

THE LOWCOUNTRY CHALLENGE

EXPLORE



Waddell Mariculture Center

The Waddell Mariculture Center (WMC), located on the Colleton River in Beaufort County, is a field experiment station of the South Carolina Department of Natural Resources. The center's research supports the culture and practical production of aquatic species that are economically important to the state. Currently their work focuses on increasing the populations of Southern Flounder, Red Drum, and Cobia.

The facility houses approximately 60 tanks of various sizes and purposes, as well as 12 ponds. Visiting the WMC is a "hot ticket" as the facility offers a maximum of two tours per month. Tours are coordinated with the assistance of the Coastal Discovery Museum through its website at www.coastaldiscovery.org/explore/tours/offsite-excursions. You can also call the museum at 843-689-6767 or email them at info@coastaldiscovery.org to learn more about WMC tour opportunities.

Additional photos and facts about the WMC are available on our website! Visit www.lowcountrylifestylesteam.com and look near the top of the page for our "Resources" menu. From the Resources dropdown options, click "Blog." That's where you'll find bonus content about this amazing facility and the important work it performs!

WE HAVE A GREAT IDEA FOR YOUR NEW YEAR'S RESOLUTION

The Lowcountry Lifestyles Team would like to wish everyone a joyous holiday season and a prosperous new year!

If you're a few years away from retirement, or if you've ever dreamed of living in the Lowcountry, why not make a resolution to begin searching for your ideal location to settle down and begin enjoying the Lowcountry lifestyle? Complete your initial research and identify three specific Lowcountry towns or communities that you would like to visit by the end of 2026. When you're ready to begin your search for the ideal Lowcountry haven – whether it's the historic charm of Beaufort, the beaches of Hilton Head, or the marsh views near Charleston – be sure to get in touch with us. The Lowcountry Lifestyles Team is here to help make your dreams come true!

Restaurant Spotlight

DOWNTOWN DELI Sandwich Shop & Cafe

Located at 1223 May River Road in Bluffton, the Downtown Deli Sandwich Shop & Cafe serves as a take-out/dine-in storefront for the award-winning Downtown Catering Company. During a recent visit to the eatery, we observed friendliness in the form of regulars being addressed by their first name, respect in the form of elderly couples being greeted by "Mr. & Mrs.," and efficiency in the form of a busy lunchtime crowd being served quickly, along with a free smile.

Downtown Deli has an impressive menu offering unique hot and cold sandwich options, wraps, burgers, and salads. We sampled one cold sandwich option and two hot sandwich options. Each was delicious and provided generous portions. Our favorite was the Colleton Club, a double-decker sandwich featuring thin-sliced, toasted bread piled with ham, turkey, bacon, lettuce, tomato and mayonnaise. We also tried the Ultimate Philly steak sandwich, which is served on a narrow, foot-long roll. It's evident the shaved ribeye steak, onions and peppers were cooked on a clean, well seasoned grill. Melted provolone cheese helped hold the ingredients together so each bite of the sandwich was clean and delicious. The last sandwich sampled was the NY Reuben, featuring pastrami, sauerkraut, swiss cheese, and thousand island dressing served on rye bread. What set this sandwich apart from other Reubens we've had was the chop on the pastrami and sauerkraut. It was enjoyable to eat this style of sandwich without fearing long strings of kraut or meat being pulled from the sandwich.

The deli is open from 10:30 a.m. to 2:30 p.m. Monday through Friday. With 17 sandwiches; two burger, wrap, and taco options; and six salads to choose from, there's something on the menu for everyone. In fact, there's enough on the menu to keep you coming back for more...and more...and more.



LOWCOUNTRY Quotes & Musings



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"To describe our growing up in the Lowcountry of South Carolina, I would have to take you to the marsh on a spring day, flush the great blue heron from its silent occupation, scatter marsh hens as we sink to our knees in mud, open an oyster with a pocketknife and feed it to you from the shell and say, 'There. That is the South Carolina Lowcountry.'"

- Pat Conroy (October 26, 1945 – March 4, 2016)
American author and leading figure in late-20th-century southern literature.



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LOWCOUNTRY LIFESTYLES Passport

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National Magazines Recognize Allure of Hilton Head Island

Garnering slightly more than 757,000 votes in Condé Nast Traveler's 38th annual Readers' Choice Awards survey, Hilton Head Island (HHI) for the ninth consecutive year has earned the publication's prestigious designation of Best U.S. Island. Read more from Condé Nast Traveler below and be sure to request a guide to plan your next visit!

- cntraveler.com/sponsored/package/hilton-head-island
- www.hiltonheadisland.org/request-destination-guide

Additionally, citing the island's 70+ golf courses and numerous water-based recreation opportunities, Forbes recently named HHI to its list of the 25 Best Places To Enjoy Your Retirement In 2025. HHI's air quality, number of primary care physicians, and low serious crime rate were also identified as positives. If you're a year or two away from retiring or relocating, be sure to fill out our contact form at lowcountrylifestylesteam.com/contact, or give us a call at 843-683-2165. It's not too early to begin the process of finding your new home in paradise!

