

Sherryl Hennessey

Weichert
REALTORS® Coastal Properties



Sherryl Hennessey 2019 Weichert Awards

Chairman's Club: 1% Top Sales Nationwide

#1 Weichert SE Top Listing Agent

#3 Weichert Sales Associate Nationwide.

January 2021

Phone Number

Cell: 843.298.5219

E-Mail: sherrylhenn@gmail.com

Office Phone: 843.705.3351 Fax: 843.705.3352

Web Site: suncitysherryl.com



What We're Missing In Sun City



Whoa, a new year. It's 2021. Simply amazing. We've enjoyed our Christmas decorations and the cheer of the holiday season, and are now settling in for the rest of winter. For most of us, we're safe and healthy. But, some of our neighbors, friends, and family are not so fortunate. Give thanks for all the good, and give prayers for those less fortunate.

The COVID vaccine is now out there, but is being distributed at what appears to be a snail's pace. South Carolina plans—which are in line with other states—suggest Sun City vaccinations won't start until late February or March. Maybe that process will be accelerated. Let's stay especially safe for the next 2 to 3 months. If all goes well, we may have normal summer in 2021.

Most importantly--continue to smile, we live in "paradise." Sun City is beautiful, and, with this mild weather, January is still biking, walking, golfing, tennis, and pickle ball time. Tell your relatives and friends, who are still up north, to make the move NOW to our wonderful community.

Don't wait to buy or sell a home in Sun City. Take advantage of very, very low interest rates. Get twice the home for the same mortgage you would have paid several years ago--a once in a lifetime opportunity.

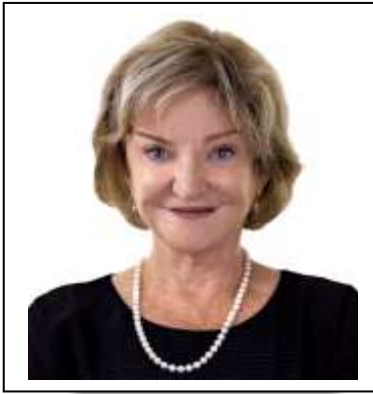
As always, I am available to talk to you about any current or future real estate need. Stay well; be careful; and be thankful, as we continue to enjoy our wonderful Sun City lifestyle.

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.

Weichert.
REALTORS®

Coastal Properties

**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

Voted *Best Of Bluffton (BOB)* Sun City 2020

Thank you
SUN CITY

BECAUSE OF YOU SHE HAS BEEN VOTED
**BEST OF SUN SELECT -
REALTOR SUN CITY**

Sherryl Hennessey • (843) 298-5219
sherrylhenn@gmail.com • SunCitySherryl.com

16 William Pope Drive, Suite 103, Bluffton, SC 29909 (located across from the Candlewood Suites)

Weichert
REALTORS
Coastal Properties



Start your journey on the right foot at the [Savannah/Hilton Head International Airport \(SAV\)](#), voted #1 Airport in the United States at the Condé Nast Traveler Readers' Choice Awards. Recognized as one of the “happiest airports” in the country, readers particularly loved the intimate and inviting atmosphere of its town square-inspired layout, complete with benches and period glass ceilings.

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.

Our Featured Listings in Sun City, January 2021

51 Seaford Place, Sun City



Mortgage Rates (January 2021)

30 year Fixed (Conforming) 2.81%

15 year Fixed (Conforming) 2.45%

5/1 ARM (Conforming) 3.07%

Starling
1908 ft²

Listed: \$312,000

List Price: \$312,000

MLS Number: 410835

Bedrooms: 3

Full Bathrooms: 2

Property Type: Residential

Status: Active

Starling villa with approximately 2000 ft.². This villa has three bedrooms, two baths PLUS den and is located on a beautiful LAGOON . Upgrades include: wood floors, SS appliances, under-counter lighting, bay windows, newer carpet in the master bedroom and den, 8 x 20 covered screen porch, and more. Great location with easy access to Rte 278 and Town Square.

22 Seaford Place, Sun City



Wren
1452 sqft

Listed: \$250,000

List Price: \$250,000

MLS Number: 410692

Bedrooms: 2

Full Bathrooms: 2

Property Type: Residential

Status: Active

Location, location, location!! Amenity centers and gate are very close-by. This light and bright 1452 sf end unit, Wren model villa is move-in ready. 2 bedrooms plus den/office, Eat-in kitchen, SS appliances, master suite with walk-in closet, smooth ceilings, upgraded A/C in 2019. Come and enjoy a carefree life style in Sun City Hilton Head.

