

Sherryl Hennessey (843) 298-5219 sherrylhenn@gmail.com www.SunCitySherryl.com 2019: #1 Weichert SE Agent &

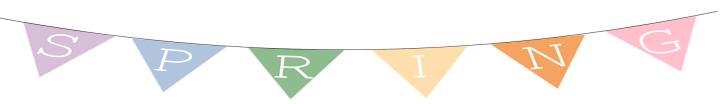
Chairmans Club 2020: #1 Weichert SE Agent & Chairmans Club 2021: #1 National Weichert Agent



Coastal Properties



Barbara O'Connor (843) 422-5060 barboconnor.sc@gmail.com







MARKET UPDATE

SUN CITY, SC

99.4%

LIST PRICE RECEIVED

\$500,508

MEDIAN SALE PRICE

+7.7%

CLOSED SALES INCREASE FROM 2023

56

LISTINGS SOLD





Featured Listings April 2024



14 Saltus Court

Dogwood Model 2 Bed | 2 Bath | 2,094 SF

Bright & Sunny Dogwood model with open floor plan in Sun City Hilton Head. As you walk into the large, inviting foyer you will be drawn to the view of the wooded backyard. Newer roof & HVAC (2022). Entire interior just painted. Beautiful wood floors & tile throughout the living areas, carpet in bdrms. Eat in kitchen features bayed eating area, Corian countertops, island & large breakfast bar. Primary bathroom has large soaking tub & separate shower. Office could be third bedroom. Cul-de-sac, private backyard with covered back porch. Indoor laundry room. Clean Stucco performed (12/20/23)- no issues were found.



39 Strobhar St.

Hamilton/Jefferson Model 2 Bed | 2 Bath | 1,643 SF

Coveted Hamilton/Jefferson model in Sun City Hilton Head on a cul-de-sac lot just a stone's throw from Okatie Creek Golf course, restaurant, & bar! This home offers a den/office w/blt-ins (or 3rd bdrm). The open floor plan boasts an inviting gas fireplace, Carolina room & spacious dining area. Upgrades- bamboo flooring, & interlock flooring in garage, kitchen cabinets, granite counters, SS appls. Two bay windows. 4-inch gutters w/gutter guards. Composite siding. Roof-2013. HVAC-2016. Retractable awning over patio & beautiful paved driveway. Conveniently located to most amenities, gates, shops & restaurants. Furniture available to purchase.



Featured Listings April 2024



47 Coburn Dr W

Hamilton/Jefferson Model 2 Bed | 2 Bath | 1,828 SF

Hamilton Jefferson Model in Sun City Hilton Head. Built by Del Webb. Bright open floor plan, updated plantation shutters throughout, wood floors in living areas, tile in bathrooms, spacious Carolina Room. Built-ins in den & primary closet. Quaint window seat in guest bedroom with drawers for storage.

Bay windows in dining area, guest & primary bedroom. Laundry room w cabinets for storage. Stone (pebble) back patio. HVAC approx. 15yrs & Roof approx. 10 years.



181 Stratford Village Way

Dogwood Model 2 Bed | 2 Bath | 2,062 SF

Stunning Dogwood Model in Sun City Hilton Head, open floor plan! Immerse yourself in luxury with an updated kitchen, featuring newer cabinets, gas stove & stainless steel appliances. Tiled showers & quartz countertops enhance the primary and guest bathrooms. Enjoy wood floors in the living area, tile in the kitchen & bathrooms. Plantation shutters, bay windows, & screened porch offer charm, while the paver patio & front walkway beckon outdoor living. Enjoy a wooded lot, front glass door, storm door, silhouette shades, and indoor laundry. All fans upgraded to Dan's fans. Roof & HVAC(2013) transferable warranties; hot water tank approx. 5 years.



