

Sherryl Hennessey



Sherryl Hennessey 2020 Weichert Awards

**Chairman's Club: 1% Top Sales Nationwide
#1 Weichert SE Top Listing Agent**

Sherryl Hennessey 2019 Weichert Awards

**Chairman's Club: 1% Top Sales Nationwide
#1 Weichert SE Top Listing Agent**

June 2021

Phone Number

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The lovely warmth of Summer is here. Our many Sun City swimming pools provide for comforting relaxation, and are only a short golf cart ride from our front doors. The "work schedule" for today may include an hour of gardening, planning lunch and dinner options, and "vacationing" for the rest of the day. The golf courses are in great shape, and with the pickle ball and tennis courts, are beckoning. For the more adventuresome, the call of the "bass" can be heard---every one of the many lagoons in Sun City offers the perfect place to catch the "big one." Hilton Head beaches and restaurants are in full swing, offering miles of pristine sand and wonderful eating fare. We all have smiles on our faces--- being so happy and content to live in this wonderful Sun City community in South Carolina.

The Argent East expansion of Sun City is still in the news and, with the scarcity of homes to buy, provides the needed option for new buyers in the future. Beautiful new homes are also still being built on the North side of Sun City—check out the new models. The pace of home sales was "frenetic" last month and has only accelerated this month. Sun City houses for sale are as scarce as "hen's teeth." Most new listings are sold within in DAYS at full price or higher. If you need to sell your home, now is the time to get a premium price. If you want to buy a home, please don't hesitate---act now.

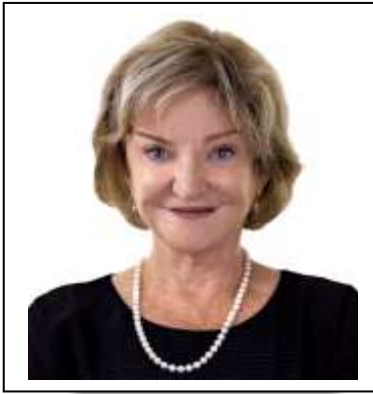
As always, I am available to talk to you about any current or future real estate need. Stay well; be careful; and be thankful, as we continue to enjoy our wonderful Sun City lifestyle.

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. [Check out my updated website](#)

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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

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

Thank you
SUN CITY

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

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HILTON HEAD ISLAND VOTED TOP ISLAND FOR THE 4TH YEAR IN A ROW

We're thrilled to share the news that Hilton Head Island has once again been voted the #1 Island in the United States in the 33rd Annual Condé Nast Traveler Readers' Choice Awards.

Voted on by hundreds of thousands of readers, the Readers' Choice Awards represent the very best of destinations in the world—and this is the fourth year in a row we have won this prestigious award. We're also proud to be home to three of the Top 20 Resorts in the South: The Inn & Club at Harbour Town,

Palmetto Dunes Oceanfront Resort, and Montage Palmetto Bluff. Plus, in addition to these accolades, Savannah/Hilton Head International Airport (SAV) has been voted the #1 Airport in the United States.

So to all of you who voted for us, thank you very much. We can't wait to safely welcome you back again! And for those of you who have yet to visit America's Favorite Island®, we invite you to discover for yourself the many award-winning experiences, activities, and attractions on Hilton Head Island.



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.

#1 Agent in the Sun City Community!

SunCitySherryl.com

Let me bring some **SUNSHINE** into your life!

Ask about our military discount, our way of thanking the people who have served our country!

