

KIAWAH RIVER
Frequently Asked Questions

JANUARY 2026

ABOUT KIAWAH RIVER

Q: *What is Kiawah River?*

A: Kiawah River is an idyllic waterfront master-planned community where the sea island’s natural beauty meets resort-style amenities. Centered on outdoor pursuits with approximately 20 miles of shoreline and 2,000 acres of picturesque property, including a working farm and a goat creamery, Kiawah River is a maritime oasis of residential, future retail, and hospitality offerings with custom and semi-custom homes featuring high-quality coastal architecture.

Q: *Who is the developer of Kiawah River?*

A: Kiawah River’s development partners are affiliates of The Beach Company (www.thebeachcompany.com) and McNair Interests (www.mcnair.com).

Founded in 1945, The Beach Company has been a leader in residential and commercial development for more than 80 years. The Beach Company upholds a tradition of establishing landmark properties and communities by evaluating each development opportunity for its potential to improve the quality of life for our neighbors and contribute to the long-term economic vitality of the Southeast region.

McNair Interests is a venture capital firm based in Houston, Texas, specializing in technology startups, NFL Football, and investments in the energy and real estate sectors. In 2016, McNair Interests acquired Briar’s Creek Golf Club, an exclusive golf community on Johns Island.

Q: *Where is Kiawah River located?*

A: Kiawah River is on southern Johns Island, 20 miles from historic Charleston, ranked the #3 city in the US and #22 in world (*Travel + Leisure*), and just across the river from Kiawah Island, two and a half miles from Freshfields Village and Bohicket Marina.

Q: *How large is Kiawah River?*

A: Kiawah River is approximately 2,000 acres that span waterfront, maritime forest, marsh, and lagoon views.

Q: *What kind of real estate offerings are available?*

A: Attached and detached single family homes and homesites designed to serve as primary and secondary homes.

DIRECTIONS

Q: *Getting to Kiawah River*

A: South Carolina’s Lowcountry sits approximately halfway between New York City and Miami on the Atlantic Coast. Kiawah River is located at 3883 Betsy Kerrison Pkwy, Johns Island, SC, 29455

Driving to Kiawah River:

- Charleston, SC – 20 mi
- Savannah, GA – 111 mi
- Columbia, SC – 137 mi
- Charlotte, NC – 227 mi
- Greenville, SC – 230 mi
- Jacksonville, FL – 243 mi
- Atlanta, GA – 300 mi
- Richmond, VA – 448 mi

Q: *If arriving by airplane, what are my airport options?*

A: Nearby airports include Charleston International Airport 27 miles away, and Charleston Executive Airport (JZI), just eight miles away.

Charleston International Airport (CHS) is newly renovated with expanded service from thirteen airlines with over 50 nonstop flights to cities including:

- Atlanta, GA • Boston, MA • Charlotte, NC • Chicago, IL
- Dallas, TX • Denver, CO • Detroit, MI • Hartford, CT
- Houston, TX • Las Vegas, NV • Los Angeles, CA
- Miami, FL • Nashville, TN • Newark, NJ
- New York City, NY • Norfolk, VA • Orlando, FL
- Phoenix, AZ • Portland, OR • Seattle, WA • Washington, D.C. • West Palm Beach, FL • White Plains, NY +More

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AMENITIES

Q: *What amenities are available to Kiawah River Residents?*

A: Current amenities:

- The Spring House, a riverfront swim and fitness facility and community gathering space.
- The Riverfront Landing and Boat Launch, Kiawah River's community dock and boat ramp.
- River Watch Dock provides convenient, deepwater access to the Kiawah River for boating, fishing, and kayaking.
- Farmstead Park, six pickleball courts, a hard-surface tennis court, a multipurpose athletic field, a Richter Spielgeräte designed children's playground, and two enclosed dog parks at the heart of Kiawah River.
- Parks and Trails, a series of nature trails through maritime forests of live oaks and Spanish moss connect you to the abundant parks and community gathering spaces.

Oak Park's inviting community tables, with grills and an outdoor fireplace.

Jack Island Park, where benches beckon along winding nature trails encircling Jack Island Pond.

Old Friends Park, offering tranquil nature trails along the saltwater marsh and river bend.

Sea Island Park, savor the outdoors while grilling at the picnic pavilion at sunset, or setoff on adventures from the community kayak launch.

Q: *Will there be a private club membership and club dues?*

A: There is no private club at Kiawah River at this time.

ACTIVITIES

Q: *Will there be a golf course?*

A: Kiawah River currently has no plans to develop a golf course, however, a number of courses can be found nearby.

