

# Sherryl Hennessey



## **Sherryl Hennessey 2019 Weichert Awards**

**Chairman's Club: 1% Top Sales Nationwide**

**#1 Weichert SE Top Listing Agent**

**#3 Weichert Sales Associate Nationwide.**

**August 2020**

### **Phone Number**

Cell: 843.298.5219

Office Phone: 843.705.3351 Fax: 843.705.3352

E-Mail: [sherrylhenn@gmail.com](mailto:sherrylhenn@gmail.com)

Web Site: [suncitysherryl.com](http://suncitysherryl.com)



The COVID-19 pandemic is a very serious in South Carolina. Numerous visitors are here in Hilton Head, and while they are trying to make the most of their summer vacations, they have become lax in regard to the real medical threat that persists. The good news is that it looks like things will be getting considerably better soon. As we know, Sun City is not immune to the pandemic, but is a haven with golf, tennis, pickle ball, and other very low risk activities available. BUT, we need to remain very vigilant.

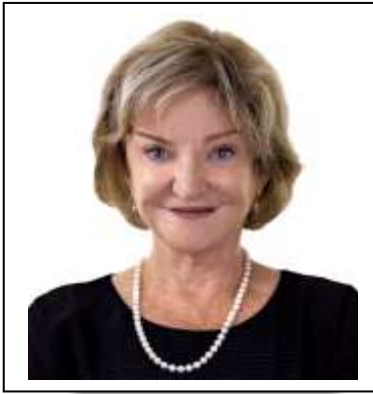
Temperature-wise it's a great Summer. Everything looks wonderful and the glories of relaxing in the sunshine is invigorating to all of us. Good golf, fishing, and tennis are available to all.

Sun City is thriving even in these hard times. New home construction continues on the north-side and resales are in short supply. Interest rates are at ALL-TIME lows, making buying very sensible. Sun City management continues to ensure our community remains one of the best retirement communities in the U.S. Everyday, as we drive though Sun City we marvel at the beautiful landscaping and well thought-out community design, and take pride in the fact that we live here. How nice to be able to say that!

Go view the new and exciting Sun City models, and checkout the resales. We never thought interest rates would be this low---the "economics" of buying NOW are AMAZING. I am always available to talk to you about any current or future real estate need. Stay well; remain positive; be careful: and be thankful.

Please call me at [843.298.5219](tel:843.298.5219) . I will make the whole Real Estate process easy for you---finding that special new home and selling you existing house.

**Congratulations to *Sherryl Hennessey* Voted  
*Best Real Estate Agent* in Sun City by The Sun Today Voters!**



**Sherryl Hennessey**  
**(843) 298-5219**

*#5 Agent Weichert Nationwide*

*#1 Agent Weichert SouthEast Region*

*#1 List/Selling Agent in Sun City for 2016*

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD®

9.63 x 19.75 in

**CALL (843) 298-5219 or VISIT ONLINE [www.SherrylHenn.com](http://www.SherrylHenn.com)**

## Huzza! Hilton Head named No. 1 US island in yet another national poll



BY MAGGIE ANGST

[mangst@islandpacket.com](mailto:mangst@islandpacket.com)



OCTOBER 17, 2017 10:10 AM



In case you haven't heard, people can't get enough of Hilton Head Island.



For the second time in four months, Hilton Head was named the No. 1 Island in the U.S.

This time, Hilton Head claimed the Condé Nast's top spot in the 2017 Readers' Choice "Best Islands in the U.S." poll.

If you are in need of any assistance with real estate buying, selling or listing, you can call me, Sherryl Hennessey, at [843-298-5219](tel:843-298-5219). Or you can email me at [sherryhenn@gmail.com](mailto:sherryhenn@gmail.com).

## Our Featured Listings in Sun City, August 2020

### 151 Stratford Village Way, Sun City



#### Mortgage Rates (August 2020)

30 year Fixed (Conforming)	3.00%
15 year Fixed (Conforming)	2.59%
5/1 ARM (Conforming)	2.94%

**Dogwood**  
2076 ft<sup>2</sup>

**Listed: \$349,000**

**List Price:**      **\$349,000**  
**MLS Number:** 405900

**Bedrooms:**      **3**  
**Full Bathrooms:** **2**

**Property Type:** Residential  
**Status:**            Active

This meticulously maintained Dogwood model on an eyebrow is a must see. Three bedrooms or two bedrooms plus den has an open floor plan and many upgrades to include: wood floors in the great room, granite, Carolina room with a 6 x 24 paver patio outside, extended garage with pull-down attic and 3/4 of the attic is floored. Very private wooded backyard and much more.

### 10 Pear Court, Sun City



**Seagull**  
1943 sqft

**Listed: \$309,500**

**List Price:**      **\$309,500**  
**MLS Number:** 405611

**Bedrooms:**      **3**  
**Full Bathrooms:** **2**

**Property Type:** Residential  
**Status:**            Active

Three bedroom, two bath Seagull model in excellent condition. Situated on the end of a cul-de-sac with a nice view of the lagoon. Home is very bright. Carpets have been replaced, newly painted, LARGE Island, new SS appliances, eat-in kitchen, newer roof and HVAC, and more. Very private and peaceful with caring neighbors. Move-in ready!

## 427 Shearwater Point Drive, Sun City



**Dunwoody Way**  
**2544 ft2**

**Listed: \$397,500**

**List Price:** **\$397,500**

**MLS Number:** 402823

**Bedrooms:** 2  
**Full Bathrooms:** 3

**Property Type:** Residential  
**Status:** Active

Light and bright Dunwoody Way model on a stunning waterfront lot with a screened lanai and patio. Situated on the end of a cul-de-sac, it is an entertainer's dream with its open floor plan. Upgrades include: a Sun-room, Kitchen featuring cherry finish cabinets, SS appliances, granite counter tops, tile back splash, and large pantry. Huge master suite includes: Tray ceiling, large windows, raised vanities, large tub and fabulous upgraded closet, two en-suite baths plus powder room, and accordion hurricane shutters. Three car garage plus golf cart garage (840 sq. ft. total)!. Lot is large enough to add extra garage. Don't miss this one.

## 65 Seaford Place, Sun City



**Robin**  
**1245 ft2**

**Listed: \$229,500**

**List Price:** **\$229,500**

**MLS Number:** 405582

**Bedrooms:** 2  
**Full Bathrooms:** 2

**Property Type:** Residential  
**Status:** Active

Popular end unit Robin Villa features two bedrooms / 2 baths with Screened Porch on a quiet and very private wooded lot. Great location close to the front gate and amenities. Low Beaufort county taxes. Move in ready !!



## 152 Village Green Lane, Sun City



**Castle Rock**  
2785 ft2

**Listed: \$459,500**

**List Price:** **\$459,500**

**MLS Number:** 404759

**Bedrooms:** 3  
**Full Bathrooms:** 3

**Property Type:** Residential  
**Status:** Active

Gorgeous Castle Rock with LOFT on pretty LAGOON loaded with more than \$115,000 in upgrades and extras. This 3 Br 3 BA plus den home looks brand new and shows like a model with many features: Upgraded gourmet kitchen with entertainment bar and beverage center, granite counter-tops and stainless steel appliances, wood flooring throughout home/no carpet, 10 x 18 lanai, Carolina room, LED lighting, LOFT consisting of a large game room, full bathroom, bedroom and large storage room with a \$4000 stair lift to get to the loft with ease, 4' extended garage and much more. Too many upgrades to list. You cannot build for this price!!

## 1 Holly Lane, Sun City



**Longleaf**  
2381 ft2

**Listed: \$469,900**

**List Price:** **\$469,900**

**MLS Number:** 404319

**Bedrooms:** 3  
**Full Bathrooms:** 2

**Property Type:** Residential  
**Status:** Active

Have the best of both worlds in this exclusive 55+ Sun City Hilton Head waterfront community. Pay low HOA fees for the \$100,000,000 amenities of Sun City PLUS amenities of Riverbend. Riverbend has beautiful oak trees and outdoor lighting with a lodge, a pool and a dock on the banks of Okatie River. Wonderful home has a lagoon view and features 3 bedrooms PLUS den, 2 full baths, large kitchen with lowered countertops. Upgrades include: gas fireplace with built-in shelving and cabinets, wood floors throughout, newer HVAC and NEW ROOF in 2020. 2 car garage PLUS golf cart garage, and built in alarm system.

