

# THE ISLAND CONNECTION

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## Timbers Opens 16th Property At Kiawah Island

By admin

By Gregg Bragg, The Island Connection Sr. Staff Writer



Patio view at Timbers Kiawah

According to Chris Burden, Managing Director of Development, Timbers is on schedule for their October 2018 opening and are meeting sales goals for the project at Kiawah's west end. Timbers will compete in one of the country's more expensive zip codes by combining 5 star service and quality, with home ownership. Three residential structures contain 21 homes in 2 flavors, sure to impress even those accustomed to Kiawah's top shelf reputation.



The pool, under construction at the Timbers Beach Club.

Spacious 3 bedroom residences are a comfortably large 2200 sq. ft., and include 400-foot patios, 3.5 baths, separate chef's kitchen, dining, family room, and walk-in closets.

Even the smaller "kids" room has enough space for two queen sized beds with plenty leftover for wrestling matches. There are a total of 18 of these homes available. The price for a 1/9th share is \$490,000, plus \$17,000 annual dues.

Penthouse expanses boast 3780 square feet with 4 bedrooms (each with closets large enough to get lost in), 4.5 baths, study, entertainment room, and adjoining chef's kitchen/dining room. The "gathering" room is the centerpiece, with ocean views through 5 sliding glass walls that accordion open onto a 1600 Sq. ft. wrap around patio. The penthouses are sold in 1/6th increments for \$1.34 million, plus annual dues of \$36,000. The budget conscious should be aware a housekeeping fee will also be charged while staying in your Timbers residence.

Timbers assumes you're on vacation while staying at the properties, and don't want to work. They clean the house, swap out bedding and towels, and keep the place spotless every single day you're there. They even shop for groceries and put them up before you arrive, and will have your favorite wine and/or whiskey waiting. All homes come fully furnished and decorated by J. Banks Design Group, have multiple (in some cases) gas fireplaces, and are appointed with Wolf, Thermador, Sub-zero, and Bosch appliances. Governors Club and Kiawah Island Club memberships are available, and membership in Timbers' reciprocity program is automatic.

This isn't Timbers first rodeo. They have developed 16 similar properties in Maui, Hokuala, Sonoma, Rancho Valencia, Vail, Beaver Creek, Steamboat, Snowmass, Tuscany, St. Thomas, and Cabo San Lucas to name a few.

The reciprocity program provides Timbers' residents with access to a secure website where they can deposit or withdraw weeks from hundreds of listings and stay at any of Timbers' locations without the hassle of an agent, though they're always ready to help said Burden, an SC native.

Burden was born and raised on Hilton Head. He and his father, who is the Executive Chairman and Founder of Timbers, in partnership with Oaktree Capital Management, worked together to build the first Timbers' property in Snowmass, Colorado in 1999. They worked apart for the next 14 projects, but are partnering again to build Timbers Kiawah. "My father always said, 'Kiawah was the best beach on the East coast... This has been a dream, and now it's come true,'" cited Burden.

Asked about hurricanes and flooding, now so popular on Kiawah, Burden didn't hesitate. He said a foundation of interlaced steel "I" beams extended 55 feet below the surface and everything else about the refuge was compliant with Miami-Dade's "stronger than it has to be" code.

Anxious to complete the model, builders discovered the front door locked. Nothing worked so they resorted to wailing away with a sledgehammer to break a window. 62 blows later they succeeded in breaking the glass, finishing the job, and changing the locks. Burden also says the walls surrounding enclosed parking areas will break away in a tidal surge/flood leaving the building unscathed, and that the 5 structures are all 14 feet above the ground. He isn't worried about hurricanes, in other words. He does concern himself with improving community relations.

“Development isn’t easy, and we’re trying to be good neighbors. This isn’t a timeshare. This is deeded ownership, and our residents build equity. Owners can sell their fraction [of Timbers] and keep the change, if it’s more than they paid. They can put down as little as 10% and finance the rest the way they would any other residence. And our dues, they pay for insurance, gas, electric, and water. [They] also cover the fees charged by the community association. We pay [KICA] a fee per unit on our [21] residences, plus an added amount for the fractional ownership [up to 180 pieces].

“So, we’re contributing to Kiawah, but we’re also here for the long haul. We’re not like some developers who are going to get in and out as quick as they can. We’re going to be here, managing the property for some time. It’s a more relaxing way to develop, and we welcome residents who want to take a tour and have a look around,” said Burden.

Asked about the future, Burden said, “We would love to expand,” hinting at the adjacent parcel between the Timbers tract and Beachwalker Park, “but that’s a ‘TBD.’ We have no immediate plans to expand,” he said adding, “You know this [area] was always going to be developed,” before acknowledging one of the biggest concerns for existing residents was the fate of Captain Sams Spit.

A visit to the campus is well worth the trip. The bird’s eye view shows 3 buildings designed for residences, all angled to display the breadth of Kiawah, instead of the usual blank stare at the ocean you find at other beaches. Nestled amongst the housing is a fitness center with 2 exercise rooms for adults and a “tikes” room for the kids. The Beach Club associated with Timbers Kiawah reclines just in front of the other 4 structures with a view to the ocean and miles of decking and boardwalks to the beach. Call Timbers Kiawah at 843.793.1056 or visit [TimbersKiawah.com](http://TimbersKiawah.com) for more information or to schedule a tour.