Sherryl Hennessey
843-298-5219
sherryhenn@gmail.com
 16 William Pope Dr, Suite 103, Bluffton, SC 29909

Weichert REALTORS Coastal Properties



Our Featured Listings in Sun City, June 2021

66 Redtail Drive, Sun City



Chestnut
2948 ft2

Mortgage Rates (June 2021)

30 year Fixed (Conforming) 2.77%

15 year Fixed (Conforming) 2.10%

5/1 ARM (Conforming) 2.17%

List Price: **\$472,000**

MLS Number: 413044

Bedrooms: 3

Full Bathrooms: 2

Property Type: Residential

Status: Active

Magnificent nearly custom Chestnut model with 3 Bdrms, plus den! 18" diagonal tile with designer inlay, crown molding, wainscot, extra lighting, and much more. Customized 650 sq ft family/game room addition, tray ceiling, private wooded backyard, gourmet kitchen with double ovens, Silestone, tile backsplash, center island, neutral colors, Master bathroom is redone and is ADA approved, Guest bath has walk-in shower. Roof replaced recently. Two HVAC zones, UV lighting, and allergy free.

Sun City Hilton Head to Add 1,500 Homes

by [Amy Trainum](#) on May 13th, 2021



Residents of Sun City Hilton Head enjoy scenic views.

[South Carolina](#)'s largest active adult community has plans to expand. [Sun City Hilton Head](#)'s developers, PulteGroup, recently announced plans for a large *expansion project that will be known as Argent East. The project will add an additional 1,500 more homes to the well-established, Del Webb community—and according to the developers, more residences won't be the only exciting new additions to come with the vast expansion.

Slated plans for the expansion of Sun City Hilton Head not only include thoughtfully designed homes, but also an impressive list of amenities that will enrich the community's already vibrant and active lifestyle.

Sun City Hilton Head sold thousands of homes over these last 12 months, attracting a massive number of new residents. Homeowners in this community have access to numerous resort-style amenities, including a 45-acre Town Center and Amenity Complex with an 18,000-square-foot social hall, a state-of-the-art fitness facility, and the Yemassee Crafts Center. There are over 200 [chartered clubs and interest groups](#) within this community alongside a Director of Lifestyle Services to manage events and provide additional support to clubs and groups



Sun City Hilton Head hosts a variety of amenities for homeowners to utilize.

The Argent East expansion of Sun City Hilton Head is set to include noteworthy additions such as several new buildings that will house a myriad of amenities for residents to take advantage of. The expansion's Lifestyle Building will be specifically designed to house social gatherings and events of any size. The building will play host to several multipurpose rooms, a catering kitchen and bar, a billiards and game room, and a spa treatment area.

Plans also include a two-story fitness center, where the first floor will feature an indoor gym that will allow residents to play all of their favorite games inside when the weather isn't ideal. The gym will have indoor tennis, basketball, pickleball, and volleyball courts as well as a four-lane pool for residents to swim laps. Plans for the fitness center's second-floor feature state-of-the-art workout equipment ranging from ellipticals and treadmills to weight machines. There will also be an indoor track, a yoga studio, a cycling studio, and a movement studio where community fitness classes will be held regularly.

Outdoor amenities planned for Sun City Hilton Head include a resort-style pool that will also have swim lanes and a lazy river to enjoy. The new pool deck will offer the perfect place to spend the day relaxing with shady cabanas and a swim-up bar. Homeowners who like to stay active will appreciate the pickleball, bocce ball, and tennis courts the expansion will add to the community. An amphitheater where residents can enjoy movie nights will also be part of the Argent East expansion.

Living at Sun City Hilton Head

Residents of Sun City Hilton Head can easily enjoy the surrounding area.

The gated and age-restricted Sun City Hilton Head currently features around 9,000 homes with a mixture of single-family and attached residences. The community offers potential residents a wide variety of choices with more than [20 home collections](#) and dozens of floor plans. Buyers can choose from homes that range from 1,039 to 3,728 square feet of living space. Available floor plans offer one to four bedrooms, one-and-a-half to four-and-a-half bathrooms, and one- to three-car garages.

The community's current [amenities](#) include everything from a 45-acre town center and several on-site restaurants to a 20-acre fishing lake, almost 40 athletic courts, and three different 18-hole golf courses. Sun City Hilton Head is conveniently located 13 miles west of world-famous Hilton Head Island in Bluffton, SC. The area is revered for scenic beaches, golf courses, and unique retail outlets. Residents can enjoy being close to daily necessities as well as local attractions.