Featured Listings April 2024



153 Kings Creek Dr.

Fredrick Bay Model 3 Bed | 3 Bath | 3,051 SF

Former Model Home loaded with upgrades in Sun City Hilton Head's Northside. Located in BEAUFORT COUNTY. Lawn care included in HOA. Lagoon & golf course view. Kitchen w/ granite counters, spacious island, SS appliances, raised dishwasher, cherry cabinets, HUGE pantry. Quaint details include wood floors, crown molding, gas fireplace. Extended screen porch. Primary bathroom w/ double vanities & dressing table, tile floors, granite. Epoxy floor in garage, Laundry room w/ sink & cabinets. Den converts w closet to third bedroom, LVP floors. Incredible storage; drop zone in foyer, built-ins, extended garage w walk up attic stairs. Hurricane Shutters.







Smoothie Bowl

Ingridients:

1 cup organic frozen mixed berries
1 cup frozen banana
2 cup almond milk
1 scoop vanilla protein powder
1 cup mixed fruit
1 cup granola

Directions:

Add frozen banana and mixed berries to a blender, blend on low until small bites remain.

Add almond milk and protein powder, blend on low again until the mixture reaches a soft serve consistency.

Scoop into 1-2 serving bowls, topped with mixed fruit and granola.





MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
442388	78 Andover Place		Wooded	1,305	\$389,000
439900	2371 Freshwater Lane		Landscape	1,572	\$445,000
440551	207 Hampton Circle		Landscape, Wooded	1,877	\$444,000
439976	32 Nesting Lane		Landscape	1,346	\$330,000
440808	15 Sundance Lane		Landscape, Wooded	1,705	\$443,000
440732	268 Sweetpea Lane		Lagoon, Landscape	2,350	\$765,000
439578	39 Zubler Street		Landscape	1,053	\$285,000
440553	82 Cypress Hollow	Acadia	Golf, Wooded	1,085	\$305,000
436793	33 Darby Creek Court	Azalea	Wooded	1,138	\$445,000
441975	121 Cypress Run	Camellia	Wooded	1,440	\$350,000
441189	23 Andover Place	Chesapeake	Landscape, Wooded	1,310	\$345,000
438215	90 Hampton Cir	Clear Creek	Landscape	1,269	\$352,000
436723	1145 Sunfish Way	Compass	Wooded	1,403	\$589,115
441278	1298 Sunfish Way	Compass	Landscape	1,403	\$494,340
441861	7 Caravelle Court	Custom	Lagoon	3,479	\$875,000
438890	9 Caravelle Court	Custom	Lagoon	2,843	\$790,000
441571	7 Amaryllis Lane	Dogwood	Lagoon, Wooded	2,260	\$610,000
441271	11 Murray Hill Drive	Dogwood	Wooded	2,278	\$525,000
440125	95 Nightingale Lane	Dogwood	Wooded	2,412	\$560,000
442327	1079 Freshwater Lane	Dunwoody Way	Landscape	2,504	\$750,000
439760	64 Holly Ribbons Circle	Egret	Landscape, Wooded	1,884	\$440,000
441924	191 Mystic Point Drive	Gray Myst	Wooded	1,435	\$426,700
436940	1098 Sunfish Way	Hallmark	Lagoon	1,581	\$473,215
439718	1220 Sunfish Way	Hallmark	Lagoon	1,581	\$536,865
439850	1236 Sunfish Way	Hallmark	Lagoon	1,581	\$496,015
440694	23 Stoney Court	Hamilton/Jefferson	Landscape	1,846	\$465,000
439547	25 Basil Court	Heather	Landscape, Wooded	1,488	\$410,000
440562	16 Bailey Lane	Jamestown/Savannah	Landscape	1,304	\$365,000
438427	665 Promenade Lane	Kendall Park	Lagoon, Landscape	2,160	\$490,000
441860	38 Broughton Circle	Kingston/Potomac	Lagoon	1,463	\$343,500
440323	11 Bayberry Drive	Lilac	Golf	2,513	\$650,000
440184	1975 Dreamscape Drive	Mystique	Wooded	1,809	\$649,900
439263	us at <mark>843.422-5060 . I w</mark> 256 Oyster Alley or selling your existing ho	Mystique vill make the whole Rea Use Clickystique Use Clickystique	Estate process easy Landscape	for youtinding t 1,809	\$641,015



MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
441209	179 Daisy Lane	Palmary	Lagoon	1,858	\$645,000
437926	182 Oyster Alley	Palmary	Wooded	1,858	\$652,665
441069	112 Sun Daze Court	Palmary	Landscape	1,858	\$634,040
437269	623 Sunfish Way	Palmary	Wooded	2,802	\$721,140
441797	119 Penny Creek Drive	Pelican	Golf	1,976	\$488,000
438300	40 Oyster Alley	Prestige	Wooded	1,987	\$683,065
439856	222 Sun Daze Court	Prestige	Landscape	1,987	\$681,715
439738	248 Sun Daze Court	Prestige	Landscape	1,987	\$665,440
439012	286 Sun Daze Court	Prestige	Lagoon	1,987	\$656,115
441665	456 Sun Daze Court	Prestige	Landscape	1,987	\$649,390
441316	94 Sun Daze Court	Prestige	Landscape	1,987	\$654,990
438299	377 Sunfish Way	Prestige	Wooded	1,987	\$675,115
439096	355 Sunfish Way	Prosperity	Wooded	1,600	\$588,015
440178	217 Stratford Village Way	Rainier	Wooded	2,265	\$565,000
438295	221 Sun Daze Court	Renown	Lagoon	2,712	\$877,890
439973	9 Falcon Court	Robin	Lagoon	1,247	\$336,000
440516	68 Seaford Place	Robin	Landscape	1,245	\$320,000
437053	99 Oyster Alley	Stardom		2,944	\$865,415
439554	23 Padgett Drive	Summerton	Lagoon, Wooded	1,240	\$320,000
440038	7 Duxbury Lane	Teton	Landscape	2,038	\$475,000
437179	14 Tipo White Court	Vernon Hill	Wooded	2,072	\$505,000
440358	39 Vespers Way	Wisteria	Wooded	2,428	\$480,000
441630	22 Sweetwater Court	Wren	Landscape, Wooded	1,454	\$419,900





April Flower Sudoku

Fill each row, column, and block with unique numbers from 1 to 9



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Beeloo

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Sudoku is a logic-based number-placement puzzle. The objective is to fill a 9×9 grid with digits so







