





"WHERE MAYBERRY Meets the Hamptons"

Take the trip of a lifetime and savor the joys of returning home all over again.

Encompassing over 3,500 acres with five gated entrances uniting longleaf pine forests, scenic fairways, and booming urban cityscapes, Woodside is within just three hours of the Southeast's most coveted vacation spots!

TRAVEL TIMES TO VACATION DESTINATIONS

Augusta, GA — 26 MINUTES

Columbia, SC — 46 MINUTES

Greenville, SC — 2 HOURS, 9 MINS

Hilton Head, SC — 2 HOURS, 15 MINS

Charlotte, NC — 2 HOURS, 20 MINS

Charleston, SC — 2 HOURS, 27 MINS

Savannah, GA — 2 HOURS, 29 MINS

Atlanta, GA — 2 HOURS, 38 MINS

Asheville, NC — 3 HOURS, 3 MINS

A LIFE AT WOODSIDE EXTENDS FAR BEYOND YOUR HOMESITE



FAR FROM ORDINARY, CLOSE TO PERFECT









There's no such thing as "bored" in Woodside -

From eclectic local diners and national retailers to secluded nature trails fit for a fairy tale, visitors quickly find that Aiken is one of a kind. Steps away, find everything you'll need to jump-start a new life





THE RESERVE CLUB

Continuously striving to provide Members with an unparalleled experience, every feature of this privately-owned club is designed to elevate your lifestyle in Woodside to new heights. Welcome home!



CHAMPIONSHIP GOLF

The golfer is well served at Woodside, with 4 masterfully designed championship courses created by leading architects Nicklaus Design, Fuzzy Zoeller, Rees Jones, and Bob Cupp, plus a lovely little par-3 course for extra practice.



RACQUET PAVILIONS

Join fellow members on your choice of 16 Har-Tru tennis courts or 8 pickleball courts, or take the chance to compete in an area competition team, all within the comfort of your own neighborhood.



RESORT-STYLE FUN

Stop by the cabana and grab a meal at the Poolside Café, a walk-up outdoor grill with fresh snacks like garden-picked salads, snacks, frozen treats, and ever-popular tropical cocktails and margaritas (complete with a frilly umbrella).



TRAILS & PARKS

Woodside's 3,500 acres encompasses a dedicated bluebird sanctuary and nature preserve, plus 7 individual parks and over 21 miles of nature trails - ideal for those that find the most comfort and reprieve in the great outdoors.



RESIDENT-LED GROUPS

Connect with your choice of over 60 resident-initiated clubs inside the community to find your calling, or opt to continue upholding a charity you've supported for years.

The opportunities to give back here are limitless!



WATER ACTIVITIES

Grab a kayak, canoe, or paddleboat and spend your day in the rays over 100 acres of natural sparkling lakes. All of Woodside's lakes are fishable and within easy access to the trail system!



FITNESS CENTER

This 17,000 sq. ft. state-of-theart health and wellness center includes a juice bar, an indoor saltwater swimming pool, group classrooms, cardio equipment, circuit training equipment, personal trainers, and more.



VILLAGE RETAIL

The Village at Woodside is a neo-traditional commerce hub offering access to medical offices, restaurants, a fitness center, salon & spa, Bocce Ball complex, and more all just minutes from your home.







A FOREVER VACATION

FUN WITHOUT A SCHEDULE

The number one "amenity" of Woodside has nothing to do with fitness, walking trails, or golf. It's not a place you can go, nor an event you can attend; rather, it is each incredible person who has discovered Woodside for themselves and decided to make this town their home. Woodside isn't a transient community – everyone here now calls Aiken home and is truly invested in making our local community as wonderful as it can be.

This intangible asset creates a sense of belonging and connection that turns neighbors into lifelong friends, making Woodside not just a place to live, but a place to forever call home.



CREATE YOUR VIEW

With a range of stunning lakeside, fairway, and woodland views from a selection of new construction, resale, and for-rent homes and apartments, Woodside's diverse property offerings are ideal for a variety of lifestyles.

Once you've chosen the perfect spot for your new home, bring your vision to fruition alongside any of our preferred quality community builders, including **Carolina Signature Homes**, **Showcase Homes**, and **Designer Builders**.

