



Sherryl Hennessey

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

Sun City Sherryl August 2024

Call Sherryl & Barb

(843) 422-5060

Weichert
REALTORS
Coastal Properties



Barbara O'Connor

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



August Rain: The
best of the summer
gone and, the new
fall not yet born. The
odd uneven time.

Sylvia Plath



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MARKET UPDATE

SUN CITY, SC

99.6%

LIST PRICE RECEIVED

\$512,990

MEDIAN SALE PRICE

+ 1.1%

LIST PRICE RECEIVED INCREASE
FROM 2023

51

LISTINGS SOLD

JULY 2024

Weichert | Coastal Properties
REALTORS®

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Featured Listings August 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. Enjoy the northside perks & pay BEAUFORT COUNTY lower taxes! Breathtaking lagoon & golf course view. Kitchen boasts a spacious island, SS appls, raised dishwasher, cherry cabinets, HUGE pantry. Upgrades include wood floors, crown molding, gas fireplace. 2nd floor BONUS room! Extended screen porch. Primary bathroom w/ double vanities & dressing table, tile floors, granite. Laundry room w/sink & cabinets. Den or third bedroom w/ wlk-in closet, LVP floors. Incredible storage throughout! Drop zone, built-ins. Epoxy floor in extended garage w/walk-up attic stairs. Hurricane Shutters.



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Featured Listings August 2024



181 Stratford Village Way

Dogwood Model

2 Bed | 2 Bath | 2,062 SF

Stunning Dogwood Model in Sun City Hilton Head, spacious open floor plan! Immerse yourself in luxury with an updated, high-end kitchen, featuring newer cabinets, gas stove & stainless-steel appliances. Both baths updated with gorgeous, tiled showers & quartz countertops. All the costly updates are complete! Tile floors in kitchen & baths. New LVP floors in great room, office and guest rm- July 2024. Plantation shutters, bay windows, & screened porch overlooking private, wooded lot. Paver patio & front walkway beckon outdoor living. Front glass door, silhouette shades, & indoor laundry. Fans upgraded to Dan's fans. Roof & HVAC 2013 w/warranty.



14 Saltus Court

Dogwood Model

2 Bed | 2 Bath | 2,094 SF

Bright & Sunny coveted 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. Vacant room photos show new Luxury Vinyl Plank floors! Eat in kitchen features bayed eating area, Corian cntrs, island & large breakfast bar. Primary bathroom has a soaking tub & separate shower. Office could be third bedroom. Covered back porch overlooks the private backyard. House sits on the cul-de-sac, nice long driveway. Indoor laundry room.