## Best Places to Retire in Each State

### South Carolina

**City:** Bluffton

**Population:** 19,000


**Median Home Price:** \$264,000

**Rank:** Runner Up (Best was Charleston)

Coastal village 25 miles northeast of Savannah and 90 miles from Charleston.


Cost of living 9% above national average.

**PROS:** Adequate number of doctors per capita. Good air quality. Low serious crime rate. Very walkable. No state estate/inheritance tax, no state income tax on Social Security earnings, state income tax break on pension income.



A photograph of a wide, sandy beach at sunset or sunrise. The sky is reflected in the wet sand, and a few people are visible in the distance. The Hilton Head Island logo is overlaid on the image.

Embrace an endless summer lifestyle this fall and begin planning for a getaway from the hectic schedules ahead - escape to *Travel + Leisure's* #1 Island in the Continental U.S. - voted as such by readers for the fourth year in a row. Just a short flight to the Savannah-Hilton Head International Airport, or a quick family drive, and you could be relaxing on 12 miles of beach, enjoying a day on the course, or bicycling along +60 miles of pathways. Explore these great offers and pack your bags for a fall weekend getaway that will have you savoring sunrise and sunset memories forever.



Three award logos are displayed: a red diamond-shaped logo for 'SOUTH'S BEST 2019', a circular logo for 'WORLD'S BEST AWARDS 2019' with 'WINNER' and 'TRAVEL + LEISURE' text, and a red circular logo for '2018 CONSUMER'S CHOICE TRAVELER Readers' Choice Awards'.

### Quote of the Month

"Everytime you smile at someone, it is an action of love, a gift to that person, a beautiful thing."

Mother Teresa

## Sherryl's Pleased Clients and New Sun City Neighbors

*"It's not that often that both in personal and business dealings one can feel 100% trust in the person they are dealing with. I knew from the start that you are one of those people who I can place 100% of my trust in. It's been a pleasure for me to have had that kind of relationship with you. As you well know selling or purchasing real estate property is not an easy endeavor, but you have made it as smooth as can be expected. Thank You for that. Both Evelyn and I are sad to have left the Sun City Community at Hilton Head, however life continues on. Best wishes to you now and in the future."*

Marvin S.

I recently purchased a Villa in Sun City and had the good fortune of being served by Sherryl Hennessey as my realtor. I can't say enough about Sherryl's professionalism, guidance, ethics, support and response. I have purchased and sold 11 homes over the past 50 years and never had a realtor work as hard and as smart as Sherryl. She's a wonderful person to be around and does an outstanding job of developing the trust you must have in your realtor. She goes the extra mile on representing her clients. She is the absolute best. Wiechert better hope she never retires.

Jim S

Rating:



*"She did an outstanding and professional job from beginning to end. Always available and helpful."*

William & Anne Pendley

Rating:



*"We would definitely choose Sherryl again to sell our home. This was our 27th move and Sherryl was by far our best realtor. We were so impressed with her marketing skills and her enthusiastic approach. She stayed in contact Tx messaging, and always answered any questions immediately. Sherryl is very professional and we appreciated her knowledge of today's real estate market. Her advise was key to selling our home in Sun City. Tom and Elaine Kozeliskim 14 Nightingale LN BLUFFTON SC 29909"*

Elaine & Thomas Kozeliski



Rating:

*"I can't say enough about how my agent, Sherryl Hennessey, went above and beyond anything you'd expect from an agent. I was in a tough situation, living in New York, trying to sell my dad's home in South Carolina. Sherryl generated repairs, power washing, painting, cleanings, furniture removal- all while keeping me informed every step of the way- using her own contact list of experienced, affordable, wonderful people. My dad had passed away, so it was a tough time to begin with, she understood and helped me through this stressful time with such kindness and compassion, which I never would have expected as a part of a real estate transaction. When I became frustrated, she offered guidance and hope for moving forward - she kept my spirits up and made me feel like that perfect buyer was just around the corner- and they were! My dad was a person who researched everything at great length, and when he thought he might have to eventually find a realtor because of falling health, he did the same, and found Sherryl. I thank him for his incredible insight and thank Sherryl for her incredible perseverance and compassion. Everything about her was professional, but done with a kindness and knowledge way beyond my expectations. Again, I just can't say enough about Sherryl, I know I'm beginning to sound sappy, I just truly don't know what I would have done without her, she took the worry out of a very tough time. Vicki Caspersson "*

Vicki Caspersson



Rating:

*"Was very easy and able to handle closing without being present"*

Bradley Thomas



Rating:

*"I knew Sherryl had a great reputation in Sun City and after consulting with her I did not consider anyone else. Very pleased."*

Carol Curran



Sherryl is the most conscientious realtor we have ever worked with. She:

- Helped us through the entire process of selling our home.
- Provided us with a detailed explanation of what to expect.
- Did her homework and showed us the latest comps.
- Advised us to twice counter the offer we received and, both cases, our buyer increased their offers.
- Pulled out all the stops during the negotiation process and all her efforts and advice worked out well.

We are very grateful to have had Sherryl Hennessy as our realtor.

Thank you Sherryl and your assistant, Michelle for doing a wonderful job for us.

John and Gail H.

---

Sherryl is very professional and works with her clients. She:

- Took care of getting painter for me.
- Had someone to take pictures of my house and put it on the internet.
- Arranged for Phyllis to clean house.

I would highly recommend her for new people either selling or buying.

Marilyn H.

*"It's not that often that both in personal and business dealings one can feel 100% trust in the person they are dealing with. I knew from the start that you are one of those people who I can place 100% of my trust in. It's been a pleasure for me to have had that kind of relationship with you. As you well know selling or purchasing real estate property is not an easy endeavor, but you have made it as smooth as can be expected. Thank You for that. Both Evelyn and I are sad to have left the Sun City Community at Hilton Head, however life continues on. Best wishes to you now and in the future."*

Marvin S.

I recently purchased a Villa in Sun City and had the good fortune of being served by Sherryl Hennessey as my realtor. I can't say enough about Sherryl's professionalism, guidance, ethics, support and response. I have purchased and sold 11 homes over the past 50 years and never had a realtor work as hard and as smart as Sherryl. She's a wonderful person to be around and does an outstanding job of developing the trust you must have in your realtor. She goes the extra mile on representing her clients. She is the absolute best. Wiechert better hope she never retires.

Jim S

In looking back over the journey to find a home fitting our needs, we can't say enough about the support and guidance Sherryl Hennessey gave us through this search. No matter how many properties we looked at with Sherryl, she never pushed or made us feel that we needed to make a decision that wasn't comfortable or in our best interest.

Over the many months of our home search, we sought Sherryl's input in everything from pet sitters to favorite restaurants to mortgage lenders. Never once did Sherryl fail to give us anything but top notch information in whatever the area of concern or need.

We consider Sherryl a friend, and look forward to continued friendship as we become a part of the community she represents and loves.  
George and Marilyn D.

# DONATION DRIVE

## Weichert Works for Our Community

We are hosting a drive at each of our offices for a local charity. In these times of uncertainty, the best thing we can all do is help each other! We want to make sure children have school supplies for fall, families have food to eat, and that members of our community are well taken care of.

### Please Donate the Following Items at Our Offices:

Gently Used Clothing  
School Supplies  
Backpacks  
Gift Cards  
Diapers  
Household Goods  
Silverware  
Glasses  
Towels/Bedding

Canned Food  
Non-Perishable Food  
Dried Pasta  
Pasta Sauce  
Dried Beans  
Peanut Butter  
Cereal  
Rice  
Jelly

### Our offices are located at:

#### Hilton Head Island

1038 William Hilton Parkway, Hilton Head, SC 29928

#### BLUFFTON

1250 May River Road, Bluffton, SC 29910

#### Beaufort

1613 North Street, Beaufort, SC 29902

#### Okatie/Sun City

16 William Pope Ave, Suite 101, Bluffton, SC 29909

#### Savannah

1711 Price Street, Savannah, GA 31401

### In Support of the Following Charities:





**ATTENTION**  
ALL ACTIVE DUTY, VETERANS,  
RESERVE, RETIRED MILITARY  
AND WOUNDED WARRIORS

EARN A CREDIT AT CLOSING  
WHEN YOU BUY OR SELL A HOME  
(IN STATES WHERE ALLOWED BY LAW\*)

Call Sherry!