- Briar's Creek Golf Club (private)
- Kiawah Island Golf Resort (public, daily fee)
 - Cougar Point
 - Osprey Point
 - Turtle Point
 - Ocean Course
 - Oak Point

Q: *What activities are available to owners at Kiawah River?*

A: A typical day at Kiawah River offers a number of activities. Your morning could include a walk or bike ride along the 20-mile network of nature trails through the maritime forest or along the coastal waters. Head to Farmstead Park to play fetch with your four-legged friends and a game of tennis or pickleball. Enjoy a relaxing picnic lunch by the river at Sea Island Park. If you're up for adventure, there are miles of shoreline to be explored by kayak or paddle board. Gear up for a private excursion led by Coastal Expeditions. For your shopping wants and needs, Freshfields Village is conveniently located at the crossroads of Johns Island, Seabrook Island and Kiawah Island. With more than 30 boutiques, restaurants and businesses in an open-air setting, including a full-sized grocery store, you can shop for everything on your to-do list. When you're hungry for dinner, host a shrimp boil or oyster roast with friends and family, grab a take-and-bake from Cafe Eugenia or treat yourself to dinner with a river view at Linnette's at The Dunlin, Auberge Collection.

Q: *What is Kiawah River Farm?*

A: As Charleston's first agrihood, Kiawah River features a working farm partnership with local Johns Island farmers complete with beef cattle, chickens, bees, produce, flower fields, and a goat dairy. Kiawah River Farm fosters farm-to-table living in a cooperative environment for Kiawah River's residents, creating a self-sustaining community that prioritizes residents' wellness and a strong connection to nature.

Kiawah River Farm is currently working with:

- Freeman Farms
- Rosebank Farms
- Storey Farms
- The Goatery at Kiawah River
- Three Gates Cattle Company
- Edisto Gold Honey
- Pluff Mudd Farm
- Common Joy Farm

Q: *How can residents engage with Kiawah River Farm?*

A: Rosebank Farms sits at the entrance of Kiawah River, close enough for an easy bike ride to gather fresh, local ingredients on the go. The Goatery at Kiawah River Farm offers interactive programming such as goat yoga, field trips and educational tours.