126 Cypress Hollow, Sun City



Chesapeake
1390 ft2

Listed: \$259,900

List Price: \$259,900

Bedrooms: 2

Property Type: Residential

MLS Number: 410459

Full Bathrooms: 2

Status: Active

This light and bright Chesapeake model cottage on a private lagoon includes maintenance free lawn care at a minimal cost. Cottage comes partially furnished and has 2 BR, 2 BA with a two-car garage. Great location close to Hidden Cypress golf course and amenities. Come live the dream!!

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 beach at sunset or sunrise. The sky is reflected in the wet sand, and a couple is walking in the distance. The text 'HILTON HEAD ISLAND South Carolina' 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: 'South's Best 2019' (red diamond), 'World's Best Awards 2019' (black circle with globe), and 'Traveler 2018' (red circle with globe).

Quote of the Month

"Kind words are the music of the world."

F.W. Faber

Sherryl's Pleased Clients and New Sun City Neighbors



Rating:

"Sherryl has the patience and the tenacity to make things work! She works tirelessly to help both sides come to resolution."

Jeannie Doscher & Hilary Smith



Rating:

"Sherryl spent alot of time with us, showing us houses, making videos and answering questions. She helped finalize some outstanding issues with the seller's agent after the close. I would absolutely recommend her and use her again."

Pamela & Lynn Harms



Rating:

"Sherryl GETS IT. Doesn't matter what IT is. If you want THE PERSON to GET IT DONE ... Sherryl Hennessey IS THE ONE. She'll do whatever it takes and MORE !!"

Cynthia Rusic



Rating:

"We have used her several time and she is very good both as a buyer or a seller."

Art & Dottie Lundquist

"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:

"Our agent Sherryl Hennessey is such an amazing realtor. She knows this area and has helped us tremendously in the buying and selling process! I recommend her to anyone in this area looking to buy or sell."

Marcia & Craig McManamay



Rating:

"great sales lady and organization"

Jack & Susie Arndt



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

Carol Curran



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:

" Sherryl was wonderful before, during, and after that sales process. Her discussions with us regarding market developments including competitive pricing were timely and precise. Her suggestions on marketing were spot on. Maybe most importantly, she was a calming voice when things got hairy due to days on market, sales of similar models, etc. We have already recommended her to two other Sun City residents who are considering selling. Bottom line: SHERRYL IS/WAS GREAT!!!"

Robert & Linda McCloskey



Rating:

"Sherryl found the perfect buyer for our home. Communicated frequently during the entire process. Would definitely use her again, or refer to friends."

Karen & Loring Benedict Jr.



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 Sherryl



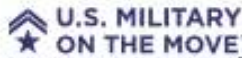
Sherryl Hennessey

(843) 298-5219

sherrythenn@gmail.com

www.SunCitySherryl.com

Weichert Coastal Properties
REALTORS



Weichert Coastal Properties
REALTORS

Weichert, Realtors - Coastal Properties
14 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.



Sherryl Hennessey

(843) 298-5219

sherrythenn@gmail.com

www.SunCitySherryl.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 **\$1,900**

 **2 beds**  **2 baths**  **1,420 sqft.**
 **OK**

2 Bed/2 Bath Unfurnished Home w/ Den!
AVAILABLE NOW! Lagoon Views!
Available **NOW**



RENT **\$1,750**

 **2 beds**  **2 baths**  **1,457 sqft.**
 **OK**

2 Bedrooms + Den Available NOW in Sun City!
Unfurnished & Pet Friendly!
Available **NOW**



RENT **\$2,600**

 **4 beds**  **2 baths**  **1,586 sqft.**

4 Bed/2 Bath Home Available NOW in Alston Park!
Available **NOW**




RENT **\$2,300**

 **4 beds**  **2 baths**  **1,763 sqft.**

Available NOW! 4 Bed/2 Bath in The Meadows at
New Riverside!
Available **NOW**



RENT **\$2,200**

 **3 beds**  **2.5 baths**  **1,829 sqft.**
 **OK**

3 Bed/2.5 Bath Townhome in Heritage at New
Riverside AVAILABLE NOW!
Available **NOW**



RENT **\$2,000**

 **2 beds**  **2 baths**  **2,094 sqft.**

Available January 1st! Large, Unfurnished 2 Bed +
Den in Sun City!
Available **NOW**



[Home Selling Tips: How to Get the Best Price for Your Residence](#)

by [sherrylhenn](#)

If you plan to sell your house, you likely will want to do everything you can to maximize its value. Lucky for you, we're here to help you obtain the best offer for your house, regardless of whether you're operating in a buyer's or seller's market.

