



Sherryl Hennessey

2019: #1 Weichert SE Agent & Chairmans Club
2020: #1 Weichert SE Agent & Chairmans Club
2021: #1 National Weichert Agent

Sun City Sherryl June 2024

Call Sherryl & Barb

(843) 422-5060



Barbara O'Connor

Senior Real Estate Specialist
Quality Service Award 2020, 2021, 2022
Licensed Realtor® Since 1998
Sun City Resident



SUMMER

When the days get longer,
the stars get brighter,
your hair gets lighter,
the water gets warmer,
the music gets louder
and life gets better!



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MARKET UPDATE

SUN CITY, SC

98.2%

LIST PRICE RECEIVED

\$511,233

MEDIAN SALE PRICE

79

NEW LISTINGS

60

LISTINGS SOLD

MAY 2024

Weichert | Coastal Properties
REALTORS

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Featured Listings

June 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.



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.



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Featured Listings June 2024



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.



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INDEPENDENCE DAY EVENTS



SUNDAY, JUNE 30th

- 9 am | Bluffton Independence Day 5k
- 5 pm | Independence Day Celebration | Bluffton Historic District

THURSDAY, JULY 4th

- 8 am | 3rd Annual 5k Firecracker Run in Downtown Beaufort
- 8 am | Hilton Head Firecracker 5k at Jarvis Creek
- 8 am | July 4th USA 5k at Coligny Beach
- 1 pm | 2024 Salute from the Shore
- 6 pm | Shelter Cove Fireworks Show
- 8 pm | Savannah Riverboat 4th of July Firework Cruise
- 9 pm | Harbour Town Fireworks
- 9 pm | Tybee Island Fireworks



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Homes Sold May 2024

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
442382	563 Argent Way		Lagoon, Lake	1,573	\$430,000
442600	116 Cypress Run		Landscape	1,420	\$315,000
442031	3 Dory Court		Lagoon	2,777	\$750,000
443535	8 Huquenin Court		Landscape	1,228	\$340,000
442390	204 Landing Lane		Lagoon	1,403	\$395,000
443719	356 Maplemere Lane		Golf	2,412	\$735,000
441341	1518 Promenade Lane		Landscape, Wooded	2,712	\$1,130,000
442396	57 Raven Glass Lane		Lagoon, Wooded	2,586	\$670,000
442654	424 Serenity Point Drive		Golf	2,420	\$565,000
441308	95 Spring Beauty Drive		Landscape, Wooded	1,508	\$396,000
443664	3 Tourquay Lane		Wooded	2,062	\$556,000
442148	92 Valleybrooke Court S		Lagoon	2,315	\$619,900
439115	17 Tupelo Court	Azalea	Wooded	1,138	\$345,000
440397	41 Tupelo Court	Azalea	Lagoon	1,318	\$380,000
439221	20 Whitebark Lane	Azalea	Landscape	1,138	\$324,000
440402	15 Ansley Place	Bluffton/Eastman	Wooded	2,080	\$395,000
442788	216 Benjamin Seabrook Court	Bluffton/Eastman	Landscape	1,885	\$459,000
443146	9 Fickling Court	Camden/Shenandoah	Landscape	1,540	\$425,000
442762	8 Plum Court	Camellia	Lagoon	1,346	\$332,000
439717	4 Coburn Court	Charlotte/Madison	Wooded	2,113	\$525,000
441586	265 Argent Place	Chesapeake	Lagoon	1,328	\$350,000
443414	469 Colonel Thomas Heyward Road	Chestnut	Lagoon, Wooded	2,312	\$580,000
441578	1323 Sunfish Way	Compass	Wooded	1,403	\$497,465
439872	1276 Sunfish Way	Contour	Lagoon	1,403	\$495,388
441132	1032 Rivergrass Lane	Cumberland Hall	Lagoon	2,751	\$685,000
440026	231 Aurora Way	Hallmark	Lagoon	1,581	\$541,115
442088	93 Hampton Circle	Hamilton/Jefferson	Wooded	1,831	\$490,000
441420	106 Honey Hill Drive	Hamilton/Jefferson	Landscape	1,675	\$395,000