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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
443526	227 Argent Place		Landscape	1,661	\$369,900
443205	209 Aurora Way		Lagoon	1,581	\$574,900
441032	61 Candlelight Lane		Lagoon, Landscape	1,936	\$510,000
442903	42 Cypress Run		Wooded	1,440	\$391,000
443431	59 Cypress Run		Lagoon	1,608	\$429,000
442629	194 Dawnbrook Court		Golf	3,128	\$959,900
442031	3 Dory Court		Lagoon	2,777	\$799,000
443324	184 Hampton Circle		Landscape	2,293	\$569,900
443458	44 Hampton Circle		Golf	2,302	\$649,000
443236	214 Heathwood Drive		Lagoon, Landscape	1,424	\$439,900
443284	131 Honesty Lane		Landscape	1,565	\$475,000
439007	17 Mongin Way		Wooded	1,340	\$378,499
442238	17 Sundome Court		Lagoon	1,829	\$550,000
443694	8 Wild Strawberry Lane		Landscape	1,368	\$420,000
442137	85 Nautical Lane	Abbeyville	Landscape	2,531	\$649,000
443522	64 Andover Place	Acadia	Wooded	1,085	\$320,000
441526	9 Beaufort River Road	Azalea	Landscape	1,258	\$379,500
441747	4 Biltmore Drive	Azalea	Lagoon	1,120	\$349,000
443097	6 Coronado Court	Azalea	Landscape	1,123	\$355,000
443186	142 Cypress Run	Azalea	Landscape	1,240	\$365,000
443006	25 Golden Eagle Drive	Azalea	Wooded	1,327	\$375,000
442611	141 Lazy Daisy Drive	Azalea	Wooded	1,120	\$368,000
439115	17 Tupelo Court	Azalea	Wooded	1,138	\$375,000
440402	15 Ansley Place	Bluffton/Eastman	Wooded	2,080	\$429,000
441191	109 General Hardee Way	Camden/Shenandoah	Lagoon, Landscape	1,772	\$400,000
443361	59 Hampton Circle	Camden/Shenandoah	Wooded	1,655	\$442,000
443554	9 Moonglow Court	Camellia	Landscape	1,440	\$389,000
442872	234 Argent Place	Charleston	Landscape	1,304	\$350,000
442370	34 Chiffelle Street	Charlotte/Madison	Wooded	2,266	\$615,000
440817	127 Colonel Thomas Heyward Road	Charlotte/Madison	Landscape	2,550	\$529,500
442957	130 Lake Somerset Circle	Charlotte/Madison	Lake	2,095	\$595,000
439988	42 Rose Bush Lane	Chestnut	Golf, Lagoon	2,321	\$600,000
443451	29 Padgett Drive	Clayton	Lagoon	1,585	\$410,000



MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
440772	38 Padgett Drive	Clayton	Wooded	1,690	\$369,900
443360	50 Purry Circle	Clayton	Landscape, Wooded	1,427	\$319,900
443622	153 Aurora Way	Compass	Lagoon, Lake	1,345	\$499,000
443632	430 Aurora Way	Compass	Lagoon, Wooded	1,403	\$529,915
442865	359 Blue Jay Lane	Compass	Wooded	1,403	\$499,950
442335	852 Destiny Drive	Compass	Landscape	1,403	\$487,000
442822	1078 Destiny Drive	Contour	Landscape	1,345	\$489,900
442773	26 Spring Beauty Drive	Cumberland Hall	Lagoon	2,816	\$699,900
442580	120 Cutter Circle	Custom	Landscape	3,111	\$865,000
441388	143 Cutter Circle	Custom	Lagoon	3,400	########
442593	98 Cutter Circle	Custom	Deep Water, River	3,143	########
440159	10 Dory Court	Custom	Wooded	2,714	########
442160	25 Mackay Lane	Dickinson	Lagoon	1,445	\$379,900
443403	20 Ceres Court	Dogwood	Lagoon	2,094	\$575,000
441649	5 Fairforest Lane	Dogwood	Lagoon, Wooded	2,668	\$565,000
440748	14 Saltus Court	Dogwood	Landscape, Wooded	2,094	\$525,000
441436	181 Stratford Village Way	Dogwood	Wooded	2,062	\$575,000
442433	3 Teaberry Lane	Dogwood	Golf, Landscape	2,278	\$574,900
442718	217 Maplemere Lane	Dunwoody Way	Golf, Lagoon	3,100	\$855,000
443616	135 Hickory Shad Lane	Ellenton	Landscape	1,528	\$490,240
442803	89 Hickory Shad Lane	Ellenton	Landscape	1,528	\$472,165
442209	158 Walleye Boulevard	Ellenton	Landscape	1,528	\$464,415
442211	172 Walleye Boulevard	Ellenton	Landscape	1,528	\$466,640
442802	190 Walleye Boulevard	Ellenton	Landscape	1,528	\$469,165
443344	39 Walleye Boulevard	Ellenton	Landscape	1,528	\$476,365
443723	153 Kings Creek Drive	Frederick Bay	Golf, Lagoon	3,051	\$779,000
439531	29 Mystic Point Drive	Gray Myst	Wooded	1,518	\$425,000
441819	524 Sunrise Point Drive	Gray Myst	Lagoon, Landscape	1,540	\$435,000
441784	1042 Destiny Drive	Hallmark	Landscape	1,581	\$489,900
439066	1463 Dreamscape Drive	Hallmark	Landscape	1,581	\$499,900



