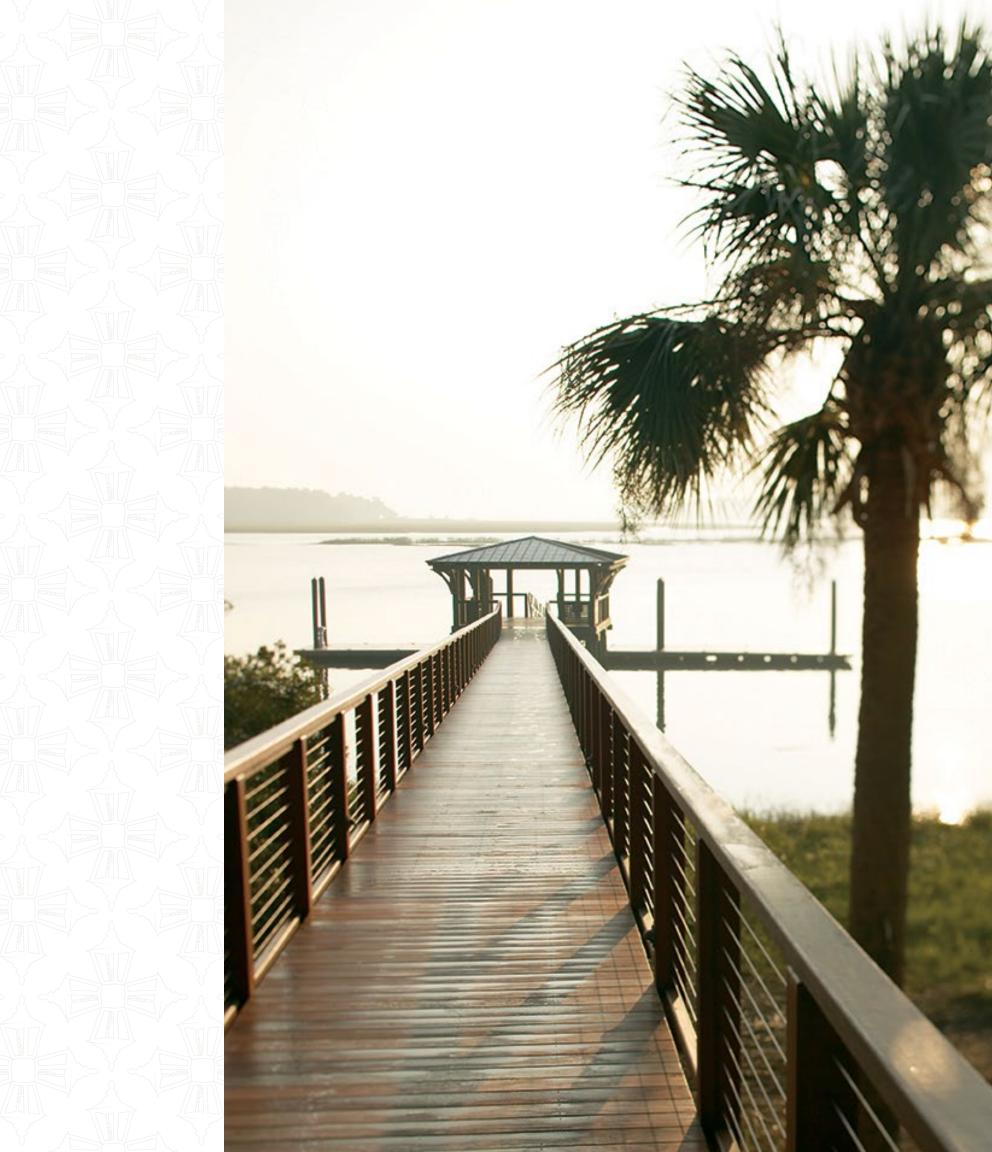






Montage Residences Palmetto Bluff
A Forever Place in the Lowcountry











THE CONSERVANCY. A VISION OF NATURE UNLIKE ANY OTHER

The Palmetto Bluff Conservancy has a mission to protect the lush maritime forests and winding tidal creeks that define this spectacular land. Real estate sales fund this non-profit organization. Hundreds of acres have been placed in easements ... the number of homes that can be built has been reduced dramatically ... food plots for wildlife are maintained ... and property owners are made aware of the importance of "green" building. All of this is to ensure that the ancient maritime forests that are here today are as William Hilton found them 400 years ago.







A LEGACY OF LIVING WELL

Bounded by the May, Cooper and New Rivers and set amidst centuries-old maritime forests and marshes teeming with life,
Palmetto Bluff is a place of experiences and connections,
discovery, surprise and authenticity. The very essence of the
South Carolina Lowcountry, it feels like it is from another
time. With quiet streets, gas-lit walkways and wraparound
porches, it rests beneath the sheltering arms of moss-draped
live oaks, evoking a sense of timelessness and neighborly pace.

