

LATITUDE
MARGARITAVILLE

Change Your Latitude



Where is **MARGARITAVILLE?**

It's in the tropics somewhere between the Port of Indecision and Southeast of Disorder, but no parallels of latitude or longitude mark the spot exactly. You don't have to be a navigator to get there. Palm trees provide the camouflage, ocean breezes bring the seaplanes and sailboats, tourists and travelers. Passports are not required. Island music rules. No waiting in lines for anything.

There is a beach and a thatched roof bar perched on the edge of the turquoise sea where you can always find a bar stool. There are lots of lies and loads of stories. It's a comical concoction that blends together like tequila, salt and limes.

Where is Margaritaville?
It's in your mind.

Jimmy Buffett

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. 2025





*“Wrinkles only go where
the smiles have been.”*



Change your Latitude

It's always been that happy place in your mind and the spirit of adventure in your soul.
That feeling you get when everything comes together in one of life's perfect moments.

And now, you can live it every day at Latitude Margaritaville by Minto Communities, new communities
inspired by the music and lifestyle of legendary singer, songwriter and author Jimmy Buffett.



*Days of endless adventure.
Nights of non-stop fun.*

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.





INTRODUCING

Latitude Margaritaville

HILTON HEAD, SOUTH CAROLINA

PARADISE

just got a new set of coordinates

Hilton Head, South Carolina is an area rich in history and one of America's premier coastal destinations for fun and relaxation, including beachcombing, fishing, boating, championship golf, and the laid-back pleasures of the legendary, Lowcountry lifestyle.

Endless opportunities for daily fun, fitness and recreation await you at the Latitude Town Center - featuring the Paradise Pool with beach entry, tiki huts and lawn games, live music and dancing at the bandshell, Latitude Bar & Chill restaurant and Changes in Attitude poolside bar. The Fins Up! Fitness Center comes equipped with a fully outfitted gym, spin room, aerobics room with virtual personal trainer and indoor whirlpool spa and lap pool. The outdoor athletic facility includes tennis and pickleball courts, multi-use sports court and walking trails.



Attitude adjustments available daily.

Our Town Center features a restaurant, entertainment venues, and more. Served up with Margaritaville's authentic, no-worries vibe, the FINTastic dining, recreation and live entertainment make this lively downtown the place to be and a golf cart ride away from your new home in paradise!





Latitude Margaritaville homes. *Designed to make and take life easy.*

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.

Minto and Margaritaville have teamed up to redefine active adult living by creating communities for those in search of a home where they can grow older, but not up!

Each beautiful new home is designed and built to provide a low-maintenance lifestyle that gives you more time and better spaces to celebrate life every day. Speaking of which, it must be 5 o'clock somewhere. Did you just hear a blender?



*“Yes, I have found me some peace.
Yes, I have found me a home.”*

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.



Tybee Island



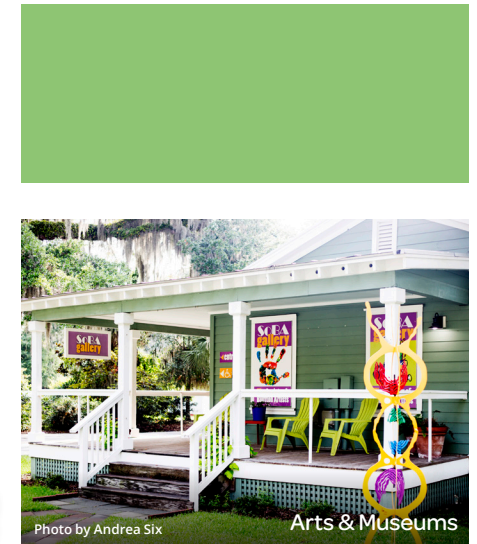
Hilton Head Symphony Orchestra



Savannah



Savannah/Hilton Head International Airport



Arts & Museums



Fishing



Charleston



Golf



Kayaking



Photo by Andrea Six

Hilton Head Island



SHOPPING

1. Shelter Cove Towne Centre
2. Shelter Cove Harbour
3. Harbour Town Shops
4. Tanger Outlets Hilton Head
5. Main Street Village
6. Coligny Plaza Shopping Center
7. The Village at Wexford



BEACHES

1. Hilton Head Island Beach
2. Tybee Island
3. Wassaw Island
4. Kiawah Island



EDUCATION

1. University of South Carolina Beaufort
2. USCB Hilton Head Gateway
3. Armstrong State University
4. Savannah College of Art and Design
5. Savannah State University
6. Georgia Institute of Technology Savannah
7. Savannah Technical College
8. Technical College of the Lowcountry



GOLF

1. The Golf Club at Hilton Head Lakes
2. Harbour Town Golf Links
3. Hilton Head National Golf Club
4. Crescent Pointe Golf Club
5. Rose Hill Golf Club
6. Pinecrest Golf Club
7. Island West Golf Club
8. Old South Golf Links
9. The Heritage Golf Collection on Hilton Head Island
10. Oyster Reef Golf Club
11. Robert Trent Jones Oceanfront Golf Course
12. Shipyard Golf Club
13. Heron Point
14. Golden Bear Golf Club at Indigo Run
15. Country Club of Hilton Head
16. Legendary Golf
17. Golf Academy
18. Palmetto Hall Plantation Golf and Country Club
19. Port Royal Golf & Racquet Club
20. The Sea Pines Resort
21. Atlantic Dunes by Davis Love III



ARTS & MUSEUMS

1. Savannah Civic Center
2. Savannah Philharmonic
3. Grayson Stadium
4. May River Theatre
5. Main Street Youth Theatre
6. Sun City Community Theatre
7. USCB Center for Performing Arts
8. Lucas Theatre Savannah
9. The Historic Savannah Theatre
10. North Charleston Coliseum and Performing Arts
11. Arts Center of Coastal Carolina
12. Hilton Head Symphony Orchestra
13. Hilton Head Choral Society
14. Coastal Discovery Museum
15. The Forts of Hilton Head
16. Harbour Town Lighthouse and Museum
17. National Historic Landmark District
18. Telfair Museums
19. Savannah History Museum



HEALTHCARE

1. Coastal Carolina Hospital
2. Naval Hospital Beaufort
3. Hilton Head Regional Med Center
4. St. Joseph's Hospital
5. St. Joseph's Candler Hospital
6. Medical University of South Carolina
7. Beaufort Memorial Hospital



PARKS

1. Old Town Bluffton
2. Beaufort Historic District
3. Forsyth Park
4. River Street
5. Hilton Head Island Trails
6. Sea Pines Forest Preserve
7. Shelter Cove Community Park



AIRPORTS

1. Savannah/Hilton Head International Airport
2. Hilton Head Island Airport
3. Charleston International Airport





Visit online for more information
LatitudeMargaritaville.com

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minto
Communities