

## REAL ESTATE - RESIDENTIAL

# Timbers Kiawah sells out, records \$35.3M sales in 2021



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The Timbers Kiawah complex includes three oceanfront buildings with six three-bedroom units and one penthouse each. (Photo/Kyle Griffis)

[Timbers Kiawah Ocean Club and Residences](#) has sold out.

The residential development, owned and operated by [Timbers Resorts](#), opened in 2018 as Kiawah Island's only private residence club. With a boom in island sales throughout the pandemic, Timbers recorded \$35.3 million in combined contracts and closings in 2021 alone.

Final prices for three-bedroom spaces logged in at \$675,000 at a 1/9th deeded fractional interest, while penthouses sold for \$1.7 million at 1/6th deeded fractional interest.

Timbers Kiawah owners get six weeks of access a year to one of the 18 three-bedroom spaces, while penthouse owners purchase eight weeks in one of the three. Unlike a timeshare, which is not allowed on Kiawah Island, Kiawah Timber units only have nine owners. A timeshare is defined by having 13 or more.

Chris Burden, chief development officer for the Colorado-based company, said homebuyers love the turnkey aspect, as well as the dedicated concierge service that responds to any need any time of day.

"We make your arrival as seamless as possible with groceries stocked, wine chilled and surf toys and bikes ready for enjoyment," Burden said in a statement. "It's much more than a piece of real estate. Our owners love the intimate private residence club feel and all the programming and activities that come with buying at Timbers Kiawah, from weekly happy hours and bourbon tastings to holiday parties."

Residences span three oceanfront buildings, positioned right before the entrance to [Kiawah Beachwalker Park](#). Each building has six three-bedroom homes totaling more than 2,200 square feet each and four-bedroom penthouses at the top. Prices for the 3,600 square feet of interior space originally started at \$1.34 million.

Timbers Resorts was founded 20 years ago in Carbondale, Colo., and develops and operates luxury hotels, private residence clubs, master-planned resorts and boutique properties in exclusive ski, golf, leisure and beach destinations around the world.