Here, everyday life consists of foot paths, bike trails, leisurely strolls, camaraderie and conversations.

When Palmetto Bluff is your home, you always feel welcome.











SOUTHERN HOSPITALITY AND AUTHENTIC LOWCOUNTRY EXPERIENCES

May River Grill

Visitors will experience gracious Southern hospitality at its finest at Montage Palmetto Bluff. Entering the Resort's circular driveway feels like coming home to a grand, welcoming Southern estate, with stately columns and a large veranda outfitted with rocking chairs and glorious views. Consisting of 200 guest rooms, cottages and Montage Residences, the Resort features boutiques, fine and casual dining, fitness centers and an array of recreational amenities of Palmetto Bluff.





Montage Palmetto Bluff Hotel Rendering





MONTAGE RESIDENCES PALMETTO BLUFF, LOWCOUNTRY HOMES OF DISTINCTION OWNERSHIP OPPORTUNITY

For a fortunate few families who relish this sense of place and its traditions, we introduce Montage Residences Palmetto Bluff – a limited collection of thirty-five charming homes on a private greenspace and waterfront in the shadow of the Montage Resort. Offering two-to-five bedrooms, these spacious single-story cottages are made for stretching out, settling in and living expansively. Exteriors are inspired by the existing hotel cottages with simple forms, details and clapboard walls painted warm white with silver grey roofs. The great rooms open out to porches that in turn open out to the communal green. The space flows naturally between inside and outside. The interior details are timeless and comfortable with painted wood on the walls and ceilings contrasting the warm hues of the antique heart pine floors. Homes feature screened porches, built-in grills and airy sitting rooms with fireplaces, ideal for year-round indoor-outdoor living.





WORRY-FREE HOME OWNERSHIP

Thanks to the expertise, professionalism and comprehensive services of Montage, residents of Montage Residences Palmetto Bluff will enjoy a worry-free lifestyle without most of the concerns that traditionally impact home ownership – thus making their lives easier and more pleasant.

Montage offers "turnkey living," meaning that you enjoy a fully furnished new home the moment you move in, and when you must leave to attend to other matters, you simply lock your door and trust Montage to take care of everything in your absence.

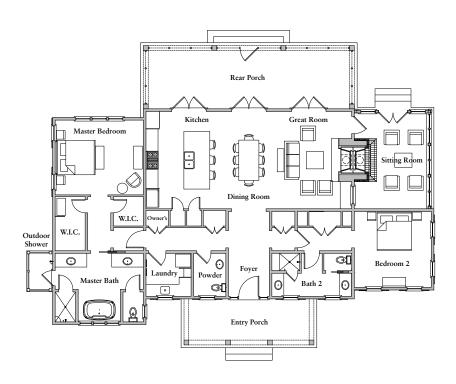
In addition, worry-free home ownership means ...

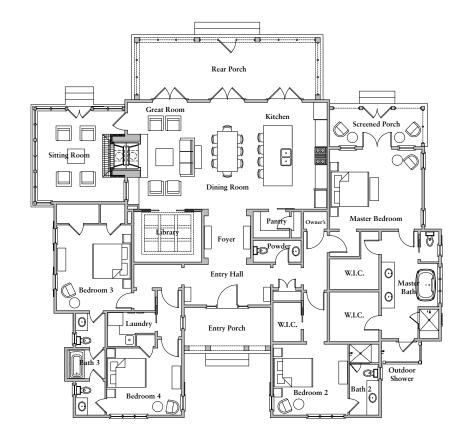
- ♦ A dedicated residential staff to serve you
- ₱ Personalized concierge service
- ♦ Customized housekeeping services
- ♦ Ongoing assistance in maintaining your home
- ♦ Opportunity to participate in the Montage rental program



BARTRAM

2 Bedroom, 2 ½ Bath 2,205 Square Feet Heated 616 Square Feet Unheated 2,821 Total Square Feet





GRANVILLE

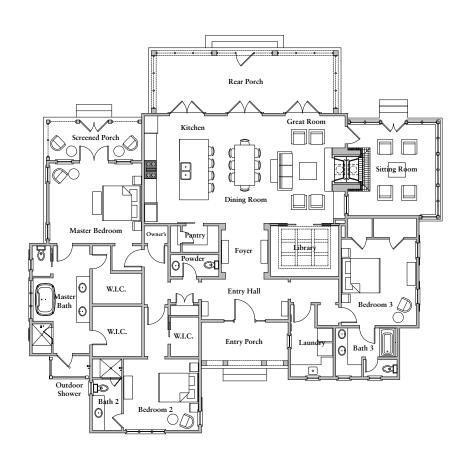
4 Bedroom, 3 ½ Bath 3,095 Square Feet Heated 615 Square Feet Unheated 3,710 Total Square Feet