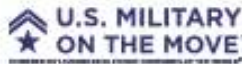
**Sherry Hennessey**

(843) 298-5219

sherryhenn@gmail.com

[www.SunCitySherry.com](http://www.SunCitySherry.com)

**Weichert** Coastal Properties  
REALTORS



**Weichert** Coastal Properties  
REALTORS

Weichert, Realtors - Coastal Properties  
16 William Pope Drive, Suite 101  
Bluffton, SC 29909

*Leading* REAL ESTATE  
COMPANIES  
IN THE WORLD

U.S. MILITARY ON THE MOVE® is a free real estate rebate program that allows you to earn a credit at closing when you buy or sell a home.

To avail of this rebate program please call me. I will need to verify your eligibility by seeing your valid military I.D.

When you buy or sell a home with our U.S. Military on the Move® program you will receive a credit at closing based on the actual sales price - not a fixed amount based on a range of values - and you'll receive your credit at the closing table. It can be used towards closing costs and more.

Call me at 843-298-5219 for more details.

WE VALUE YOUR SERVICE.



**Sherry Hennessey**

(843) 298-5219

sherryhenn@gmail.com

[www.SunCitySherry.com](http://www.SunCitySherry.com)

\* Rebates are not allowed in all states. In some states, a gift card or commission credit at closing may be provided. You must register with your real estate agent at initial contact and be represented by Weichert, Realtors - Coastal Properties real estate firm at closing to qualify. All real estate transactions are negotiable. Other terms and conditions may apply.

\*If your home is currently in the market this is not a solicitation for your business.





**Coastal Rentals**  
2 Rose Hill Way, Bluffton, SC 29910  
(843) 815-7368  
<http://www.coastalrentalshhi.com>



RENT **\$1,850**

 **2 beds**  **2.5 baths**  **1,251 sqft.**

Gorgeous Waterfront Views at Brighton Bay!  
Available **07/20/2020**



RENT **\$1,900**

 **2 beds**  **2 baths**  **1,633 sqft.**

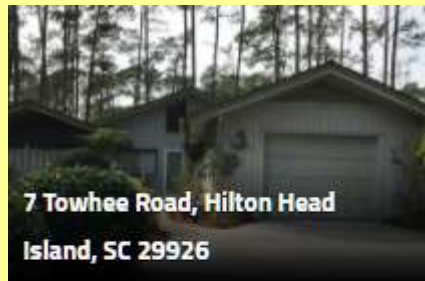
2 Bed Home with Lagoon Views in Sun City!  
Available September 1st!  
Available **09/01/2020**



RENT **\$1,800**

 **2 beds**  **2 baths**  **1,120 sqft.**

Unfurnished Extended Azalea 2bed/2bath in Sun City!  
Available September 1st!  
Available **09/01/2020**



RENT **\$2,400**

 **3 beds**  **2 baths**  **2,031 sqft.**

Fully Furnished in Hilton Head Plantation!  
Available September 1st for Long Term Rental!  
Available **09/01/2020**





## [Reasons for Home Sellers to Take a Wait and See Approach](#)

by [sherrylhenn](#)

If you plan to sell a house, it can be easy to try to rush through the home selling cycle. However, doing so may do more harm than good, particularly for home sellers who want to maximize their profits.

Ultimately, a wait and see approach can be beneficial for a home seller. Some of the key reasons to consider taking a wait and see approach to selling a house include:

### 1. **You can clean your house from top to bottom.**

A messy home is unlikely to generate interest from large groups of homebuyers. Comparatively, a neat, tidy and pristine home is sure to stir up plenty of interest once it reaches the real estate market.

If you spend some time enhancing your house's interior and exterior, the benefits can be substantial. In addition to making your residence more attractive to homebuyers, you may be able to raise your chances of receiving offers at or above your initial asking price.

To clean your house's interior, you should spend some time mopping the floors, wiping down walls and ceilings and doing whatever you can to make each room look great. Meanwhile, to improve your house's exterior, you may want to mow the front lawn, trim the hedges and do everything possible to ensure your house has plenty of curb appeal.

### 2. **You can conduct a comprehensive home appraisal.**

A home seller who immediately adds a residence to the real estate market might not understand what his or her house is worth based on the current housing market's conditions. As such, this home seller risks pricing his or her house too high or too low.

Conversely, if you perform a home appraisal, you can set a competitive price for your residence from day one. This appraisal also will enable you to identify your home's strengths and weaknesses and find ways to transform assorted weaknesses into strengths.

Employ an experienced home appraiser to evaluate your house – you'll be glad you did. With a top-notch home appraiser at your side, you can receive the expert insights that you need to price your house appropriately.

### 3. **You can discover the right real estate agent.**

When it comes to selling a house, why should you be forced to work with an inferior real estate agent? Unfortunately, if you rush to add your residence to the real estate market, you may select the first real estate agent that you meet. And in this scenario, you risk making a poor choice.

On the other hand, a home seller who takes a wait and see approach can spend some time evaluating many real estate agents. Then, this home seller can make an informed selection and increase his or her chances of enjoying a successful home selling experience.

There is no reason to hurry through the home selling journey. Instead, deploy a wait and see approach, and you should have no trouble

remaining patient and capitalizing on the right opportunities to maximize the value of your house.

## New post on **Sun City Sherryl**



### [Create an Engaging Home Listing](#)

by [sherrylhenn](#)

An engaging home listing can play a key role in your ability to sell your house. If your listing hits the mark with potential buyers, the likelihood increases that buyers will set up showings to view your residence. And as a result, it may be only a matter of time before you receive multiple offers to purchase your house.

Ultimately, creating an engaging home listing can be simple – here are three tips to help you craft an effective listing for your residence.

#### 1. **Provide Accurate Information About Your Home**

A home listing often introduces a buyer to a house. If a listing includes accurate information about a residence, a buyer may be inclined to check out a particular house sooner rather than later.

Remember, it is your duty as a home seller to help a buyer make an informed decision about whether to pursue your residence. If you include accurate information about your house's age and condition in your listing, you can make it easy for a homebuyer to determine whether your residence is the right choice based on his or her individual needs.

#### 2. **Include High-Resolution Photos of Your Home**

An engaging home listing includes lots of relevant information about a home. At the same time, this listing should feature plenty of high-resolution photos that showcase the true size and beauty of each room of your residence.

If possible, take photographs that can help buyers envision what it is like to walk through your house. You may want to clean your home from top to bottom and remove clutter before you take these photos as well.

For those who want extra help with real estate photography, you can always hire a professional photographer. Because if you have a real estate photographer at your side, you can reap the benefits of top-notch photographs that can be incorporated into your home listing.

#### 3. **Keep Your Home Listing Simple**

There is no need to use big words or complex phrases to try to differentiate your home listing from others. Instead, keep things simple, and homebuyers can decide for themselves whether to move forward with a home showing.

Lastly, if you need help crafting an engaging home listing, you can always reach out to a real estate agent for assistance. This housing market professional can provide expert guidance throughout the home selling journey and ensure you can achieve the optimal results.

A real estate agent will learn about your home and help you put together an informative home listing. He or she also will set up home showings and open house events to promote your residence to prospective buyers. And if you receive an offer to purchase your house, a real estate

agent can help you review this proposal and determine the best course of action.

Ready to add your house to the real estate market? Use the aforementioned tips, and you can create an engaging listing to help your house stand out to dozens of potential buyers.

## New post on **Sun City Sherryl**



### [Reasons to Hire a Diligent Real Estate Agent to Help You Sell Your Home](#) by [sherrylhenn](#)

Believe it or not, all real estate agents are not created equal. But a home seller who goes the extra mile during his or her search for the right real estate agent should have no trouble hiring a diligent housing market professional to provide support along the home selling journey.

Ultimately, there are many reasons to employ a diligent real estate agent to assist you when you sell your house, including:

#### 1. **A diligent real estate agent will promote your house to the right groups of homebuyers.**

Each home is unique, and as a home seller, it is important to showcase your house in a way that highlights its distinct attributes to the right groups of homebuyers. Because if you fail to do so, you may miss out on opportunities to stir up interest in your residence.

Fortunately, a diligent real estate agent will allocate the necessary time and resources to learn about your house's strengths and weaknesses. With this information, a diligent real estate agent will be able to promote your residence to interested homebuyers consistently.