Sherryl's Pleased Clients and New Sun City Neighbors



Rating:

"Both Sherryl and Jerry worked tirelessly to ensure that the sale of our home was well presented to the public and excellent follow up was made throughout the process and beyond."

John & Sandy Greaves



Rating:

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

Annette Hagen



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 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:

"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:

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

Art & Dottie Lundquist

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:

"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



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:

"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.



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



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3 beds 2 baths 1,386 sqft.



3 Bed/2.5 Bath Townhome in The Farm!
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RENT **\$2,100**

3 beds 2 baths 1,834 sqft.

Furnished 3bed/2 bath with Den in Sun City!
Available June 1st through December 31st!

Available **NOW**

Important items you want to know

Hilton Head Island rated in the top 25 beaches in the world.

8.9 million Americans have moved since the pandemic.

South Carolina number 2 location.

Quote of the Month

"You do not find the happy life. You make it."

Camilla Eyring Kimball

Tips for the Month

**Better
Homes**
and Gardens.

Decorating



CREDIT: PAUL DYER

1. Know where to shop for architectural salvage.

To find antique treasures and reclaimed wood, hunt architectural salvage or building supply stores, Habitat for Humanity ReStores, and reclaimed-lumber dealers. Even some big-box stores carry reclaimed wood, and you can often find smaller pieces at flea markets and vintage and antiques shops. Websites like [Etsy](#) and [eBay](#) are also helpful resources for one-of-a-kind finds. On Craigslist and Facebook Marketplace, you can both search and post requests for items.



CREDIT: ANTHONY HASTERSON

4. Clean salvaged wood before decorating.

////////////////////

Tips for the Month

**Better
Homes**
and Gardens.

Decorating



CREDIT: CHOTI BELLUM

6. Repurpose decorative columns.



CREDIT: LAURIE BLACK

9. Put architectural salvage to creative use.

Homes Sold in Sun City, May 2021

<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Abbeyville	216 Knollwood Ct	1656	Lagoon	385,000
• Acadia	44 Andover Pl	1085	Landscape	233,000
• Adams/Sylvania	9 Preacher Ct	2243	Wooded	403,500
• Adirondack	262 Argent Place	1700	Wooded	290,000
• Augusta/Revere	111 Col Colcock Ct	2190	Landscape	342,000
• Azalea	21 Countryside Ct	1138	Landscape	272,000
• Bordeaux	345 Mystic Pt Dr	955	Landscape	220,500
• Camden/Shenandoah	4 Faus Rd	1578	Landscape	285,000
• Camden/Shenandoah	4 Graham Ct	1578	Landscape	316,000
• Camellia	95 Cypress Run	1346	Lagoon	255,000
• Camellia	18 Daffodil Ct	1440	Lagoon	278,500
• Camellia	131 Lazy Daisy	1328	Landscape	292,500
• Camellia	43 Basket Walk Dr	1636	Lagoon	330,000
• Cardinal	363 Landing Lane	1063	Landscape	231,000
• Castle Rock	610 Northlake Blvd	1756	Landscape	410,050
• Castle Rock	1115 Northlake Blvd	1756	Wooded	449,000
• Coconut Bay	20 Caravelle Ln	3430	Marsh/River	665,000
• Contour	271 Blue Jay Ln	1345	Landscape	305,715
• Contour	144 Blue Jay Ln	1345	Lagoon	351,040
• Cumberland	221 Stratford Village Way	1614	Lagoon/Wooded	341,000
• Cumberland	69 Stratford Village Way	1656	Golf/Lagoon	346,000
• Cumberland Hall	16 Camilla Plnk Ct	2741	Wooded	500,000
• Custom	3 Raintree Ln	2940	Wooded	675,000
• Custom	13 Catamaran Ln	3410	Lagoon	750,000
• Dogwood	459 Col T Heyward	2094	Lagoon/Wooded	405,000
• Dogwood	28 Concession Oak Dr	2094	Landscape	425,000
• Dogwood	46 Rosebush Ln	2090	Golf/Lagoon	420,500
• Dogwood	189 Stratford Village Way	2267	Wooded	410,000
• Egret	27 Sunbeam Dr	1710	Lagoon	301,000
• Egret	4 Doncaster Ln	1713	Lagoon	370,000
• Gray Myst	564 Mystic Pt Dr	1400	Lagoon	293,600
• Gray Myst	95 Spring Beauty Dr	1508	Landscape	335,000
• Hamilton/Jefferson	17 St Andrews Ln	1866	Wooded	319,000
• Hallmark	467 Blue Jay Ln	1665	Landscape	320,740
• Hallmark	451 Blue Jay Ln	1526	Wooded	343,465
• Hallmark	316 Blue Jay Ln	1526	Lagoon	353,665
• Heather	544 Col T Heyward Rd	1497	Lagoon/Wooded	280,000
• Heron	28 Wainwright Dr	1820	Wooded	335,000
• Heron	11 Sunbeam Dr	1800	Lagoon	342,500
• Heron	51 Crescent Creek Dr	1820	Wooded	371,100
• Ibis	49 Tallow Dr	1864	Golf	380,000

