

MOVING TO BLUFFTON, SOUTH CAROLINA

Your Complete Relocation Guide to Life, Communities, and
Homes in the Lowcountry



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(formerly The Yost Group) – same trusted team, elevated service.

Guiding You Home in the Lowcountry

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Welcome to Bluffton

Moving to Bluffton is more than a change of scenery – it's a shift in pace, perspective, and possibility.

Here, the salt air slows you down, the moss-draped oaks remind you to breathe, and the May River sets the rhythm of everyday life.

Whether you're relocating from across town or across the country, you'll find that Bluffton offers the perfect balance of small-town charm, modern convenience, and coastal sophistication.

At Coastward Realty, our specialty is helping you make this transition seamless. We're local experts with a national reach



– guiding you not just through a home purchase, but into a community and lifestyle that feel like home from day one.

Welcome to the Lowcountry.
You're going to love it here.

Darren & Missy Yost
Founders.



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Formerly the Yost Group, same
trusted team, elevated service

Who We Are

We started Coastward with a simple vision: to help people move through life's next chapter with confidence, clarity, and joy.

Formerly known as The Yost Group, we are the same trusted team but with elevated service. We've built a reputation for integrity, expertise, and genuine connection. Our clients trust us because we go beyond transactions — we offer guidance, local insight, and a deep understanding of what makes Bluffton so special.

Whether you're relocating, retiring, investing, or searching for your next coastal home, we're here to help you move Coastward.

OUR SPECIALTIES INCLUDE:

- OUT-OF-STATE RELOCATION
- LUXURY & GOLF COMMUNITIES
- 55+ ACTIVE ADULT NEIGHBORHOODS
- NEW CONSTRUCTION HOMES



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Why Move to Bluffton?

Bluffton has a way of getting under your skin – in the best possible way.

It's the kind of place where your barista remembers your name, neighbors wave from golf carts, and sunsets stop you mid-sentence. But don't let the laid-back lifestyle fool you – Bluffton is thriving. The area is consistently ranked among the best small towns in the South, attracting families, retirees, and professionals who want to blend Southern charm with coastal sophistication.

Why people love Bluffton:

🌴 **Lifestyle:** Warm climate, friendly people, and endless outdoor recreation.

💰 **Affordability:** Lower property taxes and no state income tax on Social Security income.

🏡 **Choice:** From luxury gated enclaves to lively 55+ communities, there's a fit for every lifestyle.

🚗 **Location:** Just 25 minutes to Hilton Head Island and 35 minutes to Savannah.

🎨 **Culture:** Bluffton's historic downtown, art galleries, and food scene make every weekend an adventure.

In the following pages, you'll discover the communities, lifestyle, and practical insights that make Bluffton so special.



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Exploring Bluffton's Communities

Active Adult Living (55+)

Sun City Hilton Head offers resort-style living with nearly 200 clubs, 54 holes of golf, fitness centers, pools, and miles of trails. It's the kind of community where neighbors become family – and there's always something to do.

Four Seasons at Carolina Oaks and Latitude Margaritaville Hilton Head also offer low-maintenance homes, social calendars, and that easygoing Lowcountry lifestyle that draws people southward.

Luxury & Golf Communities

Bluffton's reputation as a premier golf destination is anchored by communities like **Belfair, Berkeley Hall, Colleton River, and Riverton Pointe**. These private enclaves offer championship golf, world-class amenities, and architectural elegance – all surrounded by pristine Lowcountry scenery.

Family & Lifestyle Neighborhoods

From **New Riverside Village to May River Preserve**, Bluffton's family-oriented neighborhoods offer walking trails, great schools, and a true sense of community. You'll find newer homes, sidewalks, and plenty of space to grow.

Historic Old Town Bluffton

If you crave charm, Old Town delivers it in spades – waterfront dining, art galleries, the weekly Farmer's Market, and the picturesque May River. It's the heartbeat of Bluffton.