Now, let's take a look at three tips to help you get the best price for your residence.

1. Enhance Your House's Curb Appeal

Curb appeal is a difference-maker for any home seller, at any time. If you allocate time and resources to boost your house's curb appeal, you may be able to differentiate your residence from the competition. Perhaps most important, improving your home's curb appeal may help you increase the likelihood of a fast, profitable home selling experience.

To improve your house's curb appeal, you should mow the front lawn, trim the hedges and perform any necessary home exterior upgrades. Consider the homebuyer's perspective, and you're sure to find lots of ways to enhance your house's appearance.

In addition, if you need help with home exterior upgrades, there is no need to stress. Many home improvement professionals are available in cities and towns nationwide, and these professionals are happy to help you transform your home's exterior from drab to fab.

2. Determine the Current Value of Your Home

A home appraisal may prove to be exceedingly valuable, particularly for a seller who wants to establish a competitive initial asking price for his or her house.

During a home appraisal, a property expert will examine a residence both inside and out. This expert also will evaluate various housing market data. Then, the property expert will provide a property valuation based on the appraisal results.

Once you receive a property appraisal report, you'll have a good idea about the current value of your residence. You next can use a property valuation to set a competitive price for your home from day one of the house selling journey.

3. Collaborate with a Real Estate Agent

As you look for ways to earn as much money as possible from your home sale, you may want to consider working with a real estate agent. Because if you have a real estate agent at your side, you can receive plenty of support at each stage of the home selling journey.

A real estate agent understands what it takes to optimize the value of a home. First, he or she will meet with you and learn about your house selling goals. A real estate agent then will help you determine the ideal initial asking price for your residence and promote your house to potential buyers. And if you receive an offer to purchase, a real estate agent will provide a recommendation about how to proceed.

Want to achieve the best-possible results during the home selling journey? Use the aforementioned tips, and you can move one step closer to maximizing the value of your house.

If I can help in any way, please let me know,

Sherryl Hennessey

Phone: 843-298-5219

sherrylhenn@gmail.com

New post on **Sun City Sherryl**



[How To Tell If You're Moving To A Dog-Friendly Place](#)

by [sherrylhenn](#)

If you're a dog lover, you're probably going to want to move into a community that caters to your love of animals. As you cruise different communities to find just the right place to live, there are a few things that you should be on the lookout for if you want your pooch to feel at home as well.

You See A Lot Of Dogs Around

This may seem obvious, but it's something to be aware of on your home search. If you see a lot of dogs, you know that the people in your neighborhood are supportive of dogs. If there doesn't seem to be too many four-legged friends running around, then maybe the community won't be as receptive to your own pet. You would hate to move into a home, only to find out that your neighbors really don't like dogs. This could be a sign of future problems in the neighborhood.

You See Dogs At The Parks Nearby

If you are riding around a community, exploring, and see plenty of dogs at the park, or even better, a dog park, you'll know that you have chosen a good place to live. This shows that dogs are welcome in the area. If there's a playground nearby, but many "no dogs allowed" signs, you could be in a place where dogs aren't welcome many places. You want to feel that your dog is welcome especially in outdoor spaces.

There Are Facilities For Dogs Nearby

If you can easily find a groomer, a vet, and a pet supply store nearby, you know that you're in a good place for your dog. You can see that there's a community surrounding you that cares about animals. These types of facilities allow you to keep your pet healthy, clean, and happy. You may even have easier access to other important things for you and your dogs like pet sitters, dog walkers, and more.

You Can Find Plenty Of Walking Paths

If you love to walk, you'll probably be looking for this feature in a neighborhood anyways, but walking paths are a good sign that dogs are

welcome in a place. You need sidewalks, places without a lot of traffic, and perhaps some trails to help keep your dog active and healthy. Dogs will also love exploring new places often to keep their keen senses in check.