<u>Model</u>	<u>Address</u>	<u>SQFT</u>	<u>View</u>	<u>Sold (\$)</u>
• Ibis	33 Candlelight Ln	1852	Landscape	390,000
• Jamestown/Savannah	41 Hampton Circle	1176	Wooded	244,000
• Lilac	50 Redtail Dr	2289	Wooded	399,000
• Longleaf	170 Stratford Village Way	2419	Wooded	498,500
• Marion/Webster	127 Robert E Lee Ln	3260	Golf/Wooded	680,000
• Martin Ray	311 Promenade Ln	2173	Lagoon	455,000
• Mystique	40 Carnation Rd	1809	Wooded	444,915
• Palmary	63 Carnation Rd	1959	Landscape	353,615
• Palmary	328 Crane Ct	1959	Landscape	422,240
• Pelican	60 Sunbeam Dr	1850	Wooded	325,000
• Pelican	7 Bristol Bay	1860	Wooded	335,000
• Pine Spring	447 Mystic Pt Dr	1414	Wooded	300,000
• Pine Spring	42 Honesty Ln	1853	Lagoon	349,000
• Prestige	106 Carnation Rd	1987	Landscape	468,465
• Prestige	173 Crane Ct	1987	Lagoon	464,990
• Renown	258 Dawnbrook Ct	2712	Golf	598,865
• Sonoma Cove	514 Maplemere Ln	2736	Lagoon	503,000
• Steel Creek	875 Gleneagle Ct	1355	Lagoon	285,000
• Steel Creek	363 Springtime Ct	1355	Wooded	330,000
• Stellar	120 Dawnbrook Ct	3528	Golf	621,340
• Surrey Crest	211 Pinnacle Shores Dr	2120	Golf/Lagoon	425,000
• Taft Street	208 Turnberry Woods Dr	1548	Lagoon	350,000
• Taft Street	256 Springtime Ct NW	2223	Lagoon	424,000
• Teton	68 Stratford Village Way	1861	Golf/Wooded	339,000
• Wisteria	658 Cypress Hills Dr	2428	Lagoon	425,000
• Wisteria	10 Geranium Ct	2428	Lagoon/Wooded	520,000
• Wisteria	34 Stratford Village Way	2438	Wooded	470,000

June 2021 Highlighted Sun City Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Bocce/Tennis/ Pickle Ball /Softball/ Croquet/ Golf range OPEN/OPEN	2 Meetings, Clubs, Entertainment OPENing UP	3	4 Nat'l Cheese Day Nat'l Hug Your Cat Day	5
6 D-Day	7	8	9	10	11	12
13	14 Flag Day	15	16	17	18	19
20 Father's Day	21	22	23	24	25	26
27 Nat'l Sunglasses Day	28	29 Nat'l Camera Day	30	1 July		



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Sherry! Hennessey

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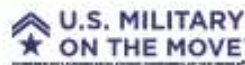
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Weichert | Coastal Properties
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Sherry! Hennessey

(843) 298-5219


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* 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 you have already used the rebate this is not a solicitation for your business.