MLS#	Address	Model Name	View	Approx Htd	List Price
				Sq Ft	
442852	1293 Sunfish Way	Hallmark	Wooded	1,581	\$509,890
441282	1309 Sunfish Way	Hallmark	Wooded	1,581	\$498,765
442040	47 Coburn Drive W	Hamilton/Jefferson	Landscape	1,828	\$439,000
443373	341 Hampton Place	Hamilton/Jefferson	Lagoon, Lake	1,831	\$459,900
441809	39 Strobhar Street	Hamilton/Jefferson	Landscape	1,845	\$475,000
439000	1 Cheswell Court	Hatteras	Landscape	1,973	\$470,000
442533	58 Biltmore Drive	Heather	Landscape	1,470	\$420,000
443449	29 Pineapple Drive	Heather	Lagoon	1,320	\$435,000
443447	80 Redtail Drive	Heather	Wooded	1,488	\$415,000
442493	29 Whitebark Lane	Heather	Lagoon, Wooded	1,488	\$479,000
443212	40 Whitebark Lane	Heather	Lagoon, Landscape	1,488	\$447,000
443126	160 Doncaster Lane	Heron	Wooded	1,790	\$440,000
442531	2514 Freshwater Lane	Hill Crest	Lagoon	1,979	\$550,000
442362	3 Fickling Court	Jamestown/Savannah	Landscape	1,460	\$412,500
442407	4 Stoney Court	Jamestown/Savannah	Landscape, Wooded	1,180	\$379,000
440922	18 Sundance Lane	Jamestown/Savannah	Landscape	1,135	\$375,000
437870	816 Knollwood Court	Kendall Park	Lagoon, Landscape	2,691	\$649,900
442443	176 Northlake Boulevard	Kendall Park	Landscape	2,028	\$534,000
442697	655 Cypress Hills Drive	Lilac	Golf, Lagoon	2,691	\$650,000
443059	82 Herons Bill Drive	Lilac	Lagoon	2,289	\$595,000
440704	12 Lake Somerset Drive	Marion/Webster	Lake	2,813	\$969,000
438590	766 Knollwood Court	Martin Ray	Lagoon	2,699	\$619,000
441201	2 Lake Somerset Circle	Monroe/Rutledge	Landscape	2,478	\$650,000
440701	519 Northlake Village Court	Noir Coast	Lagoon	1,263	\$389,000
443204	47 Wild Strawberry Lane	Noir Coast	Landscape	1,278	\$375,000
442673	63 Carnation Road	Palmary	Lagoon, Landscape	1,959	\$599,000
442854	140 Oyster Alley	Palmary	Landscape	1,858	\$739,790
443351	358 Sun Daze Court	Palmary	Landscape	1,858	\$664,890
439697	74 Sun Daze Court	Palmary	Landscape	1,858	\$624,890
443345	266 Sunfish Way	Palmary	Landscape	1,858	\$667,115
442473	191 Stratford Village Way	Pelican	Wooded	1,850	\$449,000
442986	385 Mystic Point Drive	Pine Spring	Landscape, Wooded	1,546	\$439,900



MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
441562	691 Destiny Drive	Prestige	Lagoon	1,987	\$659,900
443615	99 Grande Avenue	99 Grande Avenue Prestige Wooded		1,987	\$837,640
442058	280 Oyster Alley Prestige Landscape		Landscape	1,987	\$669,990
441580	380 Sun Daze Court	Prestige	Landscape	1,987	\$649,340
443154	244 Sunfish Way	Prestige	Landscape	1,987	\$679,565
442979	97 Cypress Run	Primrose	Lagoon	1,548	\$439,900
440573	101 Redtail Drive	Primrose	Lagoon, Landscape	1,548	\$449,999
442324	47 Stratford Village Way	Rainier	Lagoon, Pool	2,086	\$699,000
440218	9 Graham Court	Remington	Landscape	2,167	\$520,000
441629	10 Raven Lane	Robin	Lagoon	1,247	\$329,995
442480	89 Padgett Drive	Summerton	Lagoon, Wooded	1,246	\$345,000
442401	188 Havenview Lane	Surrey Crest	Landscape	1,882	\$515,000
443140	9 Orchid Lane	Sycamore	Lagoon, Wooded	2,568	\$750,000
442636	485 Heathwood Drive	Taft Street	Lagoon	2,134	\$549,900
442677	563 Northlake Village Court	Taft Street Loft	Lagoon	2,280	\$599,000
442171	15 Turnberry Court	Taft Street Loft	Landscape, Wooded	2,134	\$610,000
443063	9 Fairforest Lane	Wisteria	Wooded	2,428	\$645,000
441349	1 Murray Hill Drive	Wisteria	Lagoon, Wooded	2,410	\$612,900
440528	97 Nightingale Lane	Wisteria	Wooded	2,456	\$599,900
441840	18 Wandering Daisy Drive	Wisteria	Landscape	2,396	\$619,000
442197	8 Raven Lane	Wren	Lagoon, Wooded	1,454	\$350,000
442922	6 Summerplace Drive	Wren	Lagoon, Wooded	1,602	\$444,900
440170	2 Sweetwater Court	Wren	Wooded	1,454	\$379,000
438571	18 Dory Court	Yellowstone	Wooded	2,521	\$650,000

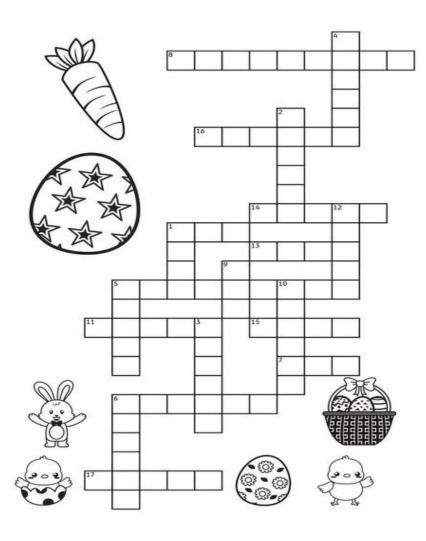




April Flower Crossword

Find the correct answers to the clues and fill them into the crossword puzzle.





DOWN

- 1. An activity that involves
- searching for something

 2. A meal that combines some breakfast items with some lunch items
- 3. The time of year when flowers
- start to bloom 4. A mammal that moves by hopping
- on its strong back legs 5. Creatures that lay eggs and have a backbone
- 6. A type of woven container used for storage
- 9. Not existing before
- 10. A plant that grows in a garden or field
- 12. Often comes in a wrapper

ACROSS

- 1. A type of processed pork, usually smoked or cured
- 5. Insect with colorful wings
- 6. A hat with a brim that ties under the chin
- 7. A popular item in Easter celebrations
- 8. A food made from cocoa beans and sugar
- 11. Garment worn on the body, usually with sleeves and a skirt or trousers
- 13. Water droplets falling from the sky
- 14. A young bird that has not yet grown feathers
- 15. A desire for something to be true
- 16. Root vegetrable often used as a reward for animals
- 17. Absence of war or violence





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April 2024 Highlighted Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
	A	erit	age	Mee		
21	22	23	24	25	26	27
	CARTE DA		Sun City Health Fair in Pavilion Room		Bluffton Sun City Party Kick-off at Bluffton Oyster Factory Park	23rd Annual Art Market at Coastal Discovery Museum
28	29	30				
23rd Annual Art Market at Coastal Discovery Museum						