A diligent real estate agent also will provide home interior and exterior improvement recommendations. That way, you can use these recommendations to transform your ordinary house into a stellar residence before you add it to the housing market.

#### 2. **A diligent real estate agent understands the ins and outs of the housing market.**

The real estate market is a difficult place for a home seller to navigate on his or her own. Luckily, diligent real estate agents possess the skills and know-how needed to thrive in any housing market, at any time.

A diligent real estate agent can differentiate between a buyer's market and a seller's market and help you map out your home selling journey. By doing so, a diligent real estate agent will work with you to boost your chances of a quick home sale.

Furthermore, a diligent real estate agent wants to share his or her expertise with home sellers. This means if you ever have concerns or questions about selling your house, a diligent real estate agent is happy to listen and respond accordingly.

### 3. **A diligent real estate agent won't settle for inferior results.**

Typically, a real estate agent wants to help a home seller get the best price for his or her house. On the other hand, a diligent real estate agent will go above and beyond the call of duty to ensure that a home seller can optimize the value of his or her residence – without exception.

A diligent real estate agent will work with a home seller at each stage of the property selling cycle. And if this housing market professional ever has concerns, he or she is ready to provide honest, unbiased feedback to a home seller as well.

When it comes to selling your home, working with a diligent real estate agent is ideal. This housing market professional will do everything possible to help you generate interest in your house as soon as it reaches the real estate market.

## New post on **Sun City Sherryl**



### [Tips for Sellers: Identify Your Target Buyer](#)

by [sherrylhenn](#)

For those who want to enjoy a successful home selling experience, identifying your target buyer is key. Because if you understand why buyers may choose your residence over other available houses, you can promote your home to the right groups of buyers. And as a result, you may be better equipped than ever before to streamline the house selling journey.

Now, let's take a look at three tips to help you identify your target buyer so you can promote your house effectively and speed up the home selling process.

#### 1. **Consider the Buyer's Perspective**

Think about why a buyer should choose your residence. Then, you can find ways to promote your house's features to the right groups of buyers.

Ultimately, a home listing can make a world of difference, particularly for those who want to engage and inform prospective buyers about a residence. If you analyze the buyer's perspective, you can craft your house listing accordingly.

For example, if your residence is located just minutes from top beaches, you may want to include this information in your home listing. On the other hand, if your home offers multiple bedrooms, you may want to include high-resolution photographs of these bedrooms in your listing to show off the size and beauty of your house.

#### 2. **Conduct an Inspection**

A home inspection generally is completed after a seller accepts a buyer's offer to purchase his or her house. But when it comes to identifying

your target buyer, you may want to conduct an inspection prior to listing your residence.

During a home inspection, a property expert will examine your residence and offer insights into any underlying issues. You then can prioritize home upgrades, and as such, make your home more appealing to potential buyers.

With a home inspection, you may be able to gain insights into your residence that could be difficult to obtain elsewhere. Thus, if you perform an inspection, you can find ways to improve your residence so you can make your house an attractive option to dozens of prospective buyers.

### 3. **Consult with a Real Estate Agent**

If you are unsure about how to target buyers, you may want to collaborate with a real estate agent. In fact, if you have a real estate agent at your side, you can receive expert home selling advice any time you need it.

A real estate agent understands the challenges commonly associated with selling a house and can help you address such issues. First, he or she will develop a personalized home selling strategy and help you showcase your residence to the right groups of buyers. He or she next will host home showings and open house events. And if you receive an offer to purchase your home, a real estate agent can recommend whether to accept, reject or counter this proposal.

Devote time and resources to learn about your target buyer – you will be glad you did. If you use the aforementioned tips, you can identify your target buyer and map out a successful house selling journey.



## Tips for the Month

**Better  
Homes**  
and Gardens.

### Summer Garden-Unusual Perennials

#### Baptisia

Enjoy towers of gorgeous blue, purple, yellow, or white flowers every spring with baptisia, commonly called false indigo. This beauty is a tough, reliable native perennial that will bloom year after year for decades in any sunny garden. Baptisia is heat- and drought-resistant and even when not in bloom, the plant's divided, blue-green leaves add plenty of interest to the garden. Baptisia isn't fussy about soil type, but the plants are slow-growing, so for the best show, buy the largest ones you can find.

**Growing Conditions:** Full sun and well-drained soil



#### Malva

At first glance, you might think Malva is a member of the hibiscus family. That's because this easy-care perennial develops masses of pink, open-face hibiscus-like flowers delicately etched with dark purple stripes. Malva, also called common mallow, blooms nonstop from mid-summer to early fall. It can handle almost any soil type, but it doesn't have a long lifespan and may only last for a few years. However, it self-sows frequently so there's often new a crop of plants growing near the feet of the faded ones (it can become invasive in some areas, so keep an eye out for runaway plants).



## Tips for the Month

**Better  
Homes**  
and Gardens.

### Summer Garden-Unusual Perennials

#### Globe Thistle

If you've spent much time trying to rid your landscape of Canadian thistle, you may be a bit wary of planting a perennial with "thistle" in its name. But unlike the weedy invader from the North, globe thistle (*Echinops ritro*) is a joy to grow. This sun-loving perennial produces showy bright blue or white thistlelike spherical blooms from mid to late summer. The flowers also look beautiful in fresh or dried arrangements. Globe thistle is heat- and drought-resistant but doesn't transplant well, so plant globe thistle where you want it to grow permanently.



#### Bergenia

When it comes to common names, some perennials just can't catch a break. Take Bergenia for example. This pretty plant is commonly called 'pig squeak' simply because the leaves are said to sound like an outraged swine when you rub them between your fingers. But once you get past the plant's silly common name, you'll quickly discover that Bergenia is a tremendously useful groundcover plant in shady spots. Its thick, dark green, heart-shaped leaves and spikes of bright pink spring flowers are a welcome treat under tall trees or dense shrubs. In addition, it's rabbit-, deer-, drought-, and disease-resistant.



## Homes Sold in Sun City, July 2020

<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Abbeyville	292 Pinnacle Shores Dr	2361	Golf	387,500
• Adams/Sylvania	140 Col T Heyward Rd	2575	Golf	430,000
• Adams/Sylvania	4 Chaplin Ct	2243	Wooded	368,500
• Adirondack	258 Argent Pl	1581	Landscape	155,000
• Augusta/Revere	8 Plymouth Ln	1833	Golf/Lagoon	315,000
• Azalea	29 Golden Eagle Dr	1147	Wooded	220,000
• Camden/Shenandoah	101 Gen. Hardee Way	1522	Landscape	262,500
• Camden/Shenandoah	Col T Heyward Rd	1546	Landscape	283,500
• Camellia	147 Cypress Run	1440	Wooded	205,000
• Camellia	9 Moonglow Ct	1440	Landscape	222,500
• Camellia	486 Col T Heyward Rd	1346	Landscape	245,000
• Castle Rock	1811 Northlake Blvd	1755	Lagoon	366,737
• Castle Rock	452 Village Green Ln	1756	Wooded	352,500
• Charlotte/Madison	3 Hamilton Dr	2110	Lagoon/Wooded	318,000
• Clayton	83 Padgett Dr	1637	Lagoon	228,000
• Clear Creek	31 Hampton Circle	1129	Landscape	203,000
• Dogwood	10 Wandering Daisy Dr	2062	Wooded	317,500
• Dogwood	34 Columbus Circle	2090	Wooded	300,000
• Dunwoody Way	357 Dawnbrook Ct	2437	Landscape	500,790
• Dunwoody Way	207 Dawnbrook Ct	2437	Lagoon	532,815
• Dunwoody Way	131 Dawnbrook Ct	3077	Lagoon	554,665
• Dunwoody Way	181 Dawnbrook Ct	3072	Lagoon	566,615
• Hamilton/Jefferson	113 Fort Walker Ln	1823	Lagoon/Wooded	320,000
• Hamilton/Jefferson	41 Pendarvis Way	1684	Landscape	280,000
• Hatteras	3 Brayton Ct	1828	Golf/Lagoon	297,000
• Heather	67 Biltmore Dr	1320	Lagoon	252,000
• Heron	116 Holly Ribbons Circle	1820	Lagoon	310,000
• Heron	508 Col T Heyward Rd	1820	Lagoon	335,000
• Heron	28 Doncaster Ln	1816	Lagoon	318,000
• Jamestown/Savannah	206 Col T Heyward Rd	1415	Landscape	244,000
• Kingston/Potomac	107 Vincent Ct	1439	Wooded	250,000
• Longleaf	199 Hampton Circle	2381	Wooded	359,000
• Longleaf	33 Cypress Hollow	2575	Wooded	365,000
• Martin Ray	1524 Northlake Blvd	1961	Lagoon	409,990
• Martin Ray	196 Valleybrooke Ct N	3036	Lagoon	505,000
• Monroe/Rutledge	2 Chaplin Ct	2469	Wooded	365,000
• Noir Coast	188 Northlake Village Ct	1948	Wooded	330,000
• Pelican	5 Larkspur Ln	1988	Lagoon	325,000
• Primrose	146 Cypress Run	1436	Wooded	254,500
• Rainier	32 Debeaufain Dr	2086	Wooded	340,000
• Rainier	30 Pinckney Dr	2086	Lagoon	325,000
• Robin	238 Landing Ln	1247	Golf	235,500
• Rushmore	161 Hampton Circle	2993	Lagoon/Wooded	517,000

































