



# Sun City Sherryl August 2023

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



Teamwork makes the dream work! I am happy to announce that I will be partnering with Michael Sutcliff. Michael and I have the same philosophies towards our clients. We both make personal commitments to our clients and customers as we have their best interest in mind. Michael has lived in the Hilton Head/Bluffton area for almost 30 years. Tennis brought him to the Lowcountry from Charlotte and the beauty/outdoor activities kept him here. He played college tennis at College of Charleston and promptly returned to Hilton Head after graduation. He started his real estate career working in new developer sales for one of the largest private construction companies in the US. He specializes in residential and land sales. Michael has over 17 years of experience as a Realtor. His "clients come first" attitude makes for a full-service Realtor. We look forward to meeting your housing need.



Mike Sutcliffe  
Realtor®

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# Featured Listings

## August 2023



### 534 Havenview Lane

\$515,000 | MLS# 432841

3 bedrooms | 2 bathrooms | 1,899 SF



Step into this light and bright Vernon Hill and you will notice the gleaming wood floors throughout this home. The kitchen has been updated making it very functional for today's living space including gas range and pull-out shelving. Additional features are the 3 full bedrooms, 2 baths plus den. The primary bathroom shower has been updated and is enlarged for handicap access. The screened lanai is perfect for that morning coffee or tea. The home is close to the Lake House and the amenity center including tennis, golf, pickleball, pool and fitness center.



### 97 Cypress Run

\$425,000 | MLS# 432626

2 bedrooms | 2 bathrooms | 1,548 SF



This pretty Primrose offers beautiful wood flooring throughout most of the home. Upgraded kitchen with island sink, newer stainless appliances and lovely cabinets are the backdrop for the gleaming Porcelain tile flooring in the kitchen. Screened lanai overlooking serene lagoon is the perfect place for your morning coffee or afternoon tea. This home features 2 bedrooms, a den in addition to a large store area or craft room. Close to Hidden Cypress golf, clubhouse and fitness center. This is a home for all seasons.

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## 27 Nightingale

\$575,000 | MLS# 436821

2 bedrooms | 2 bathrooms | 2,400 SF



Bright and beautiful Dogwood with over 2400 sq. ft. Relax in the 400 sq. ft. four seasons sunroom while enjoying the private wooded view. The kitchen includes extra cabinets, Silestone countertops and pull-out shelves. Other upgrades include: 18" diagonal tile in great room, 4' ext. garage, new architectural shingles room, new appliances and stained glass foyer window. Must see to appreciate.



## SUMMER

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

~ Unkown

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# Sherryl's Pleased Clients & New Sun City Neighbors



My mother was a former neighbor of Sherryl's. She wanted me to use Sherryl to list her house because she trusted Sherryl. I found Sherryl to be very knowledgeable of the local market, very professional and very quick to respond to any request. Sherryl offered guidance when offers came in and this was the most important to me. I was very confident that Sherryl was giving me advice that was in my best interest. You can tell the difference between an agent that has handled many transactions and someone who is doing this part time on the side. Selling a home has real dollars attached to it and you shouldn't entrust that to someone that occasionally sells a few houses. I knew I was working with someone that has a lot of experience and if I had to do it over again, I would choose Sherryl Hennessey.

**BARBARA MILLER**

**Weichert** | Coastal Properties

**Sherryl Hennessey**  
Weichert, Realtors® - Coastal Properties

54853



Sherryl did a fantastic job! We were very happy to have her on our side!

**LILLIAN PENTE**

**Weichert** | Coastal Properties

**Sherryl Hennessey**  
Weichert, Realtors® - Coastal Properties

54853



We love Sherryl. She is patient and kind. She is also extremely professional and she knows the Sun City Riverbend area well. She is gifted at networking and getting the results you desire. She is absolutely lovely and we couldn't have chosen a better buyers agent to find our home.

**NADINE & WOODFORD MOOERS**

**Weichert** | Coastal Properties

**Sherryl Hennessey**  
Weichert, Realtors® - Coastal Properties

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Sherryl went above and beyond helping me sell my home and buying another. She was friendly, professional, and above all helpful to me in every way. I recommend her without hesitation.

**DONNA GUNN**

**Weichert** | Coastal Properties

**Sherryl Hennessey**  
Weichert, Realtors® - Coastal Properties

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## The Carolinas were named after King Charles I of England

The state's nickname, the Palmetto State, was coined in honor of the state tree, the sabal palmetto. During the Revolutionary War these trees were used to build forts because their soft wood could absorb cannonball impacts.

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## Moody's Investor Service Upgrades Bluffton's Bond Rating to the Highest Rating for a Municipality

To read more on this, click [HERE](#) for the full announcement from the Town of Bluffton.