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Homes Sold July 2024

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
441326	16 Fenwick Drive		Lagoon	2,086	\$550,000
441833	39 Huquenin Lane		Landscape	1,089	\$290,000
444922	246 Northlake Boulevard		Wooded	2,025	\$539,999
443996	4 Star Flower Drive		Landscape	2,246	\$487,000
444764	10 Andover Place	Adirondack	Wooded	1,550	\$365,000
444835	3 General Prevost Court	Augusta/Revere	Wooded	2,145	\$530,000
444378	47 Cypress Run	Camellia	Lagoon, Landscape	1,328	\$435,000
444036	21 Nesting Lane	Camellia	Landscape	1,458	\$375,000
445603	35 Orion Place	Camellia	Landscape	1,440	\$333,900
442957	130 Lake Somerset Circle	Charlotte/Madison	Lake	2,095	\$575,000
443360	50 Purry Circle	Clayton	Landscape, Wooded	1,427	\$300,000
444334	68 Zubler Street	Clayton	Lagoon	1,531	\$335,000
440466	289 Aurora Way	Contour	Lagoon	1,403	\$469,340
442822	1078 Destiny Drive	Contour	Landscape	1,345	\$459,000
444268	117 Spring Beauty Drive	Copper Ridge	Landscape, Wooded	1,714	\$480,000
443822	20 Tourquay Lane	Cumberland	Landscape	1,638	\$449,000
442593	98 Cutter Circle	Custom	Deep Water, Marsh	3,400	\$1,985,000
440829	28 Walleye Boulevard	Danbury	Landscape	1,390	\$446,690
444757	525 Colonel Thomas Heyward Road	Egret	Landscape, Wooded	2,514	\$505,000
440408	71 Walleye Boulevard	Ellenton	Landscape	1,528	\$451,810
439860	233 Aurora Way	Hallmark	Lagoon	2,196	\$574,840
439714	236 Aurora Way	Hallmark	Wooded	1,581	\$465,597
440465	238 Aurora Way	Hallmark	Lagoon	1,581	\$512,990
440467	255 Aurora Way	Hallmark	Wooded	1,581	\$489,260
441005	362 Aurora Way	Hallmark	Landscape	1,581	\$528,590
444886	1289 Dreamscape Drive	Hallmark	Landscape	1,581	\$531,900
442852	1293 Sunfish Way	Hallmark	Wooded	1,581	\$498,515
444683	24 Hamilton Drive	Hamilton/Jefferson	Lagoon	1,849	\$455,000
444900	7 Baldwin Lane	Hatteras	Lagoon	1,973	\$490,000
444580	1 Argent Court	Jamestown/Savannah	Landscape, Wooded	1,183	\$335,000
443607	206 Colonel Thomas Heyward Road	Jamestown/Savannah	Landscape, Wooded	1,415	\$395,000

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
438590	766 Knollwood Court	Martin Ray	Lagoon	2,699	\$575,000
443861	128 Lake Somerset Circle	Monroe/Rutledge	Lake	2,478	\$700,000
443863	2 Lake Somerset Circle	Monroe/Rutledge	Landscape	2,478	\$599,900
440991	235 Sunfish Way	Mystique	Landscape	1,809	\$661,530
443204	47 Wild Strawberry Lane	Noir Coast	Landscape	1,278	\$350,000
440995	136 Sunfish Way	Palmary	Landscape	2,691	\$731,040
443345	266 Sunfish Way	Palmary	Landscape	1,858	\$629,540
441562	691 Destiny Drive	Prestige	Lagoon	1,987	\$633,000
441580	380 Sun Daze Court	Prestige	Landscape	1,987	\$624,940
440997	580 Sun Daze Court	Prestige	Landscape	2,649	\$792,133
440462	197 Sunfish Way	Prestige	Wooded	2,649	\$787,440
444348	2185 DREAMSCAPE DR	Reknown	Lagoon, Wooded	3,536	\$997,000
440447	278 Java Drive	Renown	Wooded	2,712	\$1,093,139
444562	244 Landing Lane	Robin	Golf	1,247	\$365,000
441629	10 Raven Lane	Robin	Lagoon	1,247	\$315,000
440977	447 Java Drive	Stardom	Landscape	2,179	\$827,506
441002	281 Java Drive	Stellar	Lagoon	2,240	\$970,815
440444	302 Java Drive	Stellar	Wooded	2,240	\$921,865
443400	39 Concession Oak Drive	Sycamore	Landscape	2,586	\$667,800
444068	9 Astral Lane	Wisteria	Landscape	2,578	\$520,000

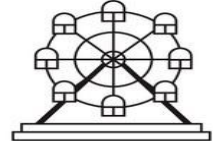
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SUNSHINE STATE SUDOKU



FILL EACH ROW, COLUMN, AND BLOCK WITH UNIQUE NUMBERS FROM 1 TO 4



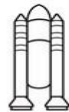
2		1	4
4		3	2
	2	4	1
1	4	2	

3	2	1	4
		2	3
2	4	3	1
	3	4	



1	2	3	4
4	3		2
	1	4	
	4	2	1

2	1	3	4
3	4		
1	2		3
4		2	1



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



“Barb is great to work with! As we had moved out of the area before putting the property on the market, Barb kept us advised weekly on showings and related comments.”