<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Sonoma Cove	455 Dawnbrook Ct	2536	Lagoon	496,290
• Sonoma Cove	487 Dawnbrook Ct	3269	Lagoon	545,765
• Sonoma Cove	257 Dawnbrook Ct	2536	Landscape	507,015
• Steel Creek	160 Springtime Ct	1355	Lagoon	319,565
• Steel Creek	352 Gleneagle Ct	1505	Lagoon/Wooded	250,000
• Steel Creek	843 Gleneagle Ct	1505	Lagoon/Wooded	280,000
• Steel Creek	259 Sunrise Pt Dr	1505	Lagoon	292,500
• Steel Creek	44 Turnberry Ct	2027	Wooded	349,515
• Summerwood	1998 Northlake Blvd	2014	Landscape	371,990
• Summerwood	1929 Northlake Blvd	2018	Lagoon	444,540
• Taft Street	213 Springtime Ct	1571	Landscape	295,000
• Taft Street	293 Springtime Ct	1355	Landscape	300,000
• Taft Street	113 Springtime Ct	1424	Landscape	308,340
• Taft Street	101 Springtime Ct	1548	Landscape	327,140
• Taft Street	2190 Freshwater Ln	1572	Golf/Lagoon	352,000
• Wisteria	10 Geranium Ct	2428	Wooded	315,000
• Wisteria	6 Fairforest Ln	2876	Lagoon	442,500
• Wisteria	100 Nightingale Ln	2580	Wooded/Lagoon	405,000

# August 2020 Highlighted Sun City Events













Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3 Bocce/Tennis/ Pickle Ball/Softball/ Croquet/ Golf range  OPEN/OPEN	4 COVID-19  Meetings, Clubs, Entertainment Still on HOLD	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1 Sept				





















# Active Sun City LISTINGS (August 2020)

 <p>1/21</p> <p><b>\$188,000</b></p> <p>MLS #: 402011</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,120, Gar: Garage - 2, Type: Full Size, View: Lagoon</p> <p>120 Lazy Daisy Drive Bluffton, South Carolina 29909</p>	 <p>1/39</p> <p><b>\$213,000</b></p> <p>MLS #: 404839</p> <p>Beds: 1, Baths: 1, Hld SqFt: 956, Gar: Car Bay A/R, Garage - 1, Type: Full Size, View: Landscape, Wooded</p> <p>345 Mystic Point Drive Bluffton, South Carolina 29909</p>	 <p>1/31</p> <p><b>\$215,000</b></p> <p>MLS #: 401719</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,440, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>1 Broughton Court Bluffton, South Carolina 29909</p>	 <p>1/20</p> <p><b>\$222,000</b></p> <p>MLS #: 405974</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,010, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>4 Broughton Court Bluffton, South Carolina 29909</p>	 <p>1/25</p> <p><b>\$229,500</b></p> <p>MLS #: 405582</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,345, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>68 Seaford Place Bluffton, South Carolina 29909</p>	 <p>1/17</p> <p><b>\$230,000</b></p> <p>MLS #: 406023</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,454, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Landscape</p> <p>17 Seaford Place Bluffton, South Carolina 29909</p>
 <p>1/34</p> <p><b>\$234,000</b></p> <p>MLS #: 402807</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,338, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>36 Nesting Lane Bluffton, South Carolina 29909</p>	 <p>1/33</p> <p><b>\$234,000</b></p> <p>MLS #: 402769</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,726, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>45 Plymouth Lane Bluffton, South Carolina 29909</p>	 <p>1/21</p> <p><b>\$234,900</b></p> <p>MLS #: 405652</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,120, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>110 Cypress Run Bluffton, South Carolina 29909</p>	 <p>1/30</p> <p><b>\$237,500</b></p> <p>MLS #: 405485</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,020, Gar: Garage - 2, Type: Full Size, View: Lagoon</p> <p>32 Lazy Daisy Drive Bluffton, South Carolina 29909</p>	 <p>1/36</p> <p><b>\$239,000</b></p> <p>MLS #: 405996</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,441, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>131 Cypress Run Bluffton, South Carolina 29909</p>	 <p>1/30</p> <p><b>\$243,500</b></p> <p>MLS #: 405679</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,356, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>147 Honesty Lane Bluffton, South Carolina 29909</p>
 <p>1/31</p> <p><b>\$248,925</b></p> <p>MLS #: 401990</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,441, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Landscape, Wooded</p> <p>38 Summerplace Drive Bluffton, South Carolina 29909</p>	 <p>1/43</p> <p><b>\$249,000</b></p> <p>MLS #: 402048</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,320, Gar: Garage - 2, Type: Full Size, View: Lagoon</p> <p>29 Pineapple Drive Bluffton, South Carolina 29909</p>	 <p>1/26</p> <p><b>\$249,900</b></p> <p>MLS #: 404858</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,704, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Landscape</p> <p>25 Seaford Place Bluffton, South Carolina 29909</p>	 <p>1/35</p> <p><b>\$250,000</b></p> <p>MLS #: 405930</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,454, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Landscape</p> <p>29 Dragonfly Drive Bluffton, South Carolina 29909</p>	 <p>1/22</p> <p><b>\$252,000</b></p> <p>MLS #: 400836</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,443, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>25 Wild Strawberry Lane Bluffton, South Carolina 29909</p>	 <p>1/37</p> <p><b>\$253,000</b></p> <p>MLS #: 405731</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,328, Gar: Garage - 2, Type: Full Size, View: Lagoon, Wooded</p> <p>59 Pineapple Drive Bluffton, South Carolina 29909</p>
 <p>1/24</p> <p><b>\$255,000</b></p> <p>MLS #: 401504</p> <p>Beds: 3, Baths: 2, Hld SqFt: 1,674, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>23 Bristol Bay Bluffton, South Carolina 29909</p>	 <p>1/32</p> <p><b>\$257,900</b></p> <p>MLS #: 403111</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,833, Gar: Driveway, Garage - 2, Type: Townhouse/Multi-level, View: Landscape, Wooded</p> <p>Bluffton, South Carolina 29909</p>	 <p>1/33</p> <p><b>\$262,000</b></p> <p>MLS #: 404919</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,516, Gar: Garage - 2, Type: Full Size, View: Wooded</p> <p>3 Crowell Court Bluffton, South Carolina 29909</p>	 <p>1/44</p> <p><b>\$265,000</b></p> <p>MLS #: 394232</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,862, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>33 Candlelight Lane Bluffton, South Carolina 29909</p>	 <p>1/20</p> <p><b>\$267,900</b></p> <p>MLS #: 399714</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,552, Gar: Garage - 2, Type: Full Size, View: Lagoon, Landscape</p> <p>569 Argent Way Bluffton, South Carolina 29909</p>	 <p>1/40</p> <p><b>\$269,000</b></p> <p>MLS #: 404524</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,438, Gar: Garage - 2, Type: Full Size, View: Lagoon, Wooded</p> <p>93 Redtail Drive Bluffton, South Carolina 29909</p>
 <p>1/20</p> <p><b>\$269,500</b></p> <p>MLS #: 405714</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,623, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>1 Wigg Court Bluffton, South Carolina 29909</p>	 <p>1/47</p> <p><b>\$269,900</b></p> <p>MLS #: 402750</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,676, Gar: Driveway, Garage - 2, Type: Full Size, View: Landscape</p> <p>155 Colonel Thomas Heyward Road Bluffton, South Carolina 29909</p>	 <p>1/27</p> <p><b>\$269,900</b></p> <p>MLS #: 403057</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,549, Gar: Garage - 2, Oversized, Type: Full Size, View: Lagoon, Wooded</p> <p>111 Cypress Run Bluffton, South Carolina 29909</p>	 <p>1/39</p> <p><b>\$272,900</b></p> <p>MLS #: 405482</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,557, Gar: Garage - 2, Type: Full Size, View: Landscape</p> <p>37 Honesty Lane Bluffton, South Carolina 29909</p>	 <p>1/25</p> <p><b>\$274,900</b></p> <p>MLS #: 405754</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,429, Gar: Garage - 2, Type: Full Size, View: Lagoon, Landscape</p> <p>55 Basket Walk Dr Bluffton, South Carolina 29909-6116</p>	 <p>1/30</p> <p><b>\$275,000</b></p> <p>MLS #: 405010</p> <p>Beds: 2, Baths: 2, Hld SqFt: 1,429, Gar: Garage - 2, Type: Full Size, View: Lagoon, Landscape</p> <p>60 Pineapple Drive Bluffton, South Carolina 29909</p>