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The state flag of South Carolina

- The state's a crescent (representing South Carolina troops in the revolutionary war) and Sabal Palmetto (the state tree) on a dark blue background.

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8			2	6				4
	1			8	3		6	2
2	6		7	4		1		
		6		7	8	2	1	
		4		3	2		8	
	2				9			7
7	4			1	6		2	
	3		8		4		7	1
		1		2	7			6

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

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Model Name	Address	Approx Htd Sq Ft	View	Close Price
Adirondack	76 Plymouth Lane	1,568	Landscape, Wooded	\$408,000
Augusta/Revere	21 Hampton Circle	2,031	Lagoon	\$525,000
Camden/Shenandoah	112 Honey Hill Drive	1,686	Landscape	\$365,000
Castle Rock	470 Village Green Ln	2,155	Wooded	\$549,000
Contour	1636 Dreamscape Drive	1,345	Lagoon	\$425,000
Custom	9 Wisteria Lane	4,570	Marsh, River	\$1,975,000
Dogwood	55 Redtail Drive	2,062	Lagoon	\$540,000
Dunwoody Way	409 Palmdale Lane	2,437	Lagoon	\$720,000
Franklin/Whitney	2 Coburn Drive E	1,600	Golf, Lagoon	\$411,000
Hallmark	305 Blue Jay Lane	1,736	Landscape, Wooded	\$515,000
Hamilton/Jefferson	123 Commodore Dupont Street	1,655	Landscape	\$385,000
Heather	31 Nesting Lane	1,338	Landscape	\$350,000
Heather	555 Colonel Thomas Heyward Road	1,497	Lagoon	\$400,000
Heather	51 Tupelo Court	1,338	Lagoon	\$459,000
Kingston/Potomac	11 Pelot Court	1,723	Wooded	\$405,000
Lilac	7 Southern Red Road	2,513	Lagoon	\$535,000
Lilac	76 Herons Bill Drive	2,513	Lake	\$582,500
Martin Ray	354 Village Green Lane	1,961	Wooded	\$540,000
Mystique	308 Crane Court	2,099	Lagoon, Wooded	\$610,000
Palmary	430 Destiny Drive	1,858	Wooded	\$572,500
Pelican	107 Doncaster Lane	1,868	Landscape	\$435,000
Prestige	825 Sun Daze Court	1,987	Landscape	\$589,365
Primrose	34 Pineapple Drive	1,438	Lagoon	\$406,000
Rainier	43 Falmouth Way	2,386	Landscape	\$430,000

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# Homes Sold July 2023

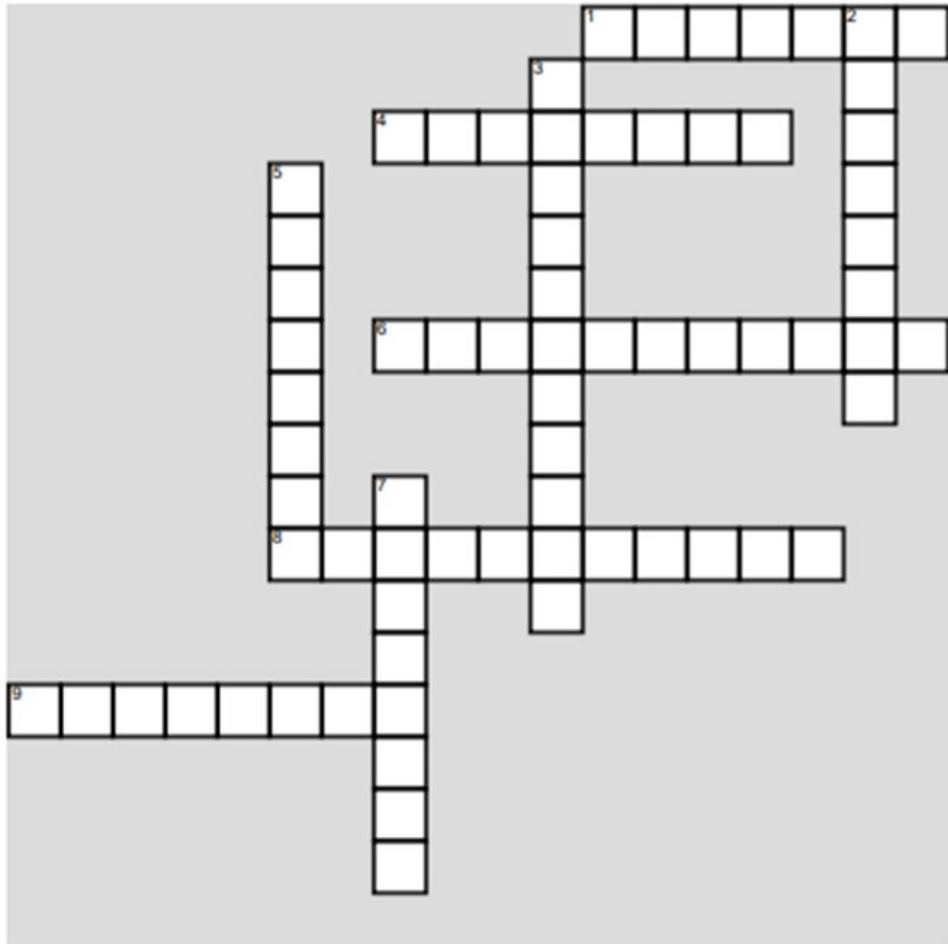
Model Name	Address	Approx Htd Sq Ft	View	Close Price
Renown	538 Sunfish Way	2,757	Landscape	\$788,815
Robin	17 Raven Lane	1,247	Wooded	\$375,000
Rushmore	93 Cutter Circle	3,597	Lagoon	\$850,000
Schooner	19 Cutter Circle	2,628	Wooded	\$740,000
Stardom	174 Destiny Drive	2,179	Landscape	\$679,590
Stellar	277 Destiny Drive	2,385	Landscape	\$820,115
Taft Street	2309 Freshwater Lane	1,424	Landscape	\$415,000
Teton	212 Hampton Circle	1,737	Landscape	\$435,000
Vernon Hill	14 Wataugua Court	2,072	Landscape	\$515,000
Whitman	208 Argent Place	1,254	Golf, Landscape	\$325,000
Wisteria	84 Stratford Village Way	2,438	Golf	\$565,000