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Homes Sold May 2024

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
442030	555 Colonel Thomas Heyward Road	Heather	Lagoon	1,497	\$429,000
441226	29 Nesting Lane	Heather	Landscape	1,488	\$358,000
443126	160 Doncaster Lane	Heron	Wooded	1,790	\$430,000
440934	28 Marigold Drive	Ibis	Landscape	2,059	\$489,000
441977	27 Pendarvis Way	Jamestown/Savannah	Landscape	1,180	\$370,000
442578	507 Colonel Thomas Heyward Road	Lilac	Golf, Lagoon	2,289	\$550,000
443059	82 Herons Bill Drive	Lilac	Lagoon	2,289	\$575,000
442618	118 Penny Creek Drive	Lilac	Golf, Lagoon	2,289	\$640,000
440704	12 Lake Somerset Drive	Marion/Webster	Lake	2,813	\$960,000
441297	1119 Rivergrass Ln	Morningside Lane	Golf, Landscape	2,885	\$850,000
440415	196 Sunfish Way	Mystique	Landscape	1,809	\$685,990
439948	273 Sunfish Way	Mystique	Wooded	1,809	\$684,790
439951	306 Sun Daze Court	Palmary	Landscape, Wooded	1,858	\$598,965
442419	38 Honesty Lane	Pine Spring	Lagoon	1,565	\$405,000
442986	385 Mystic Point Drive	Pine Spring	Landscape, Wooded	1,546	\$415,000
439360	120 Oyster Alley	Prestige	Lagoon	1,987	\$685,390
439854	234 Oyster Alley	Prestige	Landscape	1,987	\$640,240
437051	36 Sun Daze Court	Prestige		2,649	\$720,315
440044	295 Sunfish Way	Prestige	Wooded	1,987	\$664,105
442979	97 Cypress Run	Primrose	Lagoon	1,548	\$423,000
437056	2185 Dreamscape Drive	Renown		3,536	\$1,004,915
439026	133 Sun Daze Court	Renown	Lagoon	2,712	\$834,740
439953	195 Sun Daze Court	Renown	Wooded	2,712	\$1,045,590
439962	287 Sun Daze Court	Renown	Lagoon	2,712	\$892,465
439265	379 Sun Daze Court	Renown	Lagoon	2,859	\$851,815
444025	36 Summerplace Drive	Robin	Landscape	1,252	\$340,000
439861	257 Sun Daze Court	Stardom	Lagoon	2,179	\$863,115
442373	2355 Freshwater Lane	Steel Creek	Landscape	1,355	\$419,000
442465	366 Gleneagle Court	Steel Creek	Lagoon, Landscape	1,655	\$445,000
442847	223 Heathwood Dr	Steel Creek	Lagoon, Landscape	1,505	\$435,000

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Homes Sold May 2024

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
442484	54 Concession Oak Drive	Sycamore	Lagoon, Landscape	3,336	\$799,000
443263	46 Murray Hill Drive	Sycamore	Golf, Lagoon	2,568	\$701,000
439446	19 Star Flower Drive	Sycamore	Lagoon	2,760	\$680,000
442514	6 Tipo White Court	Willow Bend	Lagoon, Landscape	2,130	\$540,000
441349	1 Murray Hill Drive	Wisteria	Lagoon, Wooded	2,410	\$608,000
439179	25 Raven Glass Lane	Wisteria	Lagoon	2,596	\$600,000
440170	2 Sweetwater Court	Wren	Wooded	1,454	\$357,500
438571	18 Dory Court	Yellowstone	Wooded	2,521	\$620,000

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Sudoku is a logic-based number-placement puzzle. The objective is to fill a 9×9 grid with digits so that each column, each row, and each of the nine 3×3 sub grid (or box) contain all of the digits from 1 to 9.

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Sherryl & Barb's Pleased Clients & New Sun City Neighbors



Very knowledgeable as she lived in Sun City as I did. Barbara is an extremely efficient realtor who answered all questions quickly, presented the home nicely, responded promptly to all of our calls and kept us up to date on the status of the sale, what the next steps were, and timing needed to finish them. She also had excellent local contacts to do a few repairs that we could not have found without her. Barbara had numerous contacts with other realtors and was able to find buyers in a very short time. Thanks again to Barbara. You will not go wrong using her as your realtor. 110% satisfied.

