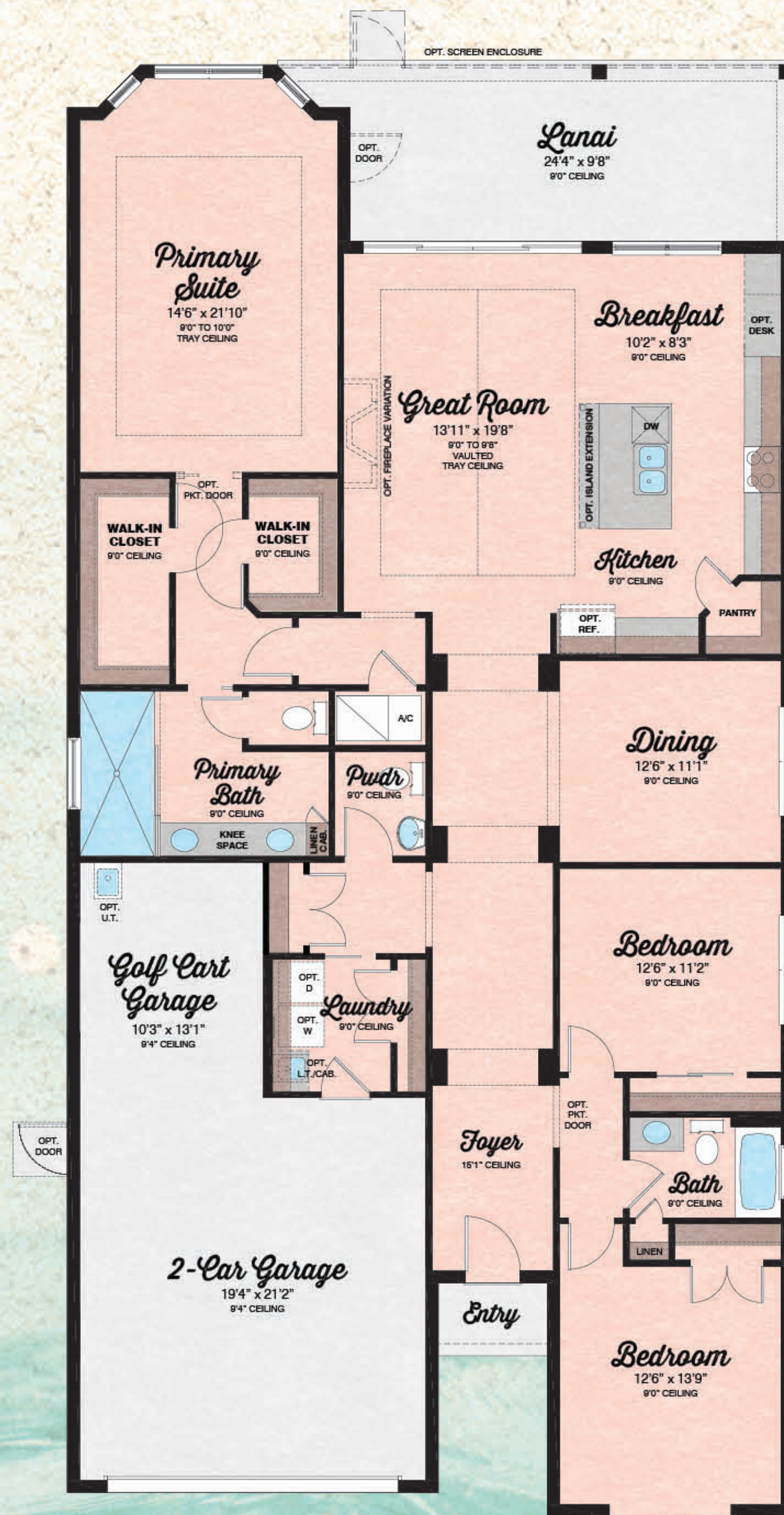