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## South Carolina History



### Across

- 1 Grown in southern colonies
- 4 Object made by humans in an earlier time
- 6 Period before written history
- 8 One of the first colonies in SC
- 9 Early Indian tribe in SC

### Down

- 2 Capital of SC
- 3 Governor of SC
- 5 Ocean bordering SC
- 7 SC state tree

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# Sun City Active Listings

MLS #	Model Name	Address	Approx Htd Sq Ft	View	List Price
437229	Abbeyville	1251 Northlake Boulevard	1,933	Landscape	\$554,900
433066	Adams/Sylvania	101 Honey Hill Drive	2,617	Golf	\$649,900
437386	Adirondack	161 Cypress Hollow	1,710	Landscape, Wooded	\$419,000
434985	Augusta/Revere	111 Colonel Colcock Court	2,190	Wooded	\$574,900
435751	Azalea	124 Cypress Run	1,120	Landscape	\$340,000
436793	Azalea	33 Darby Creek Court	1,138	Wooded	\$480,000
435093	Azalea	9 Beaufort River Road	1,258	Landscape	\$424,999
436295	Bayberry	133 Cypress Run	1,140	Landscape, Wooded	\$339,000
436771	Bluffton Cottage	402 Shearwater Point Drive	2,238	Lagoon	\$555,000
436567	Camden/Shenandoah	59 Hampton Circle	1,655	Landscape	\$375,000
435203	Camellia	8 Plum Court	1,346	Lagoon	\$369,900
436654	Camellia	127 Lazy Daisy Drive	1,440	Wooded	\$384,900
435419	Camellia	33 Clover Drive	1,440	Lagoon, Landscape	\$409,000
437239	Camellia	7 Countryside Court	1,458	Landscape	\$395,000
435029	Charlotte/Madison	22 Pinckney Drive	2,077	Lagoon, Landscape	\$515,000
435106	Charlotte/Madison	150 Colonel Thomas Heyward Road	2,105	Golf, Landscape	\$450,000
437186	Charlotte/Madison	34 Chiffelle Street	2,266	Wooded	\$595,000
436430	Clayton	25 Padgett Drive	1,500	Lagoon, Wooded	\$366,900
437171	Clayton	222 Argent Pl	1,588	Golf, Lake	\$355,000
437412	Compass	1215 Sunfish Way	1,403	Wooded	\$479,290
437223	Contour	1235 Sunfish Way	1,345	Landscape	\$424,990
435054	Copper Ridge	1163 Serenity Point Drive	2,289	Lagoon	\$530,000
435416	Custom	2 Poyas Drive	1,752	Landscape	\$377,900
435084	Dogwood	117 Landing Lane	2,246	Wooded	\$472,500
430879	Dogwood	24 Columbus Circle	2,246	Wooded	\$529,900
435731	Dogwood	54 Redtail Drive	2,388	Wooded	\$490,000
436821	Dogwood	27 Nightingale Lane	2,400	Landscape, Wooded	\$575,000
436586	Dogwood	15 Vespers Way	2,494	Landscape, Wooded	\$559,000
436940	Hallmark	1098 Sunfish Way	1,581	Lagoon	\$434,890