Barbara S. - Seller



Sherryl is a pleasure to work with. She is very professional and really knows the business

Anette H. - Seller



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SUMMER

B I P W T P Y W A T E R M E L O N J D C N D X C
 Q Q K I G C S J S Q T O L F L I P F L O P S M D
 U U O H A F U L E O W P E M Y O B G X L G J M I
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 X Y P Y P A S L A D N A S N N V J S Q Q Z O V Q

- amusementpark
- sleepingin
- watermelon
- parawings
- waterpark
- poolparty
- flipflops
- sunscreen
- barbeque
- dirtbike
- laughing
- vacation
- icecream
- cookouts
- umbrella
- picnics
- friends
- fishing
- surfing
- hotdogs
- sandals
- outside
- travel
- museum
- bikes
- beach
- sand
- pool
- hot
- fun



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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
444760	617 Argent Way		Pool	1,651	\$425,000
444716	154 Aurora Way		Landscape	1,492	\$449,900
443205	209 Aurora Way		Lagoon, Lake	1,581	\$539,919
441032	61 Candlelight Lane		Lagoon, Landscape	1,936	\$499,900
442903	42 Cypress Run		Wooded	1,440	\$379,900
445057	13 Debeaufain Drive		Wooded	1,085	\$369,000
444134	19 Dragonfly Drive		Wooded	1,454	\$399,900
444917	102 Fort Walker Court		Golf, Wooded	3,400	\$890,000
444460	2434 Freshwater Lane		Lagoon	1,574	\$449,000
442691	8 Geranium Court		Lagoon	2,428	\$615,000
444839	15 Graham Court		Wooded	2,302	\$575,000
443324	184 Hampton Circle		Landscape	2,293	\$544,900
443458	44 Hampton Circle		Golf	2,302	\$649,000
443740	10 Milkmaid Lane		Lagoon	2,036	\$535,000
444922	246 Northlake Boulevard		Wooded	2,025	\$549,999
444496	110 Pinnacle Shores Drive		Golf, Lagoon	2,058	\$529,900
444071	1157 Serenity Point Drive		Lagoon	2,331	\$629,500
443996	4 Star Flower Drive		Landscape	2,246	\$499,000
443710	66 Summerplace Drive		Landscape, Wooded	1,454	\$419,900
442238	17 Sundome Court		Lagoon	1,829	\$529,000
445124	519 Sunfish Way		Wooded	2,649	\$849,000
444927	147 Sunrise Point Drive		Lagoon	2,157	\$567,500
444070	19 Trescot Lane		Landscape, Wooded	2,284	\$575,000
444458	249 Canterbury Court	Abbeyville	Golf, Lagoon	1,656	\$639,000
442137	85 Nautical Lane	Abbeyville	Landscape	2,531	\$624,500
443522	64 Andover Place	Acadia	Wooded	1,085	\$299,000
443611	21 Cutter Circle	Ariele	Wooded	3,031	\$750,000
443476	117 Lake Somerset Circle	Augusta/Revere	Landscape, Wooded	2,178	\$535,000
441526	9 Beaufort River Road	Azalea	Landscape	1,258	\$369,900
441747	4 Biltmore Drive	Azalea	Lagoon	1,120	\$334,900
443097	6 Coronado Court	Azalea	Landscape	1,123	\$348,000
443186	142 Cypress Run	Azalea	Landscape	1,240	\$332,500
443918	16 Daffodil Ct	Azalea	Landscape	1,120	\$329,900