Welcome to Lowcountry Lifestyles Passport

I'm pleased to share with you our new publication, the Lowcountry Lifestyles *Passport*. Consider this quarterly newsletter as your personal gateway to Lowcountry living! Whether you reside here now, plan to visit soon, or hope to relocate to this beautiful area in the future, we believe each edition of this publication will provide you with something of value and get you one step closer to your ultimate goal. Content and features you can expect to read here regularly include:

- Upcoming Events
- Local Voices
- "The Lowcountry Challenge"
- Restaurant Spotlight
- Lowcountry Quotes & Musings
- Real Estate Market Snapshot
- Lowcountry Lifestyles YouTube Resources

Should you have a question about anything you read in Passport, please be sure to contact us for the answer. We also welcome your feedback regarding additional content that you would like to see in future editions. Our contact information will always be available in the masthead, so please do not hesitate to reach out. We're here for you now and look forward to meeting your real estate needs in the future!

Sincerely,
David Simcox, Associate Broker



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lowcountrylifestylesteam.com

OUR TEAM

The Lowcountry Lifestyles Team redefines real estate with a unique blend of Southern hospitality and modern sophistication. For us, real estate is about more than just buying and selling properties—it's about building relationships and creating exceptional experiences.



Amy Miller
Realtor®



Mackenzie Morris
Realtor®



David H. Simcox
Associate Broker

The Lowcountry Lifestyles Team offers a variety of services that include, buyer representation, seller representation, commercial real estate, new home construction representation, and real estate investment consultation.

CALL US TODAY if you would like to buy or sell a home!

(843) 683-2165

THINGS TO DO UPCOMING EVENTS OF INTEREST

HARBOUR TOWN, 149 Lighthouse Road, Hilton Head Island

December 27 & 28: Holiday Fun in Harbour Town, 5:30 p.m. - 7:30 p.m. Watch classic holiday movies, roast marshmallows, and enjoy a train ride. Movie and marshmallow roasting start at 6 p.m. Admission is complimentary with the donation of a canned food item for the Deep Well Project.

www.seapines.com/experiences/events/holiday-fun-harbour-town

Through January 1, 2026: Harbour Town Lights. This day-long celebration allows visitors to stroll along the harbour while enjoying illuminated seasonal figures and a towering Christmas tree! Help the Deep Well Project make a difference in someone's life by dropping off canned goods or a new, unwrapped child's toy in the well by the Liberty Oak stage.

www.seapines.com/experiences/events/harbour-town-lights

HUNTING ISLAND LIGHTHOUSE, 2555 Sea Island Parkway, St. Helena Island

January 1, 2026: Beaufort Annual Pelican Plunge. Arrive at Noon, Costume Parade at 12:30 p.m. followed by the plunge at 1 p.m. Food trucks available.

www.friendsofhuntingisland.org/event-details/the-pelican-plunge-2026

SHELTER COVE PARK, 39 Shelter Cove Lane, Hilton Head Island

January 31, 2026: Hilton Head Snow Day, 11 a.m. - 12 p.m. This kid-friendly, family-oriented event features inflatable rides, a snowfield, musical performances and other entertainment! It's the perfect event for children who have never seen snow. Admission is \$10 at the door for ages 2-17; everyone else is free. Credit Cards and Apple Pay are accepted as there are no cash transactions inside the event.

www.islandrecenter.org/events/snow

LOWCOUNTRY CELEBRATION PARK, 94 Pope Avenue, Hilton Head Island

March 21, 2026: Hilton Head Wingfest, 11 a.m. - 5 p.m. Features wings from local restaurants, performances by area bands, and kid-friendly activities.

www.hiltonheadwingfest.com

VARIOUS LOCATIONS & VENUES

February 23 - March 1, 2026: Hilton Head Island Seafood Festival. According to the event website, "It's not just an event; it's where food, drink, and the spirit of the South come alive."

www.hiltonheadseafoodfestival.com

March 22-28, 2026: Hilton Head Island Wine and Food Festival. Taste various wines and sample food from the region's culinary leaders.

www.hiltonheadwineandfood.com

Please note this is not a comprehensive list of all of the wonderful events happening around town. Be sure to check these and other online calendars for current and future events happening in the Lowcountry!

- events.charlestoncitypaper.com/calendars/all-events
- www.hiltonhead.com/event-calendar
- calendar.locallifesc.com
- www.visitbluffton.org/events
- www.beaufortsc.org/events
- www.southcarolinalowcountry.com/events-calendar

LOCAL VOICES

Jill Moore Certified Master Naturalist
& proprietor of Moore to Life

moore2lifesc.com | moore2lifesc@gmail.com | 630-697-2558



Jill Moore, owner and creator of **Moore to Life**, has a background in education, as well as being a certified Master Naturalist. What she has learned and experienced in this area "like no other place on earth" is what she hopes to share with others through the opportunities she provides with Moore to Life.

Q. You've made it your personal goal to foster an appreciation in others for the Lowcountry landscape through exploration and discovery. Why is it important for people to understand and appreciate this aspect of the Lowcountry?