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MLS #	Model Name	Address	Approx Htd Sq Ft	View	List Price
436123	Hamilton/Jefferson	6 Faus Road	1,654	Landscape	\$415,000
437418	Hamilton/Jefferson	9 Sanders Court	1,684	Lagoon, Landscape	\$438,000
436555	Hamilton/Jefferson	22 Pendarvis Way	1,908	Wooded	\$480,000
437540	Hancock	10 Saint Andrews Lane	1,665	Wooded	\$418,500
436545	Heather	111 Honesty Ln	1,470	Lagoon, Wooded	\$425,000
436192	Heather	31 Old Country Roses	1,488	Landscape	\$389,900
436928	Heron	53 Sunbeam Drive	1,830	Lagoon, Landscape	\$435,000
436679	Hill Crest	2201 Freshwater Lane	1,340	Landscape	\$423,500
437413	Holly	71 Redtail Drive	1,518	Lagoon	\$420,000
435690	Ibis	8 Wainwright Drive	1,834	Lagoon	\$449,500
436719	Kendall Park	414 Promenade Lane	1,868	Lake	\$599,000
437580	Longleaf	224 Hampton Circle	2,400	Lagoon	\$650,000
437312	Morningside Lane	1119 Rivergrass Lane	2,885	Golf	\$935,000
434884	Mystique	410 Destiny Drive	1,809	Wooded	\$619,900
436820	Palmary	539 Sunfish Way	1,858	Wooded	\$644,990
435427	Palmary	317 Daisy Lane	2,661	Lagoon	\$699,900
436426	Pelican	116 Doncaster Lane	1,988	Landscape, Wooded	\$429,000
436894	Pine Spring	68 Honesty Lane	1,540	Lagoon	\$460,000
437549	Prestige	80 Oyster Alley	1,987	Wooded	\$654,990
432616	Primrose	97 Cypress Run	1,548	Lagoon	\$425,000
434772	Primrose	25 Old Country Roses	1,566	Landscape	\$379,900
433201	Primrose	20 Orion Place	1,804	Landscape	\$435,000
434929	Rainier	2 Tyler Lane	2,086	Lagoon	\$444,900
435831	Robin	305 Landing Lane	1,247	Landscape	\$340,000
436578	Sandpiper	8 Cutter Circle	2,968	Landscape, Wooded	\$750,000
436307	Surrey Crest	248 Havenview Lane	1,863	Landscape	\$620,800
435220	Surrey Crest	1 Tipo White Court	1,920	Landscape	\$499,900
432841	Vernon Hill	534 Havenview Ln	1,899	Landscape	\$515,000
435210	Willow Bend	17 Tipo White Court	2,144	Landscape, Wooded	\$500,000
435664	Wisteria	100 Landing Lane	2,396	Golf	\$585,000
437566	Wisteria	661 Cypress Hills Drive	2,762	Golf, Lagoon	\$679,000

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## South Carolina

U	E	M	P	E	A	N	U	T	G	Y	O	S	L
P	W	P	E	A	C	H	A	W	E	O	D	S	O
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A	D	E	H	W	A	E	E	W	Y	A	T	L	G
E	T	E	S	K	T	N	L	E	T	B	T	O	S
R	E	B	A	R	B	E	C	U	E	Y	U	G	A

- DEER
- TURTLE
- WHITE TAILED
- GOLF
- SWEET TEA
- PEANUT
- COLUMBIA
- LOGGERHEAD
- JASMINE
- PEACH
- PALMETTO
- BARBECUE
- SWEETGRASS
- WREN
- YELLOW
- ANGEL OAK
- BASKET

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# August 2023 Highlighted Sun City Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		National Mahjong Day		National Watermelon Day	US Coast Guard Day	
6	7	8	9	10	11	12
Friendship Day		Purple Madness: Tribute to Prince @ Magnolia Hall	Purple Madness: Tribute to Prince @ Magnolia Hall	Purple Madness: Tribute to Prince @ Magnolia Hall		
13	14	15	16	17	18	19
Left Handers Day	Sun City Health Screenings @ Pinckney Hall		Funny Business   Scotty Goff @ Pinckney Hall			
20	21	22	23	24	25	26
Line Dancing @ Pinckney Hall			Tax Smart Luncheon @ Pinckney Hall			National Hot Dog Day Saturday Softball Season Opening Day
27	28	29	30	31		
Women's League Softball Opening Day				Sun City Softball Opening Day— <b>FREE</b> Hot Dogs from Weichert Realtors		

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