 1/25 \$279,900 MLS #: 401632 Beds: 2, Baths: 2, Hld SqFt: 1,674, Gar: Garage - 2, Type: Full Size, View: Wooded 66 Sunbeam Drive Bluffton, South Carolina 29909	 1/32 <b>New Listing</b> \$284,000 MLS #: 400976 Beds: 2, Baths: 2, Hld SqFt: 1,639, Gar: Garage - 2, Type: Full Size, View: Landscape 22 Stonely Court Bluffton, South Carolina 29909	 1/42 <b>Back on Market</b> \$284,000 MLS #: 402788 Beds: 2, Baths: 2, Hld SqFt: 1,667, Gar: Garage - 2, Type: Full Size, View: Landscape 128 General Hardree Way Bluffton, South Carolina 29909	 1/25 \$287,000 MLS #: 405079 Beds: 2, Baths: 2, Hld SqFt: 1,638, Gar: Garage - 2, Type: Full Size, View: Landscape 24 Bayberry Drive Bluffton, South Carolina 29909	 1/39 <b>New Listing</b> \$288,500 MLS #: 405911 Beds: 2, Baths: 2, Hld SqFt: 1,265, Gar: Garage - 2, Type: Full Size, View: Lagoon 317 Northlake Village Court Bluffton, South Carolina 29909	 1/25 \$288,600 MLS #: 401516 Beds: 2, Baths: 2, Hld SqFt: 1,616, Gar: Garage - 2, Type: Full Size, View: Landscape 1 Hosell Court Bluffton, South Carolina 29909
 1/29 \$289,900 MLS #: 405079 Beds: 2, Baths: 2, Hld SqFt: 1,720, Gar: Driveway, Garage - 2, Type: Full Size, View: Golf 12 Raymond Rd Bluffton, South Carolina 29909-4527	 1/18 \$289,990 MLS #: 390066 Beds: 2, Baths: 2, Hld SqFt: 1,066, Gar: Garage - 2, Type: Full Size, View: Landscape, Wooded 227 Springtime Court Bluffton, South Carolina 29909	 1/25 \$294,000 MLS #: 400215 Beds: 2, Baths: 2, Hld SqFt: 1,405, Gar: Garage - 2, Type: Full Size, View: Lagoon 184 Heathwood Drive Bluffton, South Carolina 29909	 1/26 \$294,000 MLS #: 404265 Beds: 2, Baths: 2, Hld SqFt: 2,138, Gar: Driveway, Garage - 2, Type: Full Size, View: Wooded 112 Doncaster Ln Bluffton, South Carolina 29909-0002	 1/30 \$295,000 MLS #: 405095 Beds: 2, Baths: 2, Hld SqFt: 1,828, Gar: Garage - 2, Type: Full Size, View: Wooded 115 Colonel Thomas Heyward Road	 1/25 \$299,000 MLS #: 400325 Beds: 2, Baths: 2, Hld SqFt: 1,554, Gar: Garage - 2, Type: Full Size, View: Lagoon 746 Mystic Point Drive Bluffton, South Carolina 29909

 1/27 \$299,000 MLS #: 405719 Beds: 2, Baths: 2, Hld SqFt: 1,546, Gar: Garage - 2, Type: Full Size, View: Lagoon 426 Mystic Point Drive Bluffton, South Carolina 29909	 1/38 <b>Price Reduced</b> \$305,000 MLS #: 402019 Beds: 2, Baths: 2, Hld SqFt: 1,885, Gar: Garage - 2, Type: Full Size, View: Lagoon 42 Honesty Lane Bluffton, South Carolina 29909	 1/29 <b>Price Reduced</b> \$309,500 MLS #: 405611 Beds: 2, Baths: 2, Hld SqFt: 1,942, Gar: Garage - 2, Type: Full Size, View: Lagoon 10 Pear Court Bluffton, South Carolina 29909	 1/41 \$317,000 MLS #: 398002 Beds: 2, Baths: 2, Hld SqFt: 1,826, Gar: Garage - 2, Type: Full Size, View: Landscape 19 Preacher Court Bluffton, South Carolina 29909	 1/28 <b>Price Reduced</b> \$318,900 MLS #: 401541 Beds: 2, Baths: 2, Hld SqFt: 2,078, Gar: Garage - 2, Type: Full Size, View: Golf 42 Devant Drive E Bluffton, South Carolina 29909	 1/36 \$319,000 MLS #: 404762 Beds: 2, Baths: 2, Hld SqFt: 1,592, Gar: Garage - 2, Type: Full Size, View: Wooded 906 Gleneagle Court Bluffton, South Carolina 29909
 1/29 \$319,900 MLS #: 405742 Beds: 3, Baths: 2, Hld SqFt: 2,076, Gar: Driveway, Garage - 2, Type: Full Size, View: Landscape, Wooded 12 Columbus Circle	 1/46 \$319,900 MLS #: 401213 Beds: 2, Baths: 2, Hld SqFt: 1,813, Gar: Garage - 2, Type: Full Size, View: Wooded 14 Lynnah Way Bluffton, South Carolina 29909	 1/41 \$319,900 MLS #: 405663 Beds: 2, Baths: 2, Hld SqFt: 1,862, Gar: Garage - 2, Type: Full Size, View: Wooded 25 Lynnah Way Bluffton, South Carolina 29909	 1/38 <b>Price Reduced</b> \$320,000 MLS #: 404364 Beds: 2, Baths: 2, Hld SqFt: 1,633, Gar: Garage - 2, Type: Full Size, View: Lagoon 54 Fenwick Drive Bluffton, South Carolina 29909	 1/25 <b>Price Reduced</b> \$321,000 MLS #: 401904 Beds: 2, Baths: 2, Hld SqFt: 2,327, Gar: Garage - 2, Type: Full Size, View: Landscape 212 Stratford Village Way Bluffton, South Carolina 29909	 1/43 \$321,000 MLS #: 400764 Beds: 3, Baths: 2, Hld SqFt: 2,548, Gar: Garage - 2, Type: Full Size, View: Landscape, Wooded 120 Thomas Bee Drive Bluffton, South Carolina 29909

 1/25 \$322,000 MLS #: 406490 Beds: 3, Baths: 2, Hld SqFt: 2,115, Gar: Driveway, Garage - 2, Type: Full Size, View: Lagoon, Wooded 40 Candlelight Lane Bluffton, South Carolina 29909	 1/33 \$322,000 MLS #: 399108 Beds: 3, Baths: 2, Hld SqFt: 2,458, Gar: Garage - 2, Type: Full Size, View: Lagoon 11 Willow Brook Drive Bluffton, South Carolina 29909	 1/27 \$325,000 MLS #: 404309 Beds: 3, Baths: 2, Hld SqFt: 1,931, Gar: Garage - 2, Type: Full Size, View: Lagoon 512 Colonel Thomas Heyward Road	 1/29 <b>Price Reduced</b> \$329,900 MLS #: 400114 Beds: 3, Baths: 2, Hld SqFt: 2,381, Gar: Garage - 2, Type: Full Size, View: Lagoon, Wooded 31 Stratford Village Way Bluffton, South Carolina 29909-6009	 1/25 \$329,900 MLS #: 402740 Beds: 2, Baths: 2, Hld SqFt: 2,166, Gar: Garage - 2, Type: Full Size, View: Wooded 217 Stratford Village Way Bluffton, South Carolina 29909	 1/48 <b>Price Reduced</b> \$335,000 MLS #: 400199 Beds: 2, Baths: 2, Hld SqFt: 2,086, Gar: Garage - 2, Type: Full Size, View: Lagoon 12 Talbot Court Bluffton, South Carolina 29909
---	--	---	---	--	--

