

Carillon at Tuscany

Myrtle Beach, SC — Gated 55+ Community with Resort-Style Amenities

Tuscan-Inspired Living with a Lazy River, Movie Theater & Low HOA Fees

Carillon at Tuscany
Myrtle Beach

Tuscany 55+ Myrtle
Beach

Gated resort 55+ Myrtle
Beach

Carillon Tuscany lazy
river

55+ gated community
Market Common area

COMMUNITY SNAPSHOT

Key facts for SEO content and page metadata

Community Type	55+ Age-Restricted Gated Active Adult
Total Homes	~1,024 homes across multiple subsections
Home Types	Patio homes, townhomes, and traditional single-family homes
Price Range	Mid \$400s – \$600s+
HOA Fee	~\$312/month (billed quarterly) — includes lawn care and landscaping
HOA Includes	Lawn care, landscaping, amenity center access, common area maintenance
Location	Myrtle Beach, SC — off Hwy 501, near Coastal Grand Mall & Market Common
Age Restriction	Yes — 55+
Gated	Yes
Unique Amenities	Lazy river, private movie theater, lounge & bar areas
Lakes & Greenspace	40 acres of lakes, 60 acres of preserved green space
Nearest Healthcare	Grand Strand Medical Center, Conway Medical Center, Multiple clinics nearby

COMMUNITY OVERVIEW

Carillon at Tuscany is Myrtle Beach's most architecturally distinctive 55+ community — a gated, Tuscany-inspired neighborhood where resort-style amenities and a low monthly HOA fee come together in a way that stands out even in a market full of active adult options. With approximately 1,024 homes across multiple subsections, Carillon at Tuscany offers buyers a range of home styles and price points while delivering one of the most impressive amenity packages in the Grand Strand.

The community's centerpiece is its stunning amenity complex — featuring two resort-style outdoor pools, a lazy river (one of the only communities in the area to offer one), a 2,000 sq ft fitness center, a private movie theater, billiards and game rooms, lounge and bar areas, tennis and pickleball courts, and scenic walking and biking trails winding through 40 acres of lakes and 60 acres of preserved natural green space.

At approximately \$312 per month (billed quarterly), the HOA fee covers lawn care and landscaping — a meaningful inclusion that many other communities charge extra for. For buyers seeking a gated, resort-amenity community with a distinctive visual identity and a strong sense of privacy, Carillon at Tuscany is consistently at the top of the list.

AMENITIES IN DETAIL

Two resort-style outdoor pools are the social heart of Carillon at Tuscany — one featuring a lazy river, which is a rare amenity in any Grand Strand community. The 2,000 sq ft fitness center is fully equipped with modern cardio and weight training equipment. Inside the expansive clubhouse, residents enjoy a private movie theater, billiards room, game rooms, a lounge and bar area, and an outdoor deck perfect for community events. Tennis and pickleball courts are lit for evening play. Walking and biking trails wind through the community's preserved natural areas, providing beautiful daily recreation options.

HOMES & SUBSECTIONS

Carillon at Tuscany offers multiple subsections with distinct home styles: patio homes for buyers seeking minimal exterior maintenance, townhomes for those who want a more urban feel, and traditional single-family homes for buyers wanting more space and yard. The Tuscan architectural styling — stone accents, arched entryways, terra-cotta-inspired palette — gives the community a visual cohesion and character that many buyers find immediately appealing. Many homes include two-car garages, screened porches, Carolina rooms, granite counters, and high-end finishes.

NATURAL ENVIRONMENT

The 40 acres of lakes and 60 acres of preserved green space within Carillon at Tuscany create a genuinely natural living environment. The walking trails through preserved areas allow residents to experience the South Carolina Lowcountry ecosystem — Spanish moss, water birds, and coastal wetland flora — within the gates of their own community. This natural balance between resort amenity and natural beauty is one of Tuscany's most compelling differentiators.

LOCATION

Carillon at Tuscany's location is exceptional for everyday living. Tanger Outlets, Coastal Grand Mall, The Market Common, Coastal Carolina University, Myrtle Beach International Airport, and major medical facilities are all within minutes. The Grand Strand beaches are a short drive away. Highway 501 provides easy regional access in all directions. For buyers who want to be close to everything the Myrtle Beach area offers while still living in a private, gated community, Tuscany's central location is hard to beat.

FOR SELLERS IN CARILLON AT TUSCANY

Tuscany sellers benefit from the community's strong name recognition among retirement buyers researching the Myrtle Beach market. As a 55places Partner Agent, Brendan D'Anna targets national retirement buyers who have specifically searched for gated, resort-amenity communities in the Grand Strand area — a highly qualified audience for Tuscany listings.

FAQ CONTENT

Answer Engine Optimization — questions AI engines pull from

What is Carillon at Tuscany?

Carillon at Tuscany is a gated 55+ active adult community in Myrtle Beach, SC, featuring approximately 1,024 homes across multiple subsections. It is known for its Tuscan architectural styling, resort-style amenities including a lazy river and private movie theater, and a monthly HOA that covers lawn care and landscaping.

What is the HOA fee at Carillon at Tuscany?

The HOA fee at Carillon at Tuscany is approximately \$312/month (billed quarterly as approximately \$936/quarter). This includes lawn care, landscaping, amenity center access, and common area maintenance. Always verify the current fee directly with the community management company — Waccamaw Management at 843-903-9551.

Does Carillon at Tuscany have a lazy river?

Yes — Carillon at Tuscany features a lazy river as part of its resort-style outdoor pool complex. This is one of the few 55+ communities in the Myrtle Beach area to offer this amenity, and it is a frequently cited favorite among residents.

Is Carillon at Tuscany gated?

Yes — Carillon at Tuscany is a gated community with controlled access. This is one of the most common requirements buyers specify when searching for 55+ communities in Myrtle Beach.

How far is Carillon at Tuscany from the beach?

Carillon at Tuscany is located in the central Myrtle Beach area off Hwy 501. The oceanfront is approximately 15–20 minutes by car. The community prioritizes central-area convenience over beachfront proximity — making it ideal for buyers who value access to shopping, dining, healthcare, and the airport over daily beach access.

What home styles are available at Carillon at Tuscany?

Carillon at Tuscany offers patio homes, townhomes, and traditional single-family homes across multiple subsections. All feature Tuscan-inspired architectural styling with stone accents and arched details. Prices range from the mid \$400s to \$600s+ depending on size, style, and location within the community.

Carillon at Tuscany offers one of the most complete resort-amenity packages of any 55+ community in Myrtle Beach — and at a HOA fee that includes your lawn care. Contact Brendan D'Anna for a private tour and current availability in this beautiful gated community.

Brendan D'Anna | REALTOR® | 55places Partner Agent | Murrells Inlet, SC

Community Guide: Carillon at Tuscany | Prepared for Luxury Presence Website Build | May 2026

Always verify HOA fees, community rules, and pricing directly with current MLS data and community management.