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Cost of Living & Everyday Life

Bluffton offers an exceptional quality of life – the kind that feels both elevated and effortless.

Quick Facts:

- **Median home price:** \$560,000.
- **Property taxes:** among the lowest in the Southeast. 4% for residents and 6% for non-residents. However, non residents pay school tax so it can be as much as 3% more in property taxes as a non-resident when compared to a primary residence.
- **Utilities:** Palmetto Electric, Dominion, BJWSA, Spectrum/Hargray
- **Nearby airports:** Savannah/Hilton Head International (35 min), Hilton Head Airport (25 min)
- **Weather:** 215+ sunny days/year and mild winters averaging 60°F

Bluffton gives you space to live well – whether that means joining a golf league, starting a new hobby, or spending weekends on the May River.

Nearby Cities:

- **Savannah**, 30 minutes.
- **Charleston**, SC 2 hours or less,
- **Jacksonville** Florida, 2 hours,
- **Atlanta** 3.5 hours,
- **Orlando**, 3.5 hours.



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Your Relocation Roadmap

How Coastward Simplifies Your Move

Moving from another state can feel overwhelming – but with Coastward as your local partner, it doesn't have to be. We've fine-tuned a process that keeps you confident every step of the way.

Discovery Call – We get to know your goals, timeline, and wish list.

Virtual Community Tour – Preview neighborhoods from wherever you are.

Lender Pre-Approval – Connect with trusted local lenders who understand this market.

Personalized Home Search – Curated listings based on your lifestyle and priorities.

Self-Guided Tour – Visit Bluffton with our printable tour map and community notes.

From Offer to Closing – We handle every detail so you can focus on your move.

Our relocation process is more than a checklist – it's a partnership designed to make your transition feel effortless.



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Local Tips for a Seamless Transition

 **Change of Address:** Update USPS, banks, and subscriptions two weeks before your move.

 **Utilities:** Contact Palmetto Electric, Dominion, BJWSA, Spectrum, or Hargray before your arrival. We suggest to have utilities in your name the day of closing for no service interruptions. (For sellers we recommend the day after closing so that there is no interruption in services.)

 **DMV:** South Carolina requires driver's license updates within 45 days after your move. Be sure and have all the documents needed to establish residency.

 **Get to Know the Area:** The Bluffton Chamber of Commerce and Town of Bluffton websites are fantastic starting points for events, clubs, and volunteer opportunities.

 **Explore:** If you run out of things to do or places to see, it's because you're not trying (haha). There is always something new in the area.



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Moving to Bluffton Checklist

Your Bluffton Move at a Glance – What to Do Before, During, and After Your Move.

Before You Move:

- Research communities and neighborhoods that fit your goals.
- Secure financing and discuss local taxes with your lender.
- Schedule your discovery call with Coastward.
- Download the Self-Guided Tour to plan your visit.
- Get quotes from moving companies (ask about climate-controlled storage).

30 Days Before Moving:

- Change your address and update your insurance.
- Arrange for utilities to transfer or start service.
- Schedule home inspections or final walkthroughs.
- Gather important documents (IDs, medical records, pet info).

After Arrival:

- Visit the DMV and register your vehicle.
- Explore local dining and join a community Facebook group.
- Register to vote in Beaufort or Jasper County.
- Schedule your first coffee or lunch in Old Town – you're officially a local now. 🍰



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Bluffton Area Map



Map created by WMTH Corporation
www.trailsrus.com



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What to Expect When Working with Us



ONE

We promise to always tell you the truth about your property — even when it's hard to hear.

TWO

We promise to respect your confidence and your goals throughout the process

THREE

We promise to give you honest, informed advice based on experience and integrity

FOUR

We promise you'll understand every step and every document before you sign.

FIVE

We promise to follow through, follow up, and stay connected long after closing

Because earning your trust means everything to us

THANK YOU!

Thank you for letting us be a part of your journey. Bluffton is more than a destination; it is a lifestyle.

When you're ready to make your move Coastward, we'll be here to welcome you.



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