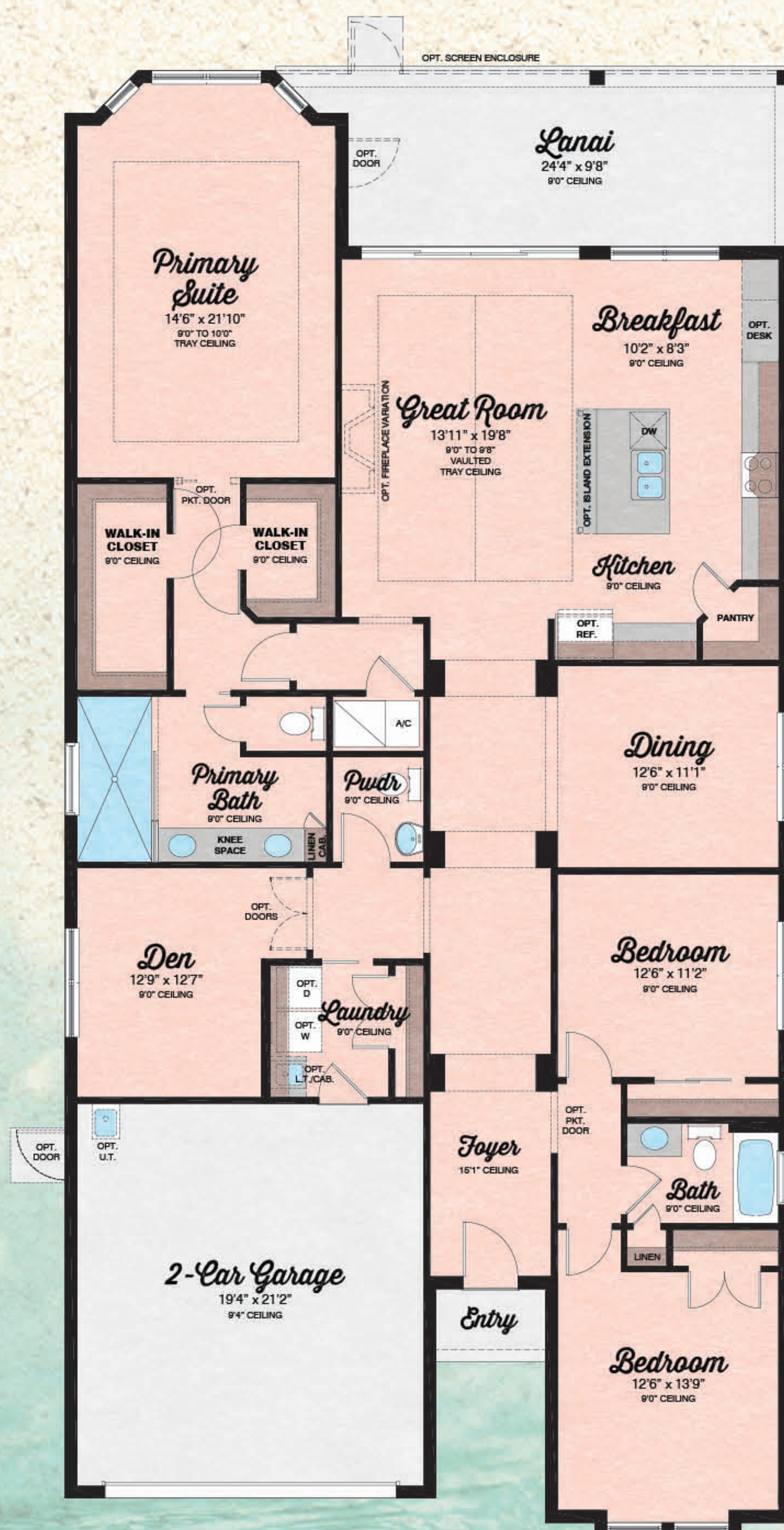
Escape