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<p>Q: <i>Is there a calendar of community activities and events?</i> A: Yes, there is a robust calendar of community activities and events that can be found on our community app, <i>Life at Kiawah River</i>.</p> <p>Q: <i>I would like to fish and kayak on the Kiawah River but have not done so. Are there guides available?</i> A: Coastal Expeditions, a tenured quality operator, provides custom excursions and learning experiences for residents and guests. For more information, please call 843.884.7684.</p> <p>Q: <i>Where is the closest beach to Kiawah River and will my family be able to access it?</i> A: The closest public beach is Kiawah Island’s Beachwalker Park. It is located five miles from the entrance to Kiawah River. Beachwalker Park has been named the #1 public beach in South Carolina and ranked on Dr. Beach’s Top 10 Beaches in America eight years in a row as well as #5 in 2024. For more information, please visit https://www.ccprc.com/1411/Kiawah-Beachwalker-Park</p>	<p>control water flow. This project improved salinity, oxygen levels, and flow. Additional investment was made on native saltwater vegetation such as black needle rush, Spartina, and Sea Oxeye Daisies for pond buffers. As a result, saltwater fish and wildlife habitats are thriving today.</p> <p>Q: <i>What is Kiawah River’s sustainability commitment?</i> A: Our commitment to sustainability is multifaceted, with a vision to maximize the value we add to the sea islands ecosystem and society, through the creation of a community focused on healthy, responsible living. To this end, we have established several clubs dedicated to sustainability issues. We also have a thriving community composting program and several tree nurseries throughout the community. Our 1.5 mile meadow along Kiawah River Drive allows us to conserve water, control run-off, and provide native plants for all of our pollinators.</p>
<p>ENVIRONMENT</p>	<p>ARCHITECTURE & DESIGN</p> <p>Q: <i>What is the Kiawah River Builders Guild?</i> A: The Kiawah River Builders Guild is a referral roster of builders who understand the sea island architectural aesthetic and have demonstrated commitment to Kiawah River’s community ideals. The Kiawah River Builders Guild is currently comprised of 22 custom home builders. This collection of builders purchase lots and build approved home plans for sale, or may be hired to build custom-designed homes. All homes, whether pre-approved or custom designed, must be approved by the Kiawah River Architectural Review Board.</p> <p>Q: <i>What is the first step to working with the Architectural Review Board (ARB)?</i> A: All ARB information, including ARB Submittal and Meeting schedule, Kiawah River Design Guidelines, Application Forms & Requirements, as well as the approved paint color list can be found here: https://poston.cincwebaxis.com/kircomm/documents/</p> <p>For Custom Homes: The ARB recommends that new submitters reach out to the ARB to schedule a Pre-Design conference (recommended). This meeting allows the ARB to introduce themselves, and assist with providing information on the process, as well as the opportunity to</p>
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<p>give initial feedback on site constraints and design. All Custom Home plans are subject to a three-step approval process: Conceptual Review, Preliminary Review, and Final Review. All submissions must receive approval from the ARB and meet all requirements prior to continuing to the next submittal step.</p> <p>For Builder Plans with modifications: All Builder plans with modifications are subject to a three-step approval process: Conceptual Review, Preliminary Review, and Final Review.</p> <p>For Lots with Pre-Approved Builder Plans with no modifications: Plans must be submitted for Preliminary Review and Final Review to the ARB for each specific lot to ensure that the home is appropriate for the chosen lot.</p>	<p>and preservation of the natural environment within and surrounding Kiawah River.</p> <p>Q: <i>What can I anticipate my taxes to be?</i> A: Charleston County assesses taxes for primary homes differently than for second homes. A tax estimator can be found at: www.charlestoncounty.org/departments/auditor/tax-estimator.php. Kiawah River is in taxing district 51.</p> <p>Q: <i>Will I need flood insurance?</i> A: As is typical in coastal regions, homes and homesites purchased in a flood zone typically carry flood insurance (whether as a lender requirement or owner choice).</p>	
<p>FEES</p>	<p>GUESTS</p>	
<p>Q: <i>What is the current Homeowner Association (HOA) Fee?</i> A: The 2026 HOA fees are \$4,748. The fees are calculated each year based on services provided and the corresponding budget requirements.</p> <p>Q: <i>When will I need to start paying fees?</i> A: Fees commence upon ownership. At closing of either a homesite or a completed home, the current fees are pro-rated to the end of the year.</p> <p>Q: <i>What are the transfer fees on real estate transactions?</i> A: There will be a .25% transfer fee assessed on the transaction value (residential lot or completed home), paid by the purchaser at closing. These fees are Community Enhancement Fees which are to be used exclusively to provide funding for activities and such other purposes which are beneficial to the general good and welfare of Kiawah River and the greater Johns Island community, preserving and managing land and waterways, promoting education, and increasing health resources throughout the sea islands. For example, Community Enhancement Fees may be used to fund, or assist in funding, recreational leagues, cultural programs, educational programs, festivals and holiday celebrations. In addition, the funds may be used to sponsor educational programs and activities that contribute to the overall understanding, appreciation</p>	<p>Q: <i>Is Kiawah River a gated community?</i> A: The entrances are not currently gated. In case of an emergency, please call 911.</p> <p>Q: <i>Is there a place for my overflow guests/family members to stay at Kiawah River?</i> A: There are several different options for guests to visit Kiawah River.</p> <p>The Bungalows, one-bedroom detached cabins along the riverfront, offer the perfect sanctuary for a peaceful visit to the lowcountry. Step outside your doorstep to embark on a tranquil morning stroll along the sea island trails or simply bask by the poolside oasis of the Spring House. For more information, please visit: kiawahriver.com/bungalows.</p> <p>Several additional rental properties are available via Sewee Properties. Seweeproperties.com/kiawahriver</p> <p>The Dunlin, an Auberge Collection hotel, opened in Summer 2024. The resort's 72 cottage-style guest rooms and suites overlook the Kiawah River or surrounding wetlands. Amenities include a full-service spa, lounge bar, restaurant, and pool. The hotel also manages the River Barns, our new gathering and event venues at Kiawah River. For more information, please visit auberge.com/the-dunlin/. The hotel restaurant and spa is open to the public.</p>	
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AREA ESSENTIALS	CONTACT	
<p>Q: <i>Where are the nearest 24-hour emergency medical facilities?</i></p> <p>A:</p> <ul style="list-style-type: none"> • MUSC Downtown Charleston • Roper St. Francis Downtown and West Ashley • James Island Emergency (Trident Medical) • MUSC Health Sea Islands Medical Pavilion <p>Q: <i>What private and public schools are in the area?</i></p> <ul style="list-style-type: none"> • Charleston Collegiate; Private • Montessori School of Johns Island; Private • Mt. Zion Elementary; Public • Haut Gap Middle School; Public • St. Johns High School; Public • James Island Charter High School; Public 	<p>Q: <i>What is the contact information for Kiawah River?</i></p> <p>A: Mailing Address & Office: Address: 2501 Mullet Hall Road, Johns Island, South Carolina 29455 Email: live@kiawahriver.com Phone: 843.973.8600</p> <p>Q: <i>Where can I find information online?</i></p> <p>A: www.kiawahriver.com Facebook and Instagram: @kiawahriverchs</p> <p>Q: <i>How can I visit Kiawah River and learn more about owning property there?</i></p> <p>A: You may schedule a tour on our website www.kiawahriver.com or contact our sales team at 843.973.8600.</p> <p>Q: <i>Where can I find more information on Real Estate?</i></p> <p>A: Please contact our Broker-in-Charge: Chris Drury cdrury@kiawahriver.com 843.973.8600</p> <p>Q: <i>How can I contact Kiawah River Management?</i></p> <p>A: Chris Reynolds, Community Manager chris@postoncm.com 843.203.6220</p> <p>Taylor Woods, Community Engagement Coordinator hello@kiawahriver.com 843.833.2568</p> <p>Samantha Szymanski, Spring House Manager sszymanski@kiawahriver.com 843.708.9907</p>	
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