



Explore a *NEW* Way of Living In Isle of Wight County!



**Schedule Your
Appointment Today**
757.320.5112

We look forward to helping you
find the home of your dreams!

SouthHarborVA.com

Townhomes from the low \$300s

SOUTH HARBOR, with its coastal beauty and convenient Isle of Wight location, is a brand new 55 and better maintenance-provided community focused on fun and the best things in life. The community opened in April 2023 and has surpassed all expectations – selling 65 homes in its first year. Centrally located between the Peninsula and Norfolk, in historic Isle of Wight County, South Harbor is tucked away in a scenic and peaceful setting, yet is convenient to shops, restaurants, medical and wellness facilities, and much more. *Focus on living well when you make the move to South Harbor!*

SPRING/SUMMER 2024



Meet Our Residents

South Harbor home buyers are thrilled with their decision to move to this brand new 55 and better community. Some have moved to be closer to family or jobs, some to enjoy the lock and leave freedom that comes with living in a maintenance provided community, and all are looking forward to the amenities now underway!



Nancy and Tom Damon have lived in the Hampton Roads for 35 years. They made the move from their previous home in Suffolk because they love the area and wanted easy maintenance, conveniences to walk to, a place to socialize with other retirees, and a forever floor plan.



After years of commuting from Richmond for work, **Lana Agostini** decided it was time to make her new home in South Harbor. Lana is most excited for the amenities, especially pickleball and the walking trails!



Joan Chapman and her husband Bill are long time residents of Smithfield and are thrilled to be in South Harbor! Joan and her husband enjoy the area because of its central location to church, shopping, and Newport News.



Gretchen Strader made her move from Pennsylvania to be closer to family. Gretchen has already made friends with all of her neighbors and is excited for the pool, pickleball, the walking trails, and Central Bark to take her dog to!

Happenings

Here are just some of the year round activities we're planning once the amenity is completed:

- Gatherings for dining, socializing, and cocktails at the clubhouse and pool
- Food truck vendors at the club offering food to purchase
- Guest chefs/restaurants and pot luck dinner nights
- Yoga stretching classes, light cardio, and fitness classes in the clubhouse's multi-purpose room
- Water fitness classes in the pool
- Gaming events for bunco, bridge, poker, and other card games
- Live music events
- Holiday celebrations
- Dance lessons
- Pickleball, bocce ball, corn hole, and other outdoor tournaments
- Wine, beer, and bourbon tastings
- Arts and craft events
- Guest speakers
- Senior Olympics in the SportsGarden®
- Watch parties for sports and other events



The features and amenities described and depicted herein are based upon current development plans, which are subject to change based on market conditions, availability and architectural revisions. Photos are representative only.

We're Not Kidding When It Comes To

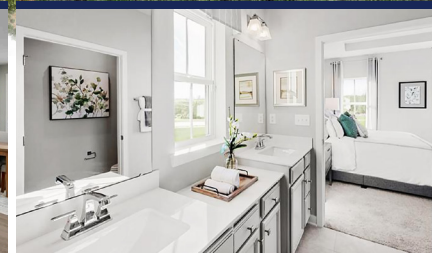
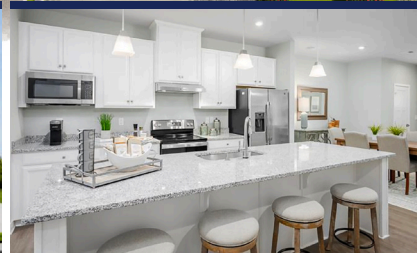
Fun!



VACATION-INSPIRED AMENITIES:

South Harbor's planned amenities:

- Clubhouse with indoor & outdoor entertainment areas
- Lighted pickleball courts
- SportsGarden® including bocce ball, shuffleboard, putting green, corn hole, horseshoes, basketball
- Extended-swim-season heated pool with water aerobics, water volleyball, lap swimming, hot tub, fire pit
- Walking trails and pocket parks
- 40% Wooded open space
- Walkable to shops & restaurants
- Grandkids' playground
- Bark Park for 4-legged friends
- Full-time Director of Fun who will **BRING IT ALL TO LIFE!**



Featuring Townhomes By Ryan Homes Offered From The low-\$300's

Minutes Away!

South Harbor is centrally located between the Peninsula and Norfolk, near the historic Town of Smithfield in Isle of Wight County. We're just minutes from the Eagle Harbor Shopping Center, Harbour View, I-664, and the James River Bridge.

Walking or 2 Minute Drive

- Food Lion Grocery Store
- Bojangles
- Napoli È Italian Restaurant
- La Parrilla Mexican Restaurant
- Sakana Sushi
- Tropical Smoothie Cafe
- Bon Secours Eagle Harbor Medical Associates
- In Motion Physical Therapy
- Anytime Fitness
- Eagle Harbor Animal Clinic
- Langley Federal Credit Union
- Rite Aid
- Dunkin' Donuts
- Si Senor Mexican Restaurant
- Mama Mia Pizzeria
- Shanghai Restaurant
- Sonic
- Subway
- AmeriCare Plus
- Riverside Primary Care
- Sight 2 See Optometry



- Toland Chiropractic Wellness Center
- Edward Jones Financial
- Old Point National Bank
- All About U Salon & Day Spa
- Luxury Nails
- Eagle Harbor Cleaners
- Pet Paradise
- VA ABC Store
- Publix – COMING SOON!

Less Than 5 Minutes

- Bubba-N-Frank's Smokehouse BBQ
- Dock of the Bay Restaurant
- Fatboy's Grill & Steamshack
- Jeb's Diner
- Twisted Scissors Hair Salon
- U.S. Post Office

Within 5 to 10 Minutes

- Captain Chuck-a-Muck's
- Vintage Tavern
- Kroger – Smithfield
- Sentara St. Luke's Urgent Care
- Riverside Smithfield Hospital – COMING SOON!
- Carrollton Elementary School
- Smithfield Middle & High Schools
- Gatling Pointe Yacht Club
- Historic Downtown Smithfield
- Jones Creek Boat Ramp
- Nike Park Athletic Fields
- Windsor Castle Park
- Newport News
- Smithfield Station