Look At Local Establishments

If you stop into local coffee shops or restaurants and see dogs there, you definitely know for sure that you have chosen a great community for dog lovers. This is a sign that dogs are a part of everyday life, accepted, welcome, and almost required! Pets are a part of the family in a community like this. Your new home will not only be great for you but for your beloved pet as well.

If I can help in any way, please let me know,

Sherryl Hennessey

Phone: 843-298-5219

sherrylhenn@gmail.com

New post on Sun City Sherryl



[What Buyers Need to Know About Home Appraisals](#)

by [sherrylhenn](#)

Home appraisals are an important part of the buying and selling process. Lenders use appraisals to make sure that the home is worth what the borrower is paying. A home's appraisal value is based on a number of factors, all of which we'll discuss in this post.

Whether you're a buyer, seller, or are just learning about the process of buying a home so you'll be better equipped in the future, this article is for you.

How is a home appraisal different from an inspection?

While home appraisals and inspections are performed by licensed or certified professionals, they have to different functions. An inspection ensures the safety of a home, as well as whether or not it will need repairs in the immediate or near future.

Appraisals, on the other hand, aim to value a home based on its property value, the size of the property, and the location of the property. The condition of the home is a factor in valuing a home, which is why some people confused appraisals with inspections.

Who pays for appraisals?

Like most closing costs, a home appraisal is a burden that falls on the buyer. Typically, the lender you choose will work with will actually order the appraisal. The cost, which usually amounts to a few hundred dollars, can be added to your closing fees. You can find the cost for an appraisal listed on the Closing Disclosure document provided by your chosen lender.

Which factors determine the home's value?

To appraise the house itself, appraisers will look at the condition of the home. They'll also weigh the features of the home in their valuation-- things like the number of bedrooms and bathrooms, for example.

However, the two key characteristics of a home that contribute to its value are its age and size.

Which external factors contribute to the home's value?

As you might suspect, the location of your home matters greatly when it comes to appraisals. Homes are appraised based off of average prices for their neighborhood and region.

Other location factors include how accessible the home is, if it's located on a waterfront, and whether it has desirable views.

When does a home get appraised?

While your experience may vary based on your specific circumstances, most appraisals occur after a buyer has signed a purchase contract. Once this is done, the lender will take the steps necessary to order and process the appraisal.

How long is the home appraisal process?

Once the buyer has signed a purchase contract, the appraisal is usually completed and processed within 7 days. The appraisal report will be sent to the lender. This report contains the appraised value of the home. Buyers are entitled to a copy of this report, and should keep one for their own records.

If I can help in any way, please let me know,

Sherryl Hennessey

Phone: 843-298-5219

sherrylhenn@gmail.com

Tips for the Month

**Better
Homes**
and Gardens.

Recipes

Roasted Pulled Pork on Cheesy Grits Cakes with

[Get the Recipe](#)

Traditionally, corn bread represents wealth in the new year. Instead, Smith-Sullivan cuts a batch of thick cheesy grits into cakes to top with pork and greens.

"Cabbage collards are a variety of collards well-known and grown in the Carolinas but have only now spread to other states," she says.

"They're more tender and milder than regular collards, but you can always use regular." We tested with regular collards and cooked them about 1 hour.



Black-Eyed Pea Succotash

Adding black-eyed peas, which represent coins or pennies, makes this succotash New Year's Day compatible. "People will be looking for the black-eyed peas," Smith-Sullivan says. "You gotta have them." While you're at it, try our other lucky foods to eat for a prosperous year.

Tips for the Month

**Better
Homes**
and Gardens.

Recipes

Fried Green Tomatillos and Aioli

"My dad would have fried green tomatoes just about every day." But green tomatoes can be hard to come by in January, so try tomatillos instead. "It's not a tomato," Smith-Sullivan says, but it's "tomato-esque."



Grapefruit, Champagne and Vodka Spritz

Champagne splashed with grapefruit juice refreshes any [Sunday brunch](#). At the holidays Smith-Sullivan spikes her spritz with vodka and bitter Aperol for a splash of something special.

