ORANGE HILL PLANTATION

Orange Hill Plantation offers the perfect alternative to the resort islands and Charleston's historic district while being in easy reach of their commercial, cultural and sporting opportunities. A total of just 13 large creek front sites on 90 acres of high ground with Southwest exposure makes Orange Hill more secluded and private than gated planned communities in the area. Simplicity, low density, location and quality are what sets Orange Hill apart from other country living alternatives in the Charleston area.

WHERE IS ORANGE HILL?

Orange Hill is bordered by Bohicket Road and Bohicket Creek just four short miles from the sparkling new shopping area of Freshfields. Here there is a wide range of excellent shopping, and importantly, the large Newton Farms gourmet grocery store. There are also medical and dental offices here. At this location, one road branches off to Kiawah and the other to Bohicket Marina Village and Seabrook Island. Going in the opposite direction from Orange Hill, it is an easy drive to shopping at the Piggly Wiggly Center at the intersection of Bohicket Road and Maybank Highway. Your country home at Orange Hill will be very private yet close to everything. Orange Hill is just 20 minutes from the Historic District and Citadel Mall, 10 minutes from the Charleston Executive Airport and less than 40 minutes from Charleston International Airport.

ARE THERE DOCK PERMITS IN PLACE?

Yes, the original owner of Orange Hill secured 13 dock permits for each of the 13 estate sites from the South Carolina Coastal Council and Army Corp of Engineers. Most of these docks have now been built. Dock permits are increasingly difficult to obtain nowadays, with lower size restrictions and additional bureaucratic hurdles and regulatory expenses having been imposed.

IS BOHICKE T CREEK TRUE DEEP WATER?

Absolutely. Unlike small finger creeks that silt up and are usually not navigable at low tide, Bohicket Creek is wide and deep throughout the tide cycle. Orange Hill residents can cruise
and water ski to their heart's content without worrying about getting back to the dock by mid-tide! The Bohicket is one of the finest protected deep water creeks in the state of South Carolina.

ARE THERE PROTECTIVE COVENANTS?

Yes, but they are just a few pages long, not the detailed legal documents which tend to have the residents of planned communities at each others' throats. Neighbors on Bohicket Creek have gotten along fine for generations with few, if any rules and regulations. There is a minimum home size of 1,750 square feet and the property cannot be subdivided nor are trailers or commercial activity allowed.

WILL THERE BE A PROPERTY OWNERS ASSOCIATION?

No, thank goodness. No fees...no assessments...no political body dictating how you and your family can enjoy your property. Charleston County building codes apply and the Covenants add just enough protection from mobile homes, commercial animal breeding, hunting, etc... plus they include building setbacks and view protection from satellite dishes, antennas and the like.

WHAT ABOUT UTILITIES?

Water is supplied by the St. Johns Water Company, 3362 Maybank Highway, Johns Islands, S.C., 843-559-0186. Sanitary sewer is handled by individual septic tank. There is plentiful groundwater available for development on each lot for irrigation purposes. At the time of the original development, the Department of Environmental Health issued a compliance letter approving each site for a "modified system". Electricity is provided by Berkeley Electric Cooperative. Call 843-559-2458 for details. Fire protection is provided by the St. Johns Fire Department with stations on River Road, Maybank Highway, plus Kiawah and Seabrook.

WHAT ABOUT DOCK CONSTRUCTION?

There are several good marine contractors in the area. We recommend that you discuss your plans with more than one firm to get a good sense of pricing, materials and design. One local contractor suggests that, given scheduling flexibility, a rule-of-thumb of $ /sq.ft. for all components is possible. This includes fixed pierhead, floating dock, gangway and boardwalk. The dock permit design details and name of marine contractors are available.