Syd S.. - Seller

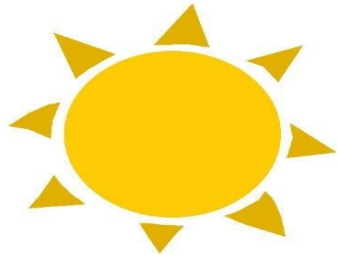


“Sheryl did a fantastic job! We were very happy to have her on our side!”

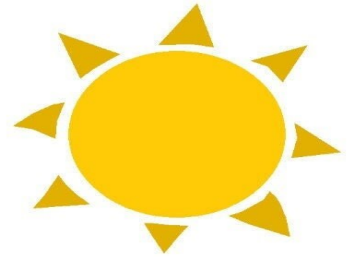
Lillian P.



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Summer Word Search



SUMMER	G	A	R	D	E	N	Y	S	M	B	M	T	O	L	S
SUNSHINE	N	I	A	R	M	E	L	E	S	E	E	R	W	O	U
SWIM	U	C	I	N	C	I	P	E	A	S	I	A	M	S	N
BOAT	L	M	L	I	N	O	I	T	A	C	A	V	R	P	S
CAMP	P	O	P	S	I	C	L	E	Q	L	D	E	K	I	H
HIKE	U	I	P	E	C	A	M	P	I	O	O	L	F	C	I
GARDEN	Y	T	N	S	R	E	T	L	M	D	N	T	R	E	N
PLAY	P	W	N	S	O	E	P	A	T	G	N	E	D	X	E
BEACH	A	U	G	R	I	A	D	Y	B	O	A	Y	A	T	E
JULY	R	L	J	U	L	Y	G	R	S	A	S	O	U	P	A
AUGUST	K	E	F	G	L	C	E	A	T	H	I	R	G	A	S
PARK	B	A	L	Y	P	A	E	N	O	C	R	E	U	R	D
PICNIC	S	H	O	R	T	S	O	O	H	A	E	H	S	H	R
POPSICLE	U	Y	P	E	M	N	O	S	A	E	S	S	T	D	E
ICE CREAM	C	H	E	T	A	M	C	L	Y	B	G	M	R	E	S
SHORTS	X	L	A	O	V	Z	R	C	O	J	B	R	I	N	S
DRESS	F	O	S	E	M	A	E	R	C	E	C	I	O	W	L
TRAVEL	B	L	O	S	S	U	M	M	E	R	W	B	M	O	S
VACATION															
SEASON															

ONESTOPWORDSEARCH

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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
445522	101 Arango Court		Landscape	1,549	\$359,000
443205	209 Aurora Way		Lagoon, Lake	1,581	\$539,919
446793	13 Becket Place		Lagoon	2,338	\$569,000
446392	1 Brayton Court		Golf, Lagoon	1,818	\$569,000
446341	8 Caleb Court		Wooded	1,606	\$410,000
445937	11 Clover Drive		Lagoon	1,821	\$460,000
446664	11 Coronado Court		Landscape	1,346	\$365,000
445990	111 Cutter Circle		Lagoon	3,530	\$1,049,000
442903	42 Cypress Run		Wooded	1,440	\$369,000
446164	442 Freshwater Lane		Golf, Lagoon	2,749	\$829,000
443324	184 Hampton Circle		Landscape	2,293	\$499,000
446266	28 Hampton Circle		Lake	1,550	\$412,000
446304	316 Havenview Lane		Wooded	1,863	\$499,999
446031	2 Holly Lane		Wooded	2,475	\$789,000
445776	23 Mackay Lane		Lagoon	1,210	\$324,900
443740	10 Milkmaid Lane		Lagoon	2,036	\$535,000
445627	3 Pepper Place		Lagoon	1,455	\$375,000
444496	110 Pinnacle Shores Drive		Golf, Lagoon	2,058	\$529,900
446528	145 Springtime Court		Landscape	1,655	\$475,000
445124	519 Sunfish Way		Wooded	2,649	\$824,999
446157	24 Andover Place	Acadia	Wooded	1,085	\$289,000
439201	26 Andover Place	Acadia	Landscape, Wooded	1,152	\$320,000
443522	64 Andover Place	Acadia	Wooded	1,085	\$299,000
443476	117 Lake Somerset Circle	Augusta/Revere	Landscape, Wooded	2,178	\$525,000
446060	24 Basket Walk Drive	Azalea	Landscape	1,453	\$364,900
441747	4 Biltmore Drive	Azalea	Lagoon	1,120	\$324,900
443097	6 Coronado Court	Azalea	Landscape	1,123	\$348,000
445811	19 Countryside Court	Azalea	Wooded	1,120	\$369,000
446604	33 Devant Drive E	Barton/Saratoga	Lagoon, Landscape	1,376	\$362,000
445395	42 Coburn Drive E	Camden/Shenandoah	Landscape, Wooded	1,750	\$389,900
444502	55 COBURN DR	Camden/Shenandoah	Landscape	1,700	\$465,000