Related: [Breakfast and Brunch Cocktails](#)



Herbed Skillet Pastitsio

Traditionally, Greek pastitsio is a pasta-and-lamb casserole with spiced tomato sauce and béchamel sauce. Our stove-top version relies on purchased Alfredo for ease and speed. Customize the pasta with whatever is in your pantry. We used ziti, but small shells, rotini, or penne would work well too.



Homes Sold in Sun City, December 2020































<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Acadia	13 Debeaufain Dr	1135	Wooded	260,000
• Adams/Sylvania	135 Robert E Lee Ln	2276	Golf	372,000
• Adirondack	258 Argent Place	1581	Landscape	259,900
• Adirondack	60 Plymouth Ln	1726	Wooded	250,000
• Ariele	21 Schooner Ln	2400	Deep Water	775,000
• Augusta/Revere	38 Strobhar St	2000	Golf	319,500
• Azalea	79 Cypress Run	1240	Landscape	225,000
• Azalea	57 Cypress Run	1136	Lagoon	224,000
• Azalea	120 Lazy Daisy Dr	1120	Lagoon	180,000
• Bayberry	33 Lazy Daisy Dr	1440	Lagoon	240,000
• Camden/Shenandoah	172 Argent Way	1558	Wooded	272,500
• Camden/Shenandoah	102 Ft Beauregard Ln	1362	Landscape	220,000
• Camden/Shenandoah	38 Pendarvis Way	1575	Wooded	286,000
• Camden/Shenandoah	1 Hosell Ct	1616	Landscape	265,000
• Camden/Shenandoah	84 Hampton Circle	1380	Landscape	260,000
• Camellia	54 Bishop St	1346	Landscape	254,324
• Camellia	131 Cypress Hollow	1481	Wooded	255,000
• Castle Rock	673 Village Green Ln	1756	Landscape	350,000
• Chesapeake	34 Andover Pl	1372	Wooded	218,500
• Chestnut	17 Raven Glass Ln	2536	Lagoon/Wooded	412,000
• Chestnut	51 Concession Oak Dr	2294	Landscape	330,000
• Copper Ridge	76 Thomas Bee Dr	1754	Wooded	303,000
• Copper Ridge Loft	419 Serenity Pt Dr	2416	Wooded	340,000
• Cumberland Hall	425 Rivergrass Ln	2443	Wooded	473,000
• Cumberland Hall	213 Shearwater Pt Dr	2737	Lagoon/Wooded	490,000
• Custom	12 Wisteria Ln	2780	Wooded	550,000
• Dogwood	9 Wendover Ct	2076	Lagoon/Wooded	360,000
• Dunwoody Way	291 Maplemere Ln	2432	Golf/Lagoon	532,000
• Egret	51 Kings Creek Dr	1712	Golf	290,000
• Hallmark	582 Blue Jay Ln	1526	Landscape	325,215
• Hamilton/Jefferson	128 Gen Hardee Way	1667	Landscape	262,000
• Hatteras	311 Col T Heyward Rd	2280	Lagoon	340,000
• Heather	84 Biltmore Dr	1500	Wooded	250,000
• Heron	53 Kings Creek Dr	1922	Golf	320,000
• Kendall Park	149 Kings Creek Dr	2684	Lagoon	465,000
• Kingston/Potomac	5 Pelot Ct	1606	Golf/Wooded	257,500
• Lark	3 Long Cane Ct	1685	Lagoon	280,000
• Lilac	30 Rose Bush Ln	2285	Golf/Wooded	332,500
• Longleaf	9 Brayton Ct	2257	Golf/Lagoon	397,000
• Longleaf	22 Tourquay Ln	2397	Landscape	344,000
• Martin Ray	442 Northlake Blvd	2908	Landscape	385,000
• Morningside Ln	91 Concession Oak Dr	2878	Landscape	462,000
• Napa Valley	184 Promenade Ln	2411	Landscape	449,000