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
443006	25 Golden Eagle Drive	Azalea	Wooded	1,303	\$375,000
445377	579 Argent Way	Camden/Shenandoah	Wooded	1,395	\$425,000
441191	109 Gen Hardee Way	Camden/Shenandoah	Lagoon, Landscape	1,772	\$400,000
443349	3 Graham Court	Camden/Shenandoah	Landscape	1,655	\$415,000
443361	59 Hampton Circle	Camden/Shenandoah	Wooded	1,655	\$439,900
444177	32 Lake Somerset Circle	Camden/Shenandoah	Landscape	1,402	\$400,000
444704	127 Lazy Daisy Drive	Camellia	Wooded	1,440	\$369,000
443554	9 Moonglow Court	Camellia	Landscape	1,440	\$374,000
443949	10 Whitebark Lane	Camellia	Landscape	1,355	\$369,000
440937	26 Purry Circle	Charleston	Landscape	1,089	\$319,000
442370	34 Chiffelle Street	Charlotte/Madison	Wooded	2,394	\$599,900
440817	127 Colonel Thomas Heyward Road	Charlotte/Madison	Landscape	2,550	\$519,500
442957	130 Lake Somerset Circle	Charlotte/Madison	Lake	2,095	\$595,000
442872	234 Argent Place	Chesapeake	Landscape	1,304	\$340,000
444619	7 Bourquine Way	Clayton	Lagoon	1,427	\$459,000
440772	38 Padgett Drive	Clayton	Wooded	1,690	\$345,000
443632	430 Aurora Way	Compass	Lagoon, Wooded	1,403	\$499,990
443329	223 Blue Jay Lane	Compass	Wooded	1,403	\$472,500
442865	359 Blue Jay Lane	Compass	Wooded	1,403	\$489,900
442335	852 Destiny Drive	Compass	Landscape	1,403	\$459,900
444478	1403 Dreamscape Drive	Compass	Wooded	1,803	\$549,900
443622	153 Aurora Way	Contour	Lagoon, Lake	1,345	\$485,000
443746	165 Stratford Village Way	Cumberland	Wooded	1,904	\$439,000
443822	20 Tourquay Lane	Cumberland	Landscape	1,638	\$459,000
444373	5 Tourquay Lane	Cumberland	Wooded	1,812	\$465,000
441388	143 Cutter Circle	Custom	Lagoon	3,400	\$1,475,000
442593	98 Cutter Circle	Custom	Deep Water, Marsh	3,400	\$1,985,000
440159	10 Dory Court	Custom	Wooded	2,714	\$1,050,000
443900	2 Poyas Dr	Custom	Landscape	1,752	\$499,900
442160	25 Mackay Lane	Dickinson	Lagoon	1,642	\$357,900
443466	18 Dawn Sky Court	Dogwood	Lagoon	2,264	\$565,000
441649	5 Fairforest Lane	Dogwood	Lagoon, Wooded	2,668	\$535,000
441607	33 Star Flower Drive	Dogwood	Lagoon	2,076	\$549,900
441436	181 Stratford Village Way	Dogwood	Wooded	2,062	\$550,000

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442433	3 Teaberry Lane	Dogwood	Golf, Landscape	2,278	\$559,900
443874	17 Arabella Lane	Egret	Landscape	1,840	\$565,000
444016	55 Kings Creek Drive	Egret	Golf	1,712	\$475,000
445178	7 Larkspur Lane	Egret	Landscape	1,716	\$475,000
443998	158 Hickory Shad Lane	Ellenton	Lagoon	1,528	\$494,240
444003	161 Hickory Shad Lane	Ellenton	Landscape	1,528	\$472,665
444005	175 Hickory Shad Lane	Ellenton	Landscape	1,528	\$482,640
443344	39 Walleye Boulevard	Ellenton	Landscape	1,528	\$469,640
443723	153 Kings Creek Drive	Frederick Bay	Golf, Lagoon	3,051	\$769,000
443916	5 Honesty Lane	Gray Myst	Landscape	1,665	\$459,000
444088	29 Mystic Point Drive	Gray Myst	Landscape, Wooded	1,515	\$415,000
441819	524 Sunrise Point Drive	Gray Myst	Lagoon, Landscape	1,540	\$425,000
444337	1042 Destiny Drive	Hallmark	Landscape	1,581	\$469,900
444421	1463 Dreamscape Drive	Hallmark	Landscape, Wooded	1,581	\$499,900
444422	38 Chiffelle Street	Hamilton/Jefferson	Wooded	1,651	\$459,900
442040	47 Coburn Drive W	Hamilton/Jefferson	Landscape	1,828	\$439,000
443744	225 Hampton Circle	Hatteras	Wooded	1,973	\$500,000
444027	144 Honesty Lane	Heather	Landscape	1,488	\$479,000
444761	146 Honesty Ln	Heather	Landscape	1,470	\$415,000
443449	29 Pineapple Drive	Heather	Lagoon	1,320	\$399,900
444947	84 Redtail Drive	Heather	Landscape, Wooded	1,688	\$419,999
444669	19 Whitebark Lane	Heather	Landscape	1,488	\$412,500
443838	17 Marigold Drive	Heron	Lagoon	1,944	\$478,000
442531	2514 Freshwater Lane	Hill Crest	Lagoon	1,979	\$550,000
444580	1 Argent Court	Jamestown/Savannah	Landscape, Wooded	1,183	\$339,000
444017	25 Bailey Lane	Jamestown/Savannah	Landscape	1,180	\$365,000
442362	3 Fickling Court	Jamestown/Savannah	Landscape	1,460	\$399,500
444608	1 Sanders Court	Jamestown/Savannah	Landscape	1,276	\$365,000
442407	4 Stoney Court	Jamestown/Savannah	Landscape, Wooded	1,180	\$379,000
440922	18 Sundance Lane	Jamestown/Savannah	Landscape	1,135	\$350,000
442443	176 Northlake Boulevard	Kendall Park	Landscape	2,028	\$539,000
444282	148 Stratford Village Way	Lilac	Landscape	2,613	\$659,000