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
443349	3 Graham Court	Camden/Shenandoah	Landscape	1,655	\$415,000
443361	59 Hampton Circle	Camden/Shenandoah	Wooded	1,655	\$439,900
444908	58 Bishop Street	Camellia	Lake, Landscape	1,440	\$359,000
446080	534 Colonel Thomas Heyward Road	Camellia	Wooded	1,346	\$425,000
443554	9 Moonglow Court	Camellia	Landscape	1,440	\$358,000
445679	198 Knollwood Court	Castle Rock	Lagoon	1,890	\$527,999
444492	555 Promenade Lane	Castle Rock	Lagoon	1,756	\$505,000
445871	18 Bourquine Way	Charleston	Landscape	1,053	\$309,000
442370	34 Chiffelle Street	Charlotte/Madison	Wooded	2,394	\$599,900
446729	98 Andover Place	Chesapeake	Wooded	1,588	\$424,900
442872	234 Argent Place	Chesapeake	Landscape	1,304	\$333,000
445982	16 Rose Bush Lane	Chestnut	Golf	2,545	\$589,000
446620	16 Vespers Way	Chestnut	Lagoon	2,286	\$629,000
446405	34 Padgett Drive	Clayton	Landscape	1,598	\$375,000
446101	83 Padgett Drive	Clayton	Lagoon	1,637	\$379,000
445488	443 Aurora Way	Compass	Lagoon	1,550	\$493,540
445486	849 Aurora Way	Compass	Landscape	1,550	\$474,990
443329	223 Blue Jay Lane	Compass	Wooded	1,403	\$450,000
442335	852 Destiny Drive	Compass	Landscape	1,403	\$435,000
446483	866 Destiny Drive	Compass	Landscape	1,550	\$509,000
444478	1403 Dreamscape Drive	Compass	Wooded	1,803	\$520,000
443622	153 Aurora Way	Contour	Lagoon, Lake	1,345	\$479,000
444373	5 Tourquay Lane	Cumberland	Wooded	1,812	\$445,000
440159	10 Dory Court	Custom	Wooded	2,714	\$1,050,000
443466	18 Dawn Sky Court	Dogwood	Lagoon	2,264	\$535,000
445958	30 Nightingale Lane	Dogwood	Landscape	2,246	\$525,000
446254	11 Spring Vista Lane	Dogwood	Lagoon	2,246	\$564,900
441607	33 Star Flower Drive	Dogwood	Lagoon	2,076	\$499,000
445625	122 Stratford Village Way	Dogwood	Golf, Lagoon	2,083	\$625,000
446756	209 Stratford Village Way	Dogwood	Landscape, Wooded	2,062	\$625,000
446257	36 Doncaster Lane	Egret	Wooded	1,943	\$459,900
446147	9 Rain Lily Lane	Egret	Landscape	1,698	\$430,000