<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Palmary	573 Turnberry Woods Dr	1858	Golf	474,915
• Pelican	31 Raindrop Ln	1996	Lagoon	335,000
• Pine Spring	426 Mystic Pt Dr	1546	Lagoon	272,500
• Pine Spring	865 Mystic Pt Dr	1533	Wooded	258,000
• Prestige	2036 Northlake Blvd	1987	Landscape	387,365
• Primrose	28 Pineapple Dr	1566	Lagoon	260,000
• Primrose	63 Reedy Pl	1718	Lagoon	289,000
• Primrose	90 Redtail Dr	1420	Wooded	240,000
• Primrose	4 Basket Walk Dr	1566	Lagoon	264,000
• Rainier	217 Stratford Village Way	2106	Wooded	275,000
• Remington	7 Lynah Way	2259	Lagoon	332,000
• Robin	8 Long Cane Ct	1345	Landscape	235,000
• Seagull	512 Col T Heyward Rd	1931	Lagoon	300,000
• Seagull	40 Candlelight Ln	2115	Lagoon/Wooded	307,000
• Summerwood	552 Village Green Ln	1859	Landscape	384,000
• Surrey Crest Loft	840 Serenity Pt Dr	3099	Wooded	425,000
• Taft Street	468 Blue Jay Ln	2136	Lagoon	369,715
• Taft Street	17 Wild Strawberry Ln	2281	Landscape	358,000
• Wisteria	26 Star Flower Dr	2428	Lagoon/Wooded	401,100
• Wisteria	18 Landmark Ln	2860	Lagoon	386,500
• Wisteria	33 Murray Hill Dr	2578	Wooded	359,900
• Wisteria	70 Rose Bush Lane	2754	Golf/Lagoon	372,500
• Wren	23 Dragonfly Dr	1454	Wooded	245,000
• Yellowstone	594 Argent Way	2750	Golf/Landscape	410,000


January 2021 Highlighted Sun City Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
	Bocce/Tennis/ Pickle Ball /Softball/ Croquet/ Golf range OPEN/OPEN	COVID-19 Meetings, Clubs, Entertainment Still on HOLD			Jan 01, 2021 	
3	4	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 Feb					

Active Sun City LISTINGS (January 2021)