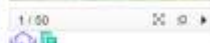




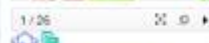
**\$338,000**  
MLS #: 403006  
Beds: 3, Baths: 2, Htd SqFt: 2,134,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
377 Heathwood Drive  
Bluffton, South Carolina 29909



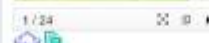
**\$339,000**  
MLS #: 405607  
Beds: 3, Baths: 2, Htd SqFt: 2,278,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape, Wooded  
10 Ceres Court  
Bluffton, South Carolina 29909



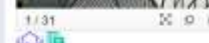
**\$339,000**  
MLS #: 399120  
Beds: 3, Baths: 3, Htd SqFt: 2,435,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape  
182 Hampton Circle  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$339,500**  
MLS #: 404740  
Beds: 2, Baths: 2, Htd SqFt: 1,309,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon, Wooded  
204 Mystic Point Drive  
Bluffton, South Carolina 29909



**\$339,900**  
MLS #: 399105  
Beds: 3, Baths: 2, Htd SqFt: 2,072,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape, Wooded  
18 Knotweed Court  
Bluffton, South Carolina 29909



**\$340,000**  
MLS #: 400024  
Beds: 2, Baths: 2, Htd SqFt: 1,573,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Wooded  
9 Sundance Lane  
Bluffton, South Carolina 29909



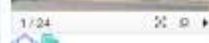
**Price Reduced**  
**\$344,000**  
MLS #: 399255  
Beds: 3, Baths: 2, Htd SqFt: 2,397,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape  
22 Tourquay Lane  
Bluffton, South Carolina 29909



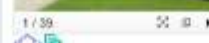
**\$344,900**  
MLS #: 401075  
Beds: 3, Baths: 2, Htd SqFt: 2,289,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon, Wooded  
1 Pinyon Drive  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$348,000**  
MLS #: 406014  
Beds: 3, Baths: 2, Htd SqFt: 1,820,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Wooded  
45 Lacebark Lane  
Bluffton, South Carolina 29909



**\$348,800**  
MLS #: 405280  
Beds: 3, Baths: 2, Htd SqFt: 2,321,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape  
30 Concession Oak Drive  
Bluffton, South Carolina 29909



**\$349,000**  
MLS #: 405069  
Beds: 2, Baths: 2, Htd SqFt: 2,088,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Lagoon  
116 Stratford Village Way  
Bluffton, South Carolina 29909



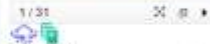
**New Listing**  
**\$349,000**  
MLS #: 406300  
Beds: 3, Baths: 2, Htd SqFt: 2,676,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded  
151 Stratford Village Way  
Bluffton, South Carolina 29909



**\$349,000**  
MLS #: 399565  
Beds: 2, Baths: 2, Htd SqFt: 2,137,  
Gar: Driveway, Garage - 2,  
Type: Full Size, View: Landscape  
70 Thomas Bee Drive  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$349,900**  
MLS #: 400814  
Beds: 2, Baths: 2, Htd SqFt: 2,142,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
9 Hampton Circle  
Bluffton, South Carolina 29909



**\$349,943**  
MLS #: 405743  
Beds: 2, Baths: 2, Htd SqFt: 2,285,  
Gar: Driveway, Garage - 2,  
Type: Full Size, View: Golf, Wooded  
30 Rose Bush Lane  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$354,900**  
MLS #: 401604  
Beds: 3, Baths: 3, Htd SqFt: 2,134,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
485 Heathwood Drive  
Bluffton, South Carolina 29909



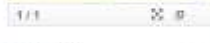
**\$355,000**  
MLS #: 402629  
Beds: 2, Baths: 2, Htd SqFt: 1,831,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
258 Heathwood Drive  
Bluffton, South Carolina 29909-7577



**\$358,900**  
MLS #: 402589  
Beds: 2, Baths: 2, Htd SqFt: 2,952,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon, Wooded  
47 Star Flower Drive  
Bluffton, South Carolina 29909



**\$359,000**  
MLS #: 401239  
Beds: 2, Baths: 2, Htd SqFt: 2,258,  
Gar: Cart Bay Att, Driveway, Garage - 2,  
Type: Full Size, View: Lagoon  
7 Lynah Way  
Bluffton, South Carolina 29909



**\$359,290**  
MLS #: 402028  
Beds: 2, Baths: 2, Htd SqFt: 1,888,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
2061 Northlake Boulevard  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$374,900**  
MLS #: 404643  
Beds: 2, Baths: 2, Htd SqFt: 2,025,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape  
246 Northlake Boulevard  
Bluffton, South Carolina 29909



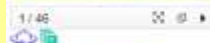
**Price Reduced**  
**\$375,000**  
MLS #: 397995  
Beds: 3, Baths: 3, Htd SqFt: 2,245,  
Gar: Driveway, Garage - 2,  
Type: Full Size, View: Landscape,  
Wooded  
2 Behn Lane  
Bluffton, South Carolina 29909



**\$375,000**  
MLS #: 402043  
Beds: 2, Baths: 3, Htd SqFt: 2,261,  
Gar: Cart Bay Att, Driveway, Garage - 2,  
Type: Full Size, View: Lagoon,  
Landscape  
6 Devant Court  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$379,900**  
MLS #: 404723  
Beds: 2, Baths: 2, Htd SqFt: 1,755,  
Gar: Carport - 2, Type: Full Size,  
View: Landscape  
137 Valleybrooke Court S  
Bluffton, South Carolina 29909



**Price Reduced**  
**\$384,000**  
MLS #: 405752  
Beds: 2, Baths: 2, Htd SqFt: 2,613,  
Gar: Garage - 2, Oversized,  
Type: Full Size, View: Lagoon,  
Wooded  
9 Concession Oak Drive  
Bluffton, South Carolina 29909



**\$384,965**  
MLS #: 397257  
Beds: 2, Baths: 2, Htd SqFt: 1,888,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon  
1747 Northlake Boulevard  
Bluffton, South Carolina 29909



**\$385,000**  
MLS #: 404750  
Beds: 3, Baths: 3, Htd SqFt: 2,578,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded  
33 Murray Hill Drive  
Bluffton, South Carolina 29909



**\$389,000**  
MLS #: 400820  
Beds: 3, Baths: 2, Htd SqFt: 2,408,  
Gar: Driveway, Garage - 2,  
Type: Full Size, View: Golf, Wooded  
653 Cypress Hills Drive  
Bluffton, South Carolina 29909




**\$389,900**  
MLS #: 399290  
Beds: 3, Baths: 3, Htd SqFt: 2,088,  
Gar: Cart Bay Att, Driveway, Garage - 2,  
Type: Full Size,  
View: Landscape, Wooded  
20 Dory Court  
Bluffton, South Carolina 29909



**New Listing**  
**\$390,000**  
MLS #: 406002  
Beds: 3, Baths: 2, Htd SqFt: 2,849,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded  
909 Promenade Lane  
Bluffton, South Carolina 29909



**Price Reduced**



1 / 30

**\$395,000**

MLS #: 404784

Beds: 3, Baths: 2, Hnd SqFt: 2,428,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Wooded

28 Rose Bush Lane  
Bluffton, South Carolina 29909



1 / 25

**\$397,500**

MLS #: 402833

Beds: 3, Baths: 3, Hnd SqFt: 2,544,  
Gar: Cart Bay Att, Garage - 3+,  
Type: Full Size, View: Lagoon

427 Shearwater Point Drive  
Bluffton, South Carolina 29909

**Price Reduced**



1 / 32

**\$399,900**

MLS #: 402001

Beds: 3, Baths: 2, Hnd SqFt: 2,216,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Lagoon

215 Canterbury Court  
Bluffton, South Carolina 29909



1 / 41

**\$399,999**

MLS #: 401232

Beds: 3, Baths: 4, Hnd SqFt: 2,558,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon