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
446313	36 Sunbeam Drive	Egret	Wooded	1,884	\$498,000
444005	175 Hickory Shad Lane	Ellenton	Landscape	1,528	\$449,290
446552	234 Hickory Shad Lane	Ellenton	Lagoon	1,528	\$451,515
446700	11 Juniper Creek Lane	Fox Run	Golf	1,356	\$389,500
446192	6 Devant Drive E	Franklin/Whitney	Wooded	1,609	\$425,000
443723	153 Kings Creek Drive	Frederick Bay	Golf, Lagoon	3,051	\$766,900
443916	5 Honesty Lane	Gray Myst	Landscape	1,665	\$449,900
446587	524 Sunrise Point Drive	Gray Myst	Lagoon, Landscape	1,540	\$415,000
444421	1463 Dreamscape Drive	Hallmark	Landscape, Wooded	1,581	\$499,900
445207	25 DEVANT DR W	Hamilton/Jefferson	Landscape	1,878	\$449,000
446330	16 Pinckney Drive	Hamilton/Jefferson	Lagoon, Lake	1,665	\$469,000
445565	596 Argent Way	Hatteras	Golf	1,828	\$515,000
445606	1 Cheswell Court	Hatteras	Landscape	1,973	\$449,000
444856	167 Hampton Circle	Hatteras	Wooded	2,234	\$575,000
443744	225 Hampton Circle	Hatteras	Wooded	1,973	\$489,900
444947	84 Redtail Drive	Heather	Landscape, Wooded	1,688	\$413,500
446299	49 Kings Creek Drive	Heron	Golf	1,820	\$475,000
443838	17 Marigold Drive	Heron	Lagoon	1,944	\$459,500
445620	1 Rain Lily Lane	Heron	Landscape	1,820	\$435,000
442531	2514 Freshwater Lane	Hill Crest	Lagoon	1,979	\$545,000
444841	102 Sunrise Point Drive	Hill Crest	Lagoon, Wooded	1,976	\$509,000
444851	83 Hampton Circle	Jackson	Golf, Wooded	2,780	\$545,000
442407	4 Stoney Court	Jamestown/Savannah	Landscape, Wooded	1,180	\$379,000
442443	176 Northlake Boulevard	Kendall Park	Landscape	2,028	\$539,000
446573	7 Herons Bill Drive	Lilac	Wooded	2,513	\$639,000
444282	148 Stratford Village Way	Lilac	Landscape	2,613	\$639,000
444839	15 Graham Court	Longleaf	Wooded	2,302	\$499,000
443992	187 Eagle Landing Lane	Palmary	Landscape	1,969	\$699,990
445568	573 Turnberry Woods Drive	Palmary	Wooded	2,802	\$954,000
443813	14 Bishop Street	Pelican	Landscape	1,868	\$439,000
442473	191 Stratford Village Way	Pelican	Wooded	1,850	\$439,900
445333	23 Sunbeam Drive	Pelican	Lagoon	2,089	\$499,900