CHOOSE FROM ONE OF THREE OPTIONS:

1

PORTFOLIO PLANS

Choose from our collection of prepriced Home Plans to take advantage of today's latest designs and technology at the highest value.

2

SEMI-CUSTOM

Take a plan and adjust it to fit your needs for a simplified experience and semi-custom home tailored directly to your lifestyle.

3

FULLY CUSTOM

Work with one of our Custom Builders to create a dream home pulled directly from your imagination.



Take advantage of Aiken's mild climate and sweeping verdant vistas – whether you prefer single-level living in a modern take on the classic Southern cottage or regal hosting estate, your refuge awaits in our collection.

Portfolio Plans range in size from approximately 1,440 Sq Ft to nearly 3,000 Sq Ft and beyond, all tied together by their ability to create unforgettable gathering spaces for family and neighbors alike.

Inspired by the varied architecture prominent in Southeastern regions like Aiken and beyond, we've partnered with in-house designers to offer over 20 distinguished 1-4 bedroom homes, townhomes, and apartment homes with luxurious selections like hardwood flooring, energyeficient appliance packages, granite countertops, and more included in base pricing.

READY TO UPGRADE YOUR VIEW?

EXPLORE OUR
FULL COLLECTION
BY SCANNING
THE QR CODE!

SCAN



THE HIGHPOINT VILLA



THE MEADOW GLEN CLOISTER



THE CLASSIC OAKMONT



THE HIGHLANDS ST. REGIS

3 Beds • 2.5 Baths • 3,198 Sq Ft



THE CLASSIC ASHDALE

3 Beds • 2.5 Baths • 2,646 Sq Ft



THE CLASSIC LAURENS

3 Beds • 2 Baths • 2,375 Sq Ft



THE COURTYARD POLO

3 Beds • 2.5 Baths • 2,622 Sq Ft



THE MEADOW GLEN ALEXANDER

3 Beds • 2.5 Baths • 2,002 Sq Ft



THE CLASSIC ASHLEY

3 Beds • 2.5 Baths • 2,518 Sq Ft



Attracting visitors from other wealthy Southern towns and frigid
Northern cityscapes, Aiken became known as "The Original Winter
Colony" when affluent families flocked to the region in the late 1800s
to enjoy the area's mild climate, lush scenery, and leisurely pace of life.
Today, the city's current restorations keep past traditions alive and well,
from cobble-stone parkways to oak-shaded avenues, Gilded Age
mansions, and lush urban forests.

Enjoy more FOR LESS

IN AIKEN, SOUTH CAROLINA Find the home of your dreams with housing costs up to 36% lower than the national average and a life of leisure in an area that enjoys a cost-of-living as much as 60% lower than the national average!



PLUS NUMEROUS TAX INCENTIVES FOR RETIREES:

- NO ESTATE OR INHERITANCE TAX
- NO SOCIAL SECURITY TAX
- NO MILITARY RETIREMENT INCOME TAX

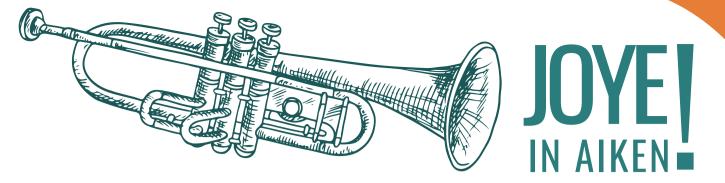
SC HOMESTEAD EXEMPTION:

A complete exemption of taxes on the first \$50,000 in Fair Market Value of your Legal Residence for homeowners over age 65!

Sourced from © TaxFoundation.org 2024







Aiken has long been a hub for artisans and crafters, celebrating the Southeast's rich traditions and creative spirit. The city proudly hosts a variety of annual events that preserve and showcase the cultural legacies of our region. Mark your calendar for must-attend events like the renowned Joye in Aiken Festival in partnership with the prestigious Juilliard School of Music, the annual Aiken Antique Show, the lively Aiken's Makin' Craft and Art Festival, and the inspiring Southern City Film Festival.

SCAN BELOW TO LEARN MORE