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
438590	766 Knollwood Court	Martin Ray	Lagoon	2,699	\$599,000
443788	150 Valleybrooke Court N	Martin Ray	Lagoon, Lake	2,306	\$629,000
440701	519 Northlake Village Court	Noir Coast	Lagoon	1,263	\$369,000
444728	58 Wild Strawberry Lane	Noir Coast	Landscape	1,422	\$419,000
443345	266 Sunfish Way	Palmary	Landscape	1,858	\$647,590
443813	14 Bishop Street	Pelican	Landscape	1,868	\$489,000
442473	191 Stratford Village Way	Pelican	Wooded	1,850	\$439,900
445204	560 Crane Court	Prestige	Wooded	1,987	\$699,000
441562	691 Destiny Drive	Prestige	Lagoon	1,987	\$639,000
444173	418 Sun Daze Court	Prestige	Landscape	1,987	\$669,840
443999	111 Cypress Hollow	Primrose	Wooded	1,324	\$325,000
444858	10 Daffodil Court	Primrose	Lagoon	1,420	\$413,000
445104	35 Golden Eagle Drive	Primrose	Wooded	1,447	\$399,000
440573	101 Redtail Drive	Primrose	Lagoon, Landscape	1,548	\$434,500
445157	169 Stratford Village Way	Rainier	Wooded	2,107	\$599,900
442324	47 Stratford Village Way	Rainier	Lagoon, Pool	2,086	\$649,900
444661	15 Talbot Court	Rainier	Landscape	2,086	\$499,000
444348	2185 Dreamscape Drive	Reknown	Lagoon, Wooded	3,536	\$1,035,000
440218	9 Graham Court	Remington	Landscape	2,167	\$520,000
445362	159 Wiry Green Leaf Lane	Renown	Wooded	2,712	\$923,815
444562	244 Landing Lane	Robin	Golf	1,247	\$375,000
444355	585 Maplemere Lane	Sonoma Cove	Lagoon	2,766	\$699,000
444615	8 Wild Strawberry Lane	Steel Creek	Landscape, Wooded	1,368	\$365,000
442480	89 Padgett Drive	Summerton	Lagoon, Wooded	1,246	\$335,000
444117	10 Purry Circle	Summerton	Lagoon, Landscape	1,210	\$333,000
443312	8 Knotweed Court	Surrey Crest	Landscape	1,864	\$539,900
445073	118 Thomas Bee Drive	Surrey Crest	Landscape, Wooded	1,720	\$469,000
443140	9 Orchid Lane	Sycamore	Lagoon, Wooded	2,568	\$750,000
442636	485 Heathwood Drive	Taft Street Loft	Lagoon	2,134	\$539,900
442677	563 Northlake Village Court	Taft Street Loft	Lagoon	2,280	\$585,000

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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
442171	15 Turnberry Court	Taft Street Loft	Landscape, Wooded	2,134	\$600,000
444279	17 Falmouth Way	Teton	Landscape	2,085	\$550,000
443846	179 Hampton Circle	Wisteria	Landscape, Wooded	2,424	\$549,000
440528	97 Nightingale Lane	Wisteria	Wooded	2,456	\$565,000
442197	8 Raven Lane	Wren	Lagoon, Wooded	1,454	\$350,000
444432	17 Seaford Place	Wren	Landscape	1,454	\$425,000
442922	6 Summerplace Drive	Wren	Lagoon, Wooded	1,602	\$444,900

Please call us at **843.422-5060** . I will make the whole Real Estate process easy for you...finding that special new home and/or selling your existing house. Click [HERE](#) to visit my website.

GAME TIME

Summer Time



1. Parrot 2. Watermelon 3. Whale
 4. Bird 5. Palm 6. Airplane 7. Sunscreen
 8. Cocktail 9. Skydiving 10. Sun

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June 2024 Highlighted Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
						1	
							
2	3	4	5	6	7	8	
				Bluffton Farmers Market			
9	10	11	12	13	14	15	
				Bluffton Farmers Market			
16	17	18	19	20	21	22	
		Sushi Day 		Bluffton Farmers Market 	Target Band performs at Prime Time Grille		
23	24	25	26	27	28	29	
	National Pralines Day 						Beaufort Dragon Boat Race Day 
30							
July 4th Events Begin							

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