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
445789	46 Honesty Lane	Pine Spring	Lagoon, Lake	1,540	\$475,000
445204	560 Crane Court	Prestige	Wooded	1,987	\$649,999
443786	139 Heron Road	Prestige	Lagoon	1,987	\$738,500
445478	675 Sun Daze Court	Prestige	Wooded	2,176	\$695,000
446581	53 Biltmore Drive	Primrose	Lagoon	1,420	\$425,000
446593	17 Cypress Hollow	Rainier	Wooded	2,330	\$625,000
442324	47 Stratford Village Way	Rainier	Lagoon, Pool	2,086	\$624,900
445961	239 Landing Lane	Robin	Wooded	1,251	\$339,000
445842	3 Marigold Drive	Seagull	Lagoon	2,213	\$574,900
446325	586 Maplemere Lane	Sonoma Cove	Golf, Lagoon	2,877	\$749,000
446107	585 Dreamscape Drive	Stardom	Lagoon	2,179	\$875,000
446711	352 Landing Lane	Starling	Wooded	2,068	\$469,700
446258	56 Seaford Place	Starling	Landscape	2,173	\$449,500
446606	918 Gleneagle Court	Steel Creek	Wooded	1,355	\$450,000
443717	12 Padgett Court	Summerton	Lagoon	1,350	\$315,000
442480	89 Padgett Drive	Summerton	Lagoon, Wooded	1,246	\$325,000
444117	10 Purry Circle	Summerton	Lagoon, Landscape	1,210	\$322,000
443312	8 Knotweed Court	Surrey Crest	Landscape	1,864	\$515,000
446058	8 Pinedrop Court	Surrey Crest	Landscape, Wooded	1,864	\$549,900
446270	56 Spring Beauty Drive	Surrey Crest	Lagoon	1,880	\$509,000
446172	54 Murray Hill Drive	Sycamore	Golf, Lagoon	2,586	\$675,000
443140	9 Orchid Lane	Sycamore	Lagoon, Wooded	2,568	\$740,000
445623	56 Rose Bush Lane	Sycamore	Golf, Lagoon	2,568	\$675,000
445447	2465 Freshwater Lane	Taft Street	Landscape	1,572	\$439,900
445320	276 Northlake Village Court	Taft Street	Wooded	1,424	\$479,000
442636	485 Heathwood Drive	Taft Street Loft	Lagoon	2,134	\$539,900
442677	563 Northlake Village Court	Taft Street Loft	Lagoon	2,280	\$575,000
444279	17 Falmouth Way	Teton	Landscape	2,085	\$499,000
445955	20 Clairborne Court	Wisteria	Golf, Lagoon	2,312	\$574,000
445346	9 Fairforest Lane	Wisteria	Wooded	2,428	\$550,000
445350	195 Hampton Circle	Wisteria	Wooded	2,424	\$539,000
446018	1 Landing Ln	Wisteria	Golf, Lagoon	2,396	\$625,000

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
443295	34 Penny Creek Drive	Wisteria	Landscape, Wooded	2,428	\$585,000
446242	38 Penny Creek Drive	Wisteria	Landscape, Wooded	2,428	\$575,000
445765	8 Pinyon Drive	Wisteria	Lagoon, Wooded	2,615	\$629,900
446717	231 Landing Lane	Wren	Landscape	1,454	\$399,000
444432	17 Seaford Place	Wren	Landscape	1,454	\$415,000
446426	66 Seaford Place	Wren	Landscape	1,454	\$399,000
442922	6 Summerplace Drive	Wren	Lagoon, Wooded	1,602	\$414,900

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GAME TIME

The Crosswalk



Fun in the Sun!

TAKE A SWING at this month's crossword puzzle that's all about summer recreation and learn something new about some of St. Albert's best amenities.

For answers, visit 18m.com

Across

- 3 No wind, no fun
- 5 Trees are this sport's worst enemy
- 8 This night time activity is most rewarding in the summer months
- 9 Use soap and water (3 words)
- 10 The only kind of fight that parents condone (2 words)
- 12 One of three local parks with free gym equipment
- 13 This local spot is off the "leash" (2 words)
- 14 It's impossible to stay dry here (2 words)
- 17 St. Albert has 26 of these
- 19 You might want to pack some ant repellent, too
- 20 This sport gives you an excuse to yell as loud as you want

Down

- 1 All you need for this activity is a good pair of shoes
- 2 In some countries, this activity is a compulsory part of education
- 3 The Sturgeon River fills up with these in the summer
- 4 Every dog's favourite game

- 5 The name of this game contradicts itself
- 6 Stay cool while keeping active at this local spot (2 words)
- 7 Don't forget the peanuts
- 11 This activity always ends with a splash
- 15 Weekend getaway
- 16 A hockey player's favourite pastime
- 18 Canada's national sport



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August 2024 Highlighted Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
						National Watermelon Day
4	5	6	7	8	9	10
				Bluffton Farmers Market	Book Lovers Day 	
11	12	13	14	15	16	17
		Left Handers Day 		Bluffton Farmers Market		
18	19	20	21	22	23	24
				Bluffton Farmers Market		Beaufort Watermelon Crawl Sip & Stroll Savannah Crafts on the River
25	26	27	28	29	30	31
	National Dog Day					National Beach Day

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