

Villas At Ravenel – Phase 2

Available Lots

LOT	Address	Square Footage	ACRES	Description	PREMIUM \$	STATUS
27	TBB 1928 Ravenel	9,100	.21		\$3500	New Display SOLD
28	1932 Ravenel	16,578	.38		\$5000	SOLD
29	1936 Ravenel	15,425	.35		\$5000	SOLD
30	1940 Ravenel	9,681	.22		\$4000	SOLD
31	1944 Ravenel	8,510	.19		\$4000	SOLD
32	1948 Ravenel	8,115	.19		\$4000	SOLD
33	1952 Ravenel	7,826	.18		\$4000	SOLD
34	1956 Ravenel	7,646	.18		\$4000	SOLD
35	1960 Ravenel	7,842	.18		\$4000	SOLD
36	1964 Ravenel	8,137	.19		\$4000	SOLD
37	1968 Ravenel	8,554	.20		\$4000	SOLD
38	2000 Ravenel	13,923	.32	3-Car Gar	\$5000	SOLD
39	2004 Ravenel	12,327	.28		Standard	HOLD
40	2008 Ravenel	10,676	.25		Standard	SOLD
41	2012 Ravenel	10,678	.25		Standard	SOLD
42	TBB 2016 Ravenel	10,880	.25		Standard	SOLD
43	2020 Ravenel	10,713	.25		Standard	SOLD
44	2024 Ravenel	10,578	.24		\$2000	SOLD
45	2028 Ravenel	10,475	.24		\$4000	SPEC
46	2032 Ravenel	10,406	.24		\$4000	SOLD
47	2036 Ravenel	10,368	.24	Tree-Lined	\$4000	SOLD
48	2040 Ravenel	10,363	.24	Tree-Lined	\$4000	SOLD
49	2044 Ravenel	10,390	.24	Tree-Lined	\$4000	SOLD
50	2048 Ravenel	10,015	.23	Tree-Lined	\$7000	SOLD
51	2052 Ravenel	16,720	.38	Tree-Lined	\$14,000	SOLD
52	2056 Ravenel	17,561	.40	Tree-Lined	\$14,000	SOLD
53	2065 Ravenel	12,794	.29	Tree-Lined	\$13,000	SOLD
54	2061 Ravenel	21,971	.50	Tree-Lined Walk-Out	\$12,000	SOLD
55	2057 Ravenel	11,855	.27	Tree-Lined Daylight	\$10,000	SOLD



Lot Prices effective as of 7/30/2020



Updated 11/18/24 JC

56	2053 Ravenel	14,892	.34	Tree-Lined Daylight 3-Car Gar	\$7,000	SOLD
57	2049 Ravenel	11,922	.27	Tree-Lined	\$8000	SOLD
58	2045 Ravenel	11,870	.27	Tree-Lined	\$8000	SOLD
59	2041 Ravenel	11,788	.27	Tree-Lined	\$8000	SOLD
60	2037 Ravenel	11,674	.27	Tree-Lined	\$8000	SOLD
61	2033 Ravenel	11,530	.26	Tree-Lined	\$8000	SOLD
62	2029 Ravenel	11,355	.26	Tree-Lined	\$8000	SOLD
63	2025 Ravenel	11,148	.26	Tree-Lined	\$8000	SOLD
64	2021 Ravenel	11,478	.26	Tree-Lined	\$8000	SOLD
65	2017 Ravenel	12,116	.28	Tree-Lined	\$8000	SOLD
66	2013 Ravenel	12,576	.29	Tree-Lined	\$8000	SOLD
67	2009 Ravenel	13,433	.31	Tree-Lined	\$8000	SOLD
68	4748 Katrina	9,605	.22		Standard	SOLD
69	4752 Katrina	9,052	.21		Standard	SOLD
70	4756 Katrina	12,028	.28	Tree-Lined	Standard	SOLD
71	4759 Katrina	10,681	.25	3-Car Gar	\$3500	SOLD
72	4755 Katrina	7,529	.17		Standard	SOLD
73	4751 Katrina	10,286	.24		Standard	SOLD
74	1941 Ravenel	8,583	.20		\$3500	SOLD
75	1933 Ravenel	9,380	.22		\$3500	SOLD
76	1923 Ravenel	9,941	.23		\$3500	SOLD

Lot Hold

The lot hold fee is \$500. It is refundable if you choose not to contract to build. The lot hold is good for 30 days, and can be extended. There is a kick-out clause. This means, if another party were to want that lot and is ready to contract to purchase the lot or build on it, you would have 48 hours to make a decision. You can (1) either move forward with your contract to purchase or build, or (2) remove your lot hold.

Ravenel Villa Pricing

Ravenel Villa prices start at \$348,900 including the lot. Additional (optional) costs include:

- \$109/sq. ft. to replace the covered porch with a finished room.
- \$6.00 sq. ft. for 9' basement walls.
- \$7.00 sq. ft. for 9' main floor walls.
- Premium Lots are available

Ravenel Villa Association Information & Costs

- This is a gated community. There is a \$50.00 charge for each key fob, INCLUDED in the villa purchase.

- The street (Herby) is maintained by the Association.
- The Association dues are \$175.00. These dues can be adjusted by the Board of Directors annually based on the proposed budget. \$20.00 of the monthly dues is paid to the existing Ravenel HOA for maintenance of the gate, entrance area and road that is used by the Ravenel Villas.
- Grass Cutting, Snow removal and general landscaping is provided by the Association.
- 2 Domestic pets are allowed.
- Ravenel Villa residents can rent the clubhouse AND pool
 - Clubhouse rental is \$150.00 per day.
 - Clubhouse and pool rental is \$250.00 per day.
 - There is a \$60.00 cleaning fee when renting the clubhouse.
- Ravenel Villa residents can have access to the lake and walking trail around the lake for an annual fee of \$600.00. The resident will be issued a lake pass and the lake has a “catch and release policy”.



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