 1/30 \$224,000 MLS #: 409835 Beds: 2, Baths: 2, Hld SqFt: 1,125, Gar: Driveway, Garage - 2, Type: Full Size, View: Landscape 18 Sundance Lane Bluffton, South Carolina 29909	 1/26 \$235,000 MLS #: 407985 Beds: 3, Baths: 2, Hld SqFt: 1,328, Gar: Garage - 2, Oversized, Type: Full Size, View: Lagoon 52 Lazy Daisy Drive Bluffton, South Carolina 29909	 1/45 \$238,000 MLS #: 410372 Beds: 2, Baths: 2, Hld SqFt: 1,260, Gar: Driveway, Garage - 2, Type: Full Size, View: Wooded 536 Colonel Thomas Heyward Road Bluffton, South Carolina 29909	 1/45 \$239,000 MLS #: 409115 Beds: 2, Baths: 2, Hld SqFt: 1,318, Gar: Garage - 2, Type: Full Size, View: Lagoon 75 Redtail Drive Bluffton, South Carolina 29909	 1/30 \$239,900 MLS #: 409218 Beds: 2, Baths: 2, Hld SqFt: 1,382, Gar: Garage - 2, Type: Full Size, View: Landscape, Wooded 118 Coburn Drive W Bluffton, South Carolina 29909	 1/25 \$250,000 MLS #: 410692 Beds: 2, Baths: 2, Hld SqFt: 1,452, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Landscape 22 Seaford Place Bluffton, South Carolina 29909
 1/25 \$259,900 MLS #: 410459 Beds: 2, Baths: 2, Hld SqFt: 1,295, Gar: Garage - 2, Type: Full Size, View: Lagoon 126 Cypress Hollow Bluffton, South Carolina 29909	 1/27 \$264,900 MLS #: 410325 Beds: 3, Baths: 2, Hld SqFt: 1,872, Gar: Garage - 2, Type: Full Size, View: Landscape 29 Coburn Drive E Bluffton, South Carolina 29909	 1/44 \$265,000 MLS #: 410600 Beds: 2, Baths: 2, Hld SqFt: 1,685, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Lagoon 37 Seaford Place Bluffton, South Carolina 29909	 New Listing! 1/18 \$279,900 MLS #: 410785 Beds: 3, Baths: 2, Hld SqFt: 1,497, Gar: Garage - 2, Oversized, Type: Full Size, View: Lagoon 565 Colonel Thomas Heyward Road	 Price Reduced 1/26 \$279,900 MLS #: 409329 Beds: 2, Baths: 2, Hld SqFt: 1,480, Gar: Garage - 2, Type: Full Size, View: Lagoon 318 Sunrise Point Drive Bluffton, South Carolina 29909	 1/45 \$308,000 MLS #: 409951 Beds: 2, Baths: 2, Hld SqFt: 1,712, Gar: Garage - 2, Type: Full Size, View: Wooded 17 Crescent Creek Drive Bluffton, South Carolina 29909
 New Listing! 1/29 \$312,000 MLS #: 410630 Beds: 3, Baths: 2, Hld SqFt: 1,988, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Lagoon, Wooded 51 Seaford Place Bluffton, South Carolina 29909	 1/49 \$315,000 MLS #: 410278 Beds: 3, Baths: 2, Hld SqFt: 1,826, Gar: Garage - 2, Type: Full Size, View: Landscape 12 Sundown Court Bluffton, South Carolina 29909	 1/20 \$319,000 MLS #: 410179 Beds: 2, Baths: 2, Hld SqFt: 1,754, Gar: Garage - 2, Type: Full Size, View: Landscape, Wooded 33 Hampton Circle Bluffton, South Carolina 29909	 Price Reduced 1/25 \$319,500 MLS #: 409781 Beds: 2, Baths: 2, Hld SqFt: 1,710, Gar: Garage - 2, Oversized, Type: Full Size, View: Lagoon 17 Sunbeam Drive Bluffton, South Carolina 29909	 1/26 \$324,900 MLS #: 410512 Beds: 2, Baths: 2, Hld SqFt: 1,824, Gar: Garage - 2, Type: Full Size, View: Landscape 109 Lake Somerset Cir Bluffton, South Carolina 29909-4538	 1/47 \$325,000 MLS #: 410290 Beds: 2, Baths: 2, Hld SqFt: 1,828, Gar: Driveway, Garage - 2, Type: Full Size, View: Landscape, Wooded 151 Colonel Thomas Heyward Road Bluffton, South Carolina 29909-4422
 1/44 \$335,000 MLS #: 405340 Beds: 3, Baths: 2, Hld SqFt: 2,026, Gar: Garage - 2, Type: Full Size, View: Landscape, Wooded 97 Hampton Circle Bluffton, South Carolina 29909	 Price Reduced 1/30 \$338,000 MLS #: 405255 Beds: 3, Baths: 3, Hld SqFt: 2,425, Gar: Garage - 2, Type: Full Size, View: Landscape 182 Hampton Circle Bluffton, South Carolina 29909	 1/26 \$340,000 MLS #: 408071 Beds: 2, Baths: 2, Hld SqFt: 1,572, Gar: Garage - 2, Type: Full Size, View: Wooded 426 Glensdale Court Bluffton, South Carolina 29909	 1/11 \$341,085 MLS #: 410056 Beds: 3, Baths: 3, Hld SqFt: 1,526, Gar: Garage - 2, Type: Full Size, View: Landscape 305 Blue Jay Lane Bluffton, South Carolina 29909	 1/18 \$345,000 MLS #: 410362 Beds: 3, Baths: 2, Hld SqFt: 2,094, Gar: Garage - 2, Type: Townhouse/Multi-level, View: Lagoon, Landscape 110 Havenview Lane	 1/32 \$349,900 MLS #: 410400 Beds: 2, Baths: 3, Hld SqFt: 2,340, Gar: Garage - 2, Type: Full Size, View: Lagoon 10 Dawn Sky Court Bluffton, South Carolina 29909
 1/49 \$349,900 MLS #: 410503 Beds: 3, Baths: 2, Hld SqFt: 1,848, Gar: Driveway, Garage - 2, Type: Full Size, View: Landscape, Wooded 522 Northlake Village Court	 1/31 \$349,900 MLS #: 406342 Beds: 3, Baths: 2, Hld SqFt: 2,044, Gar: Garage - 2, Type: Full Size, View: Golf, Landscape 577 Havenview Lane Bluffton, South Carolina 29909	 1/34 \$350,000 MLS #: 410490 Beds: 3, Baths: 2, Hld SqFt: 2,087, Gar: Garage - 2, Type: Full Size, View: Landscape 11 Raindrop Lane Bluffton, South Carolina 29909	 1/46 \$389,000 MLS #: 409954 Beds: 2, Baths: 3, Hld SqFt: 2,696, Gar: Garage - 2, Type: Full Size, View: Wooded 8 Twilight Place Bluffton, South Carolina 29909	 New Listing! 1/27 \$389,900 MLS #: 410783 Beds: 3, Baths: 3, Hld SqFt: 2,728, Gar: Garage - 2, Type: Full Size, View: Landscape 37 Vespers Way Bluffton, South Carolina 29909-6217	 1/41 \$399,000 MLS #: 409977 Beds: 2, Baths: 2, Hld SqFt: 2,666, Gar: Garage - 2, Type: Full Size, View: Lagoon, Wooded 573 Knollwood Court Bluffton, South Carolina 29909