Active Sun City LISTINGS (June 2021)



1 / 4

\$174,900


MLS #: 415114
Beds: 2, Baths: 2, Htd SqFt: 1,089,
Gar: Garage - 2,
Type: Townhouse/Multi-level,
View: Landscape
34 Purry Circle
Buffalo, South Carolina 29609



1 / 23

\$325,000 Price Reduced


MLS #: 415228
Beds: 2, Baths: 2, Htd SqFt: 1,263,
Gar: Garage - 2, Type: Full Size,
View: Landscape
259 Springtime Court
Buffalo, South Carolina 29609



1 / 31

\$399,900


MLS #: 414165
Beds: 3, Baths: 2, Htd SqFt: 2,191,
Gar: Garage - 2, Type: Full Size,
View: Landscape
17 Graham Court
Buffalo, South Carolina 29609



1 / 35

\$409,000 New Listing


MLS #: 415262
Beds: 2, Baths: 3, Htd SqFt: 2,065,
Gar: Garage - 2, Type: Full Size,
View: Golf, Wooded
36 Coburn Drive E
Buffalo, South Carolina 29609



1 / 39

\$419,000


MLS #: 415320
Beds: 3, Baths: 3, Htd SqFt: 2,027,
Gar: Garage - 2, Type: Full Size,
View: Lagoon
101 Northlake Village Court
Okaloosa, South Carolina 29609



1 / 25

\$472,000


MLS #: 415044
Beds: 3, Baths: 2, Htd SqFt: 2,948,
Gar: Garage - 2, Type: Full Size,
View: Wooded
66 Redtail Drive
Buffalo, South Carolina 29609



1 / 37

\$520,000 New Listing


MLS #: 415535
Beds: 3, Baths: 4, Htd SqFt: 3,077,
Gar: Driveway, Garage - 2,
Type: Full Size, View: Lagoon
13 Wendover Court
Buffalo, South Carolina 29609-41102



1 / 22

\$545,900 New Listing


MLS #: 415530
Beds: 4, Baths: 2, Htd SqFt: 2,428,
Gar: Driveway, Garage - 2,
Type: Full Size, View: Lagoon
23 Clairborne Court
Buffalo, South Carolina 29609



1 / 15

\$624,500


MLS #: 401617
Beds: 4, Baths: 4, Htd SqFt: 3,667,
Gar: Cart Bay Att. Garage - 2,
Type: Full Size, View: Landscape,
Wooded
6 Wisteria Lane
Buffalo, South Carolina 29609



1 / 42

\$625,000 New Listing


MLS #: 415302
Beds: 3, Baths: 3, Htd SqFt: 2,401,
Gar: Garage - 2, Type: Full Size,
View: Wooded
808 Northlake Boulevard
Buffalo, South Carolina 29609-4538



1 / 50

\$675,000


MLS #: 414898
Beds: 2, Baths: 3, Htd SqFt: 2,919,
Gar: Cart Bay Att. Garage - 2,
Type: Full Size, View: Lagoon, Lake
3 Tyler Lane
Buffalo, South Carolina 29609



1 / 33

\$739,000

MLS #: 414534
Beds: 3, Baths: 3, Htd SqFt: 3,104,
Gar: Cart Bay Att. Garage - 2,
Oversized, Type: Full Size,
View: Wooded
39 Cutter Circle
Buffalo, South Carolina 29609



1 / 46

\$1,500,000

MLS #: 414572
Beds: 4, Baths: 5, Htd SqFt: 5,218,
Gar: Cart Bay Att. Garage - 3+,
Oversized, Type: Full Size,
View: Marsh, River
18 Caravelle Lane
Buffalo, South Carolina 29609