28 Vespens Way  
Bluffton, South Carolina 29909



1 / 50

**\$400,000**

MLS #: 400850

Beds: 3, Baths: 2, Hnd SqFt: 2,754,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Lagoon

70 Rose Bush Lane  
Bluffton, South Carolina 29909



1 / 48

**\$404,900**

MLS #: 402926

Beds: 3, Baths: 2, Hnd SqFt: 1,859,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape

552 Village Green Lane  
Bluffton, South Carolina 29909



1 / 26

**\$419,000**

MLS #: 404349

Beds: 3, Baths: 1, Hnd SqFt: 2,726,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon

25 Willow Brook Drive  
Bluffton, South Carolina 29909




1 / 37

**\$419,500**

MLS #: 403100

Beds: 3, Baths: 2, Hnd SqFt: 1,766,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon

180 Valleybrooke Court  
Charle, South Carolina 29909




1 / 49

**\$419,995**

MLS #: 396656

Beds: 3, Baths: 2, Hnd SqFt: 2,743,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded

16 Dory Court  
Bluffton, South Carolina 29909




1 / 34

**\$423,000**

MLS #: 402955

Beds: 3, Baths: 2, Hnd SqFt: 2,556,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon, Wooded

17 Raven Glass Lane  
Bluffton, South Carolina 29909




1 / 41

**\$425,000**

MLS #: 404356

Beds: 3, Baths: 2, Hnd SqFt: 2,465,  
Gar: Garage - 2, Type: Full Size,  
View: Golf, Lagoon

195 Eaglecrest Drive  
Bluffton, South Carolina 29909



1 / 31

**\$425,000**

MLS #: 405576

Beds: 3, Baths: 3, Hnd SqFt: 2,678,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape

42 Raven Glass Lane  
Bluffton, South Carolina 29909



1 / 32

**\$427,900**

MLS #: 402737

Beds: 3, Baths: 3, Hnd SqFt: 2,420,  
Gar: Garage - 2, Type: Full Size,  
View: Golf

14 Wendover Court  
Bluffton, South Carolina 29909



1 / 27

**\$428,500**

MLS #: 405120

Beds: 3, Baths: 3, Hnd SqFt: 2,671,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape, Wooded

280 Promenade Lane  
Bluffton, South Carolina 29909



1 / 39

**\$429,000**

MLS #: 401168

Beds: 3, Baths: 3, Hnd SqFt: 2,641,  
Gar: Cart Bay Att, Garage - 2,  
Type: Full Size, View: Golf

594 Argent Way  
Bluffton, South Carolina 29909



1 / 45

**\$439,000**

MLS #: 405360

Beds: 3, Baths: 3, Hnd SqFt: 2,617,  
Gar: Cart Bay Att, Garage - 2,  
Oversized, Type: Full Size,  
View: Golf, Wooded

12 Screven Court  
Bluffton, South Carolina 29909

**New Listing!**



1 / 33

**\$439,000**

MLS #: 405542

Beds: 3, Baths: 2, Hnd SqFt: 2,482,  
Gar: Garage - 2, Type: Full Size,  
View: Golf

266 Rivergrass Lane  
Bluffton, South Carolina 29909



1 / 31

**\$439,500**

MLS #: 405562

Beds: 3, Baths: 2, Hnd SqFt: 2,318,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon

92 Valleybrooke Court S  
Bluffton, South Carolina 29909



1 / 49

**\$449,000**

MLS #: 403089

Beds: 3, Baths: 3, Hnd SqFt: 2,780,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon, Wooded

37 Star Flower Drive  
Bluffton, South Carolina 29909



1 / 39

**\$449,900**

MLS #: 401623

Beds: 3, Baths: 2, Hnd SqFt: 2,018,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded

1137 Northlake Blvd  
Bluffton, South Carolina 29909-9536



1 / 5

**\$459,000**

MLS #: 401672

Beds: 3, Baths: 4, Hnd SqFt: 3,030,  
Gar: Driveway, Garage - 2,  
Type: Full Size, View: Lagoon,  
Landscape

11 Amariyllis Lane



1 / 35

**\$459,500**

MLS #: 404759

Beds: 3, Baths: 3, Hnd SqFt: 2,781,  
Gar: Garage - 2, Type: Full Size,  
View: Lagoon

152 Village Green Lane  
Bluffton, South Carolina 29909



1 / 46

**\$465,000**

MLS #: 404203

Beds: 3, Baths: 3, Hnd SqFt: 2,811,  
Gar: Garage - 2, Tandem, Type: Full  
Size, View: Landscape

95 Knottwood Court  
Bluffton, South Carolina 29909




1 / 33

**\$469,900**

MLS #: 404319

Beds: 3, Baths: 2, Hnd SqFt: 2,381,  
Gar: Garage - 3, Type: Full Size,  
View: Lagoon, Wooded

1 Holly Lane  
Bluffton, South Carolina 29909




1 / 37

**\$499,900**

MLS #: 405540

Beds: 3, Baths: 4, Hnd SqFt: 2,978,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape

91 Concession Oak Drive  
Bluffton, South Carolina 29909




1 / 40

**\$519,000**

MLS #: 405563

Beds: 3, Baths: 3, Hnd SqFt: 2,736,  
Gar: Cart Bay Att, Garage - 2,  
Type: Full Size, View: Golf

331 Eaglecrest Drive  
Bluffton, South Carolina 29909



1 / 31


**\$525,000**

MLS #: 398247

Beds: 4, Baths: 3, Hnd SqFt: 2,747,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape

2 Hibiscus Ln  
Bluffton, South Carolina 29909-4334

**New Listing!**



1 / 30

**\$525,000**

MLS #: 405959

Beds: 3, Baths: 4, Hnd SqFt: 3,284,  
Gar: Cart Bay Att, Garage - 2,  
Type: Full Size, View: Landscape

285 Fern Leaf Lane  
Bluffton, South Carolina 29909



1 / 24

**\$539,900**

MLS #: 394828

Beds: 3, Baths: 4, Hnd SqFt: 2,732,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded

122 Outter Circle  
Bluffton, South Carolina 29909



1 / 41

**\$539,900**

MLS #: 405581

Beds: 3, Baths: 4, Hnd SqFt: 3,238,  
Gar: Garage - 3, Type: Full Size,  
View: Lagoon

732 Palmdale Lane  
Bluffton, South Carolina 29909



1 / 26



**\$540,000**

MLS #: 405565

Beds: 3, Baths: 4, Hld SqFt: 3,582,  
Gar: Garage - 2, Type: Full Size,  
View: Wooded

719 Freshwater Lane  
Bluffton, South Carolina 29909



1 / 39



**\$549,500**

MLS #: 405749

Beds: 3, Baths: 3, Hld SqFt: 2,542,  
Gar: Garage - 2, Type: Full Size,  
View: Landscape

30 Promenade Lane  
Bluffton, South Carolina 29909



1 / 15



**\$645,000**

MLS #: 401617

Beds: 4, Baths: 4, Hld SqFt: 3,667,  
Gar: Cart Bay Att. Garage - 2,  
Type: Full Size, View: Landscape,  
Wooded

6 Wisteria Lane  
Bluffton, South Carolina 29909



1 / 45



**\$709,800**

MLS #: 402884

Beds: 3, Baths: 3, Hld SqFt: 3,180,  
Gar: Cart Bay Att. Garage - 2,  
Type: Full Size, View: Lagoon

4 Caravelle Court  
Bluffton, South Carolina 29909



1 / 47



**\$749,900**

MLS #: 402873

Beds: 3, Baths: 3, Hld SqFt: 3,481,  
Gar: Garage - 0, Type: Full Size,  
View: Landscape

78 Cutter Circle  
Bluffton, South Carolina 29909-4310



1 / 50



**\$765,000**

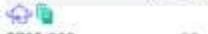
MLS #: 402826

Beds: 4, Baths: 4, Hld SqFt: 3,420,  
Gar: Cart Bay Att. Driveway, Garage  
- 2, Type: Full Size, View: Marsh,  
River

20 Caravelle Lane  
Bluffton, South Carolina 29909



1 / 30



**\$795,000**

MLS #: 390337

Beds: 3, Baths: 3, Hld SqFt: 2,931,  
Gar: Cart Bay Att. Garage - 2,  
Type: Full Size, View: Marsh, River

29 Dory Court  
Bluffton, South Carolina 29909