Appreciating nature in any location is important and when we decide to call a place home, the more we educate ourselves and know about our surroundings the more we appreciate, value, and want to protect it. We all fall in love with the unique natural beauty of the Lowcountry, so preserving that when we move here should be important. When meeting those new to the area or long-time locals, we emphasize things like keeping things natural versus clear cutting and removing trees and ways to live safely with our wildlife by understanding their behavior, such as with our alligators and snakes.

Q. You're a former educator, so it's not surprising to see that you also offer a free Pre-K through 12th grade classroom curriculum on your website. What will children learn from your curriculum and how can they apply it to their daily lives?

Our children's programs are called "What's Wild" and my colleague Mollie and I are passionate about providing opportunities for kids and their families to be outdoors learning, exploring and experiencing nature. With an underlying theme of interconnectedness and patterns in nature, we tie in history and culture along with art, science and math. We work with local schools, homeschool groups, and private family excursions.

Q. The Lowcountry is well known for its natural beauty. Of the various tours and excursions you offer, which provides your guests with the jaw-dropping, "wow" moments that they'll always remember?

Sometimes the most simple things are the experiences that end up being "jaw-dropping" moments and inspire awe with our surroundings. Providing experiences for people to explore places on land and by water and sharing things they may not have thought to look for is so much fun for everyone. Our Eco-boat tours, for example, point out something as understated as an oyster spitting water just as they become exposed on an outgoing tide or a more dramatic event of witnessing strand feeding from our local dolphins. From land, exploring the beach and salt marsh and pointing out behavior of different snails and crabs and underground dwelling critters that you may have walked right over. We give people experiences that deepen their appreciation and understanding of our unique ecosystem, and then they can go out on their own and bring family and friends back to share what they've experienced.

Q. As a Certified Master Naturalist, your learning likely never stops. What's the most interesting thing you've learned recently about the Lowcountry's wildlife or its ecosystems?

Having a career where learning something new happens every day is amazing! I learn from fellow Naturalists, as well as people I meet at our events especially when we're asked questions we don't know the answers to and we find the answers. Most recently while working on our newest presentation, our research focused on the amazing adaptations of our wildlife and I learned quite a bit about mating behavior and reproductive specialties, so that was fun to find facts I hadn't come across before!

Q. What's that one hidden gem that residents and visitors to the Lowcountry shouldn't miss the next time they're looking for something to see or do?

It's definitely hard to choose, but I have to say the place I recommend the most is the Port Royal Cypress Wetlands. The fall and winter months at sunset offer spectacular views of our local bird life coming into roost for the night, and spring can't be beat for up close views of the incredible amount and variety of nesting birds.

Q. Any final thoughts you would like to share with our readers?

It's truly my passion to encourage everyone to experience the outdoors and nature with all it has to offer. From your physical health, to emotional and spiritual well-being, there's "Moore to Life outdoors, so dare to live it!"



Real Estate MARKET SNAPSHOT

Bluffton Hilton Head Island Jasper

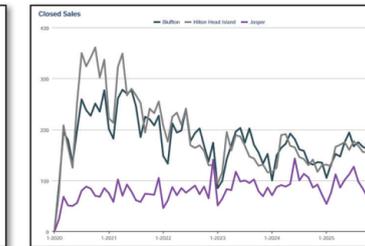
Median Sales Price



Median Price Per Square Foot



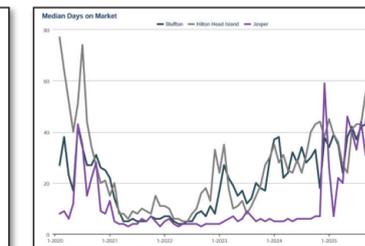
Closed Sales



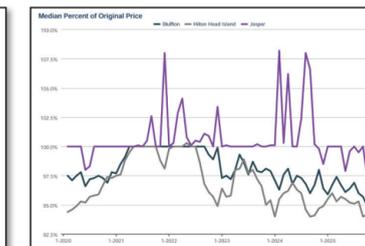
Homes for Sale



Median Days on Market



Median Percent of Original Price



LOWCOUNTRY LIFESTYLES YouTube
RESOURCES



Don't forget to check out our newest videos at [youtube.com/@lowcountrylifestyles](https://www.youtube.com/@lowcountrylifestyles)

We may be a bit biased, but we think this is the best resource to learn about the Lowcountry and stay on top of the local real estate market. Be sure to subscribe to our channel so you are notified when new content is added.

LOWCOUNTRY LIFESTYLES HIGHLIGHTS

Relocating To South Carolina: Client Success Stories

www.youtube.com/watch?v=rHfL0hy-GRo

Best Breakfasts In Hilton Head Island

www.youtube.com/watch?v=AMQYtMVznjY

Berkeley Hall Luxury Home Tour

www.youtube.com/watch?v=EhUogdpPeew

Margaritaville Bamboo Cottage Tour

www.youtube.com/watch?v=jN23RtdYjiU

Colleton River Mansion

www.youtube.com/watch?v=EDVzotc-3ic

Luxury Living In Palmetto Bluff

www.youtube.com/watch?v=xlov8_yY4kk

Living In Sun City Hilton Head

www.youtube.com/watch?v=Vd5vzTh3R-k