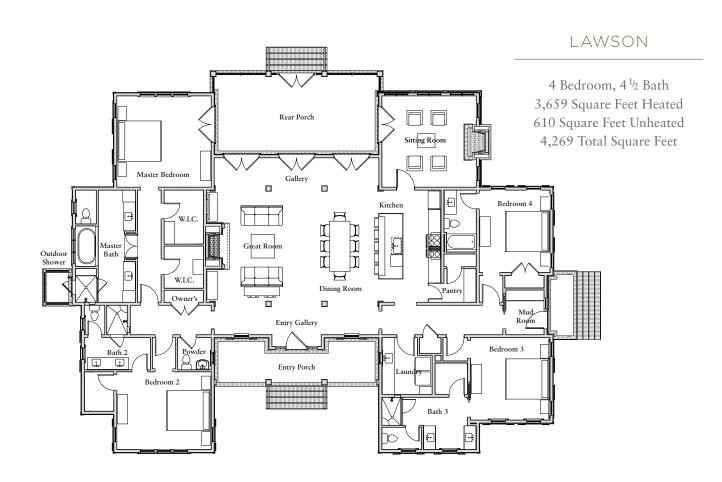


REPRESENTATIVE FLOOR PLANS

CATESBY

3 Bedroom, 3 ½ Bath 2,907 Square Feet Heated 615 Square Feet Unheated 3,522 Total Square Feet







THREE LEADERS PRODUCING ONE REMARKABLE COMMUNITY

CRESCENT COMMUNITIES is a leading real estate investment and operating firm driven to create long-term value by developing thoughtful, sustainable communities that improve peoples' lives. The company builds throughout the Sunbelt and Mid-Atlantic region, with combined projects valued at \$1.2 billion.







THE ATHENS GROUP, development partner, specializes in upscale resort communities, luxury resorts, golf courses and redevelopment projects. The company's achievements include Four Seasons Hualalai, Ritz-Carlton Bachelor Gulch and Half Moon Bay, Loews Ventana Canyon and Montage Hotels in Laguna Beach, Beverly Hills and Deer Valley.

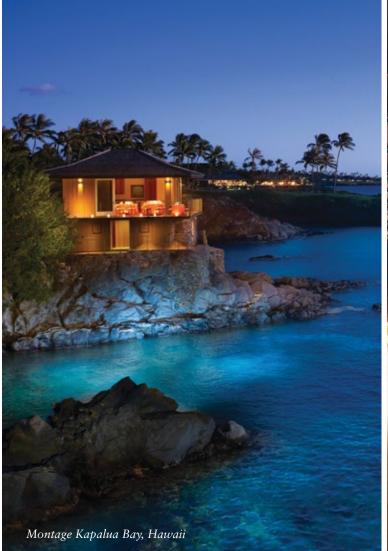
MONTAGE HOTELS AND RESORTS has an artistic collection of distinctive properties in stunning settings that offer impeccable hospitality and memorable culinary, spa and lifestyle experiences. The company's portfolio includes Montage Beverly Hills, Montage Deer Valley, Montage Kapalua Bay, Montage Laguna Beach, Montage Los Cabos and Montage Palmetto Bluff.



MORE REASONS TO CALL MONTAGE HOME

A Montage Residence owner is welcomed at every Montage destination hotel and resort throughout the portfolio. This means unparalleled privileges and benefits including access to some of the finest destinations in the world, luxurious accommodations, fine dining and world-class service. Being a Montage Residence owner brings with it discounts, preferred services, priority reservations and billing privileges to every family who calls Montage home.

We invite you to join our family.











IT WILL ALWAYS BE HERE FOR YOU

This legacy, this haven, captured in time.