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, Golf Cart Garage,
2,262 A/C sq. ft.



Escape Bay

2 Bedrooms, 2.5 Baths, Den,
2-Car Garage, Guest Suite,
2,421 A/C sq. ft.



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ISLAND COLLECTION

SINGLE-FAMILY HOMES

STARTING FROM THE \$400s

Bimini

2 Bedrooms, 2.5 Baths, Den
3-Car Garage, 2,315 A/C sq. ft.



Aruba

2 Bedrooms, 2.5 Baths, Den
3-Car Garage, 2,336 A/C sq. ft.



St. Bart

3 Bedrooms, 3 Baths, Den
3-Car Garage, 2,483 A/C sq. ft.



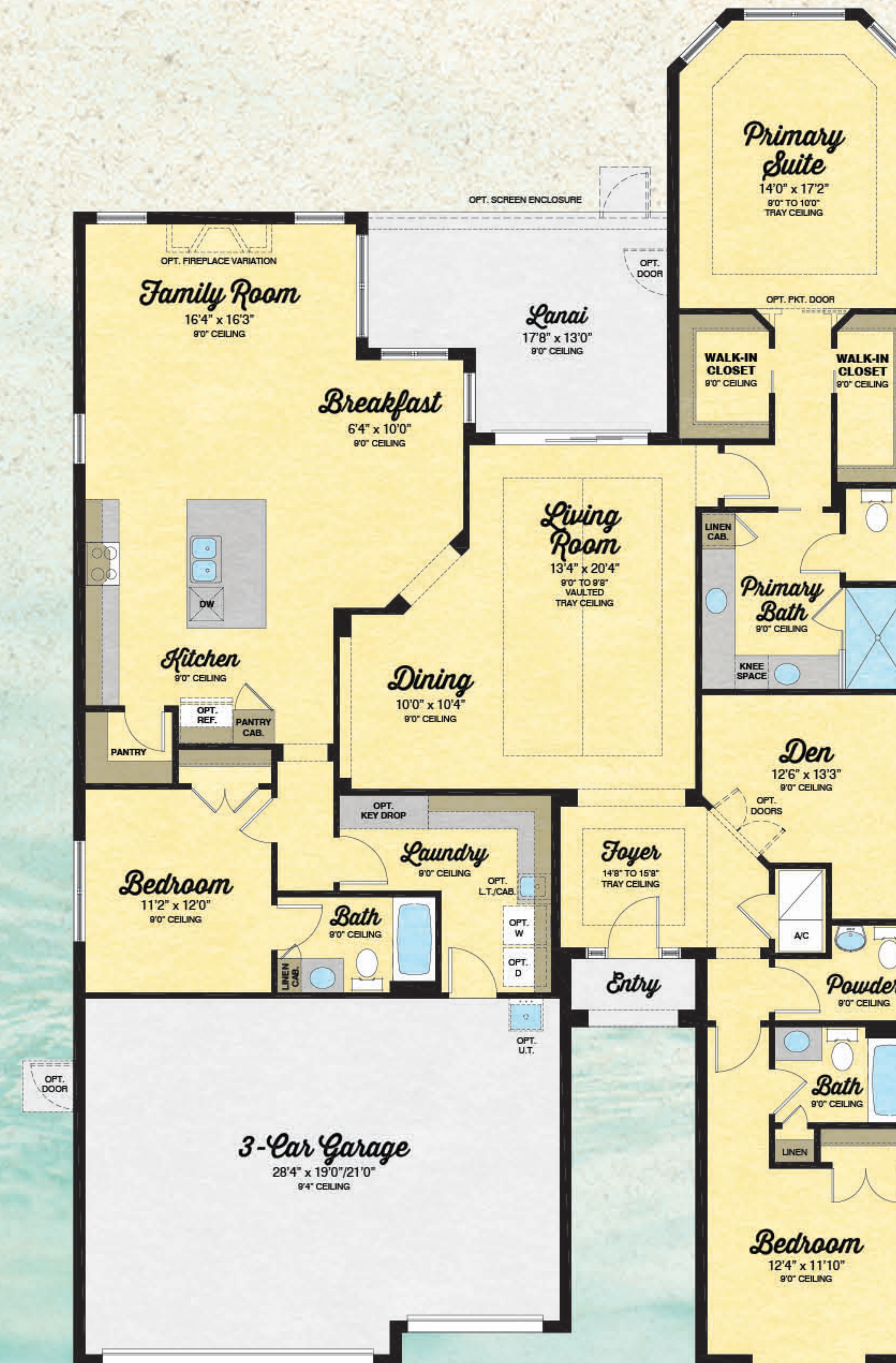
Trinidad

3 Bedrooms, 3.5 Baths, Den
3-Car Garage, 2,568 A/C sq. ft.



Trinidad Bay

3 Bedrooms, 3.5 Baths, Den
3-Car Garage, 2,549 A/C sq. ft.



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NEW HOMES STARTING FROM THE \$300s!

Call to Schedule Your Personal Tour

(843) 258-8745

SALES CENTER & MODELS OPEN DAILY!

356 Latitude Blvd., Hardeeville, SC 29927

LatitudeMargaritaville.com



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THE OFFERINGS. Latitude Margaritaville Kentucky Registration Number R-201. For NY Residents: THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS IN LATITUDE MARGARITAVILLE AT HILTON HEAD ARE IN THE CPS-12 APPLICATION AVAILABLE FROM SPONSOR, MINTO LATITUDE HH, LLC, FILE NO. CP18-0021. Pennsylvania Registration Number OL001170. Latitude Margaritaville at Hilton Head is registered with the Massachusetts Board of Registration of Real Estate Brokers and Salesmen, 1000 Washington Street, Suite 710, Boston, MA 02118 and with the Consumer Financial Protection Bureau, 1700 G Street, NW, Washington, D.C. 20552. This material shall not constitute a valid offer in any state where prior registration is required and has not been completed. Photographs are for illustrative purposes only and are merely representative of current development plans. Development plans, amenities, facilities, dimensions, specifications, prices and features depicted by artists renderings or otherwise described herein are approximate and subject to change without notice. ©Minto Communities, LLC 2025. All rights reserved. Content may not be reproduced, copied, altered, distributed, stored, or transferred in any form or by any means without express written permission. Latitude Margaritaville and the Latitude Margaritaville logo are trademarks of Margaritaville Enterprises, LLC and are used under license. Minto and the Minto logo are trademarks of Minto Communities, LLC and/or its affiliates. CGC 1519880/CGC 120919. 10/2025