Price Reduced



1 / 33

\$429,900

MLS #: 410091

Beds: 3, Baths: 3, Hid SqFt: 2,124,
Gar: Driveway, Garage - 2,
Oversized, Type: Full Size,
View: Lagoon, Landscape

607 Northlake Village Court
Olathe, South Carolina 29009

Price Reduced



1 / 50

\$439,900

MLS #: 409155

Beds: 3, Baths: 2, Hid SqFt: 2,415,
Gar: Garage - 2, Type: Full Size,
View: Lagoon

45 Redtail Drive
Bluffton, South Carolina 29909



1 / 10

\$441,440

MLS #: 410316

Beds: 2, Baths: 2, Hid SqFt: 1,858,
Gar: Garage - 2, Type: Full Size,
View: Lagoon

201 Carnation Road
Bluffton, South Carolina 29909



1 / 33

\$459,000

MLS #: 409185

Beds: 3, Baths: 2, Hid SqFt: 2,235,
Gar: Garage - 2, Type: Full Size,
View: Wooded

15 Chicory Court
Bluffton, South Carolina 29909



1 / 11

\$463,090

MLS #: 410427

Beds: 2, Baths: 2, Hid SqFt: 1,987,
Gar: Garage - 2, Type: Full Size,
View: Lagoon

173 Crane Court
Bluffton, South Carolina 29909



1 / 11


\$463,715

MLS #: 410417

Beds: 2, Baths: 3, Hid SqFt: 1,987,
Gar: Garage - 2, Type: Full Size,
View: Landscape

1962 Northlake Boulevard
Bluffton, South Carolina 29909

Price Reduced




1 / 50

\$470,000

MLS #: 408546

Beds: 3, Baths: 3, Hid SqFt: 2,931,
Gar: Garage - 2, Type: Full Size,
View: Wooded

623 Knollwood Court
Bluffton, South Carolina 29909



1 / 34

\$499,999

MLS #: 408300

Beds: 3, Baths: 2, Hid SqFt: 2,748,
Gar: Cart Bay Att, Garage - 2,
Type: Full Size, View: Wooded

2 Cutter Cir
Bluffton, South Carolina 29909-4309



1 / 49

\$500,000

MLS #: 409632

Beds: 3, Baths: 4, Hid SqFt: 3,268,
Gar: Garage - 2, Type: Full Size,
View: Wooded

443 Freshwater Lane
Olathe, South Carolina 29009



1 / 41

\$525,000

MLS #: 405961

Beds: 3, Baths: 4, Hid SqFt: 3,229,
Gar: Garage - 3, Type: Full Size,
View: Lagoon

732 Palmdale Lane
Bluffton, South Carolina 29909



1 / 40

\$539,000

MLS #: 405749

Beds: 2, Baths: 3, Hid SqFt: 2,642,
Gar: Garage - 2, Type: Full Size,
View: Landscape

30 Promenade Lane
Bluffton, South Carolina 29909




1 / 15

\$624,500

MLS #: 401617

Beds: 4, Baths: 4, Hid SqFt: 3,967,
Gar: Cart Bay Att, Garage - 2,
Type: Full Size, View: Landscape,
Wooded

6 Wisteria Lane
Bluffton, South Carolina 29909



1 / 50

\$699,000

MLS #: 402905

Beds: 4, Baths: 4, Hid SqFt: 3,435,
Gar: Cart Bay Att, Driveway, Garage
- 2, Type: Full Size, View: Marsh,
River

20 Caravelle Lane
Bluffton, South Carolina 29909