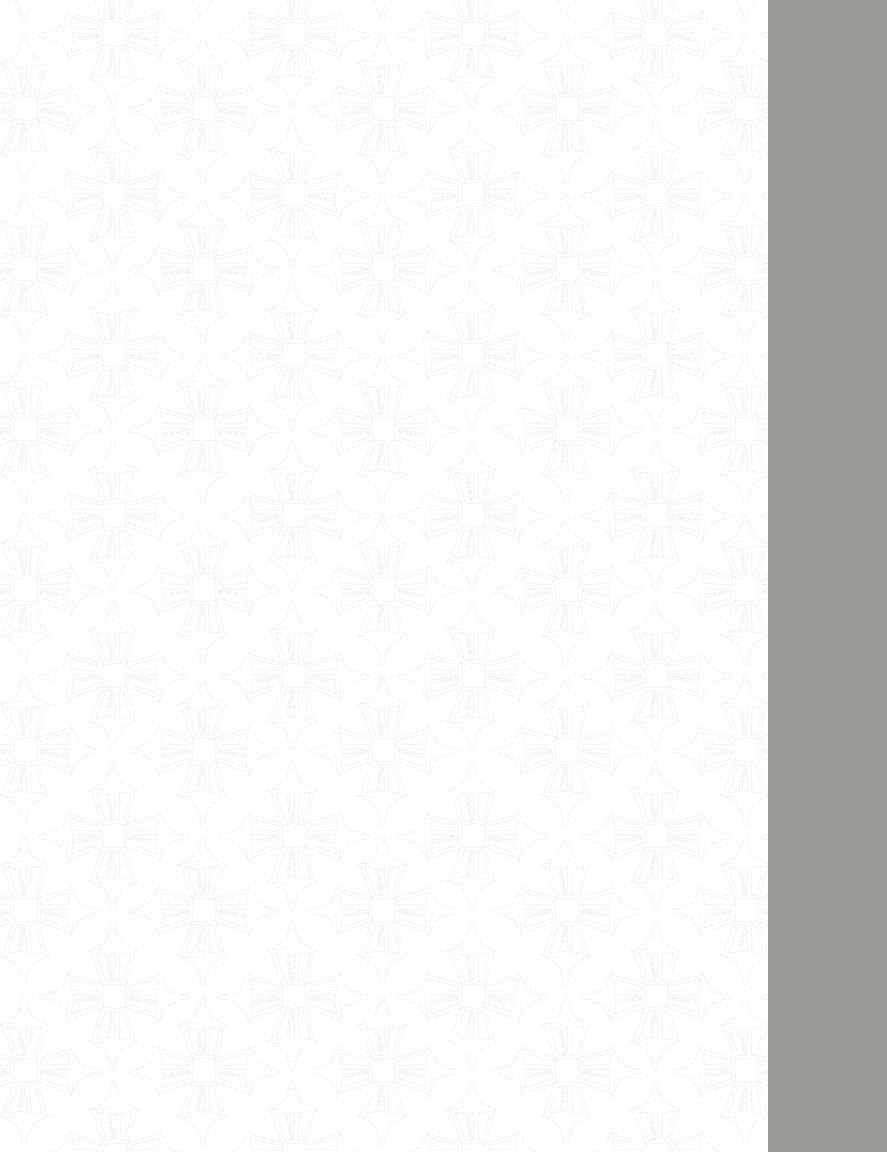
This refuge for the egret, the bald eagle and the white-tailed deer.

These coastal waters, alive with gamefish and bottlenose dolphins.

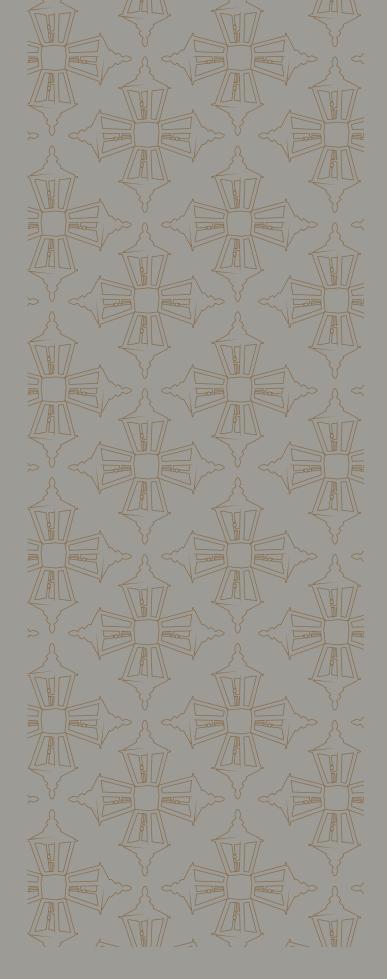
This expanse of golden sweetgrass and blue horizons that is the South Carolina Lowcountry.

This Palmetto Bluff.









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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. This is not an advertisement or solicitation to purchase or sell property in states where prohibited by law. The resort project described herein (the "Resort") and the residential units located within the Resort (the "Residential Units") are not owned, developed, or sold by Montage sell property. Hortels & Resorts LLC or its affiliates or their respective with respect to Residential Units, the Resort or any part thereof. PBLH, LLC, a South Carolina limited liability company ("PBLH") uses the MONTAGE brand name and certain MONTAGE trademarks (collectively, the "Operator Trademarks") in connection with the sales and marketing of the Residential Units in the Resort under a limited, non-exclusive, non-transferable and non-sublicensable license from Montage Hotels & Resorts LLC. The foregoing licenses may be terminated or may expire without renewal, in which case neither the Residential Units nor any part of the Resort will be identified as MONTAGE branded project or have any rights to use the Operator Trademarks.