



# Sun City Sherryl September 2023



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

Michael Sutcliffe  
(843) 422-8612  
Mike@weichertcp.com



## MARKET UPDATE

### SUN CITY, SC

98.5%

LIST PRICE RECEIVED

\$536,340

MEDIAN SALE PRICE

+11.6%

MEDIAN SALE PRICE INCREASE  
FROM JULY 2022

47

LISTINGS SOLD

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# Featured Listings September 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 roof, new appliances and stained glass foyer window. Must see to appreciate.

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Whatever you want to do,  
if you want to be great at  
it, you have to love it and  
be able to make sacrifices  
for it.

~ Maya Angelou

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# Sherryl's Pleased Clients & New Sun City Neighbors



Sherryl is a very competent person and has a super personality. She is well informed and does an excellent job of keeping her client needs a priority.

**JOAN & HERBERT COX, JR.**

**Weichert** | Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

54853

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We were very pleased with Sherryl. She went out of her way to answer questions, bring sandwiches for the movers and welcomed us to our new home with a beautiful floral arrangement. She went the "extra mile" to make our sale and move easy and as stress-free as possible.

**JOHN & LILLIAN EDMAN**

**Weichert** | Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

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Sherryl is hands-down the best. She made our search from KY easy and went above and beyond until we found the perfect home. The Everly's

**GWYN & JOHN EVERLY**

**Weichert** | Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

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Sherryl knows SCHH like no one else. She lead me through a very tough home market by providing timely and honest communication. Over the course of my home buying experience, Sherryl gained my trust by her experience and being by my side every step of the way.

**BARRY NELSON**

**Weichert** | Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

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### A Little Bluffton History

Bluffton was a one-square mile river town and incorporated in 1852. The Town earned its name because of its original one-square mile jurisdiction resided on a bluff above the May River. May River is Bluffton's "heart" and it has always been the town's centerpiece. To learn more about Bluffton's history visit—<https://www.townofbluffton.sc.gov/319/About-Bluffton#>

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September thru May  
Thursdays  
12 pm to 5 pm

Fresh, locally grown vegetables, fruits, flowers, plants and herbs abound at the Farmers Market of Bluffton, a weekly community event where locals and tourists gather not only to buy excellent produce but also to enjoy delicious food, listen to entertainment, and relax with friends. Located in historic downtown Bluffton along Calhoun and Lawrence Streets and through Carson Cottages, this family friendly market showcases local growers, local food vendors, local entertainment, local community causes and local information about the Bluffton area.

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8		6		1				
		3		6	4		9	
9						8	1	6
	8		3	9	6			
7		2		4		3		9
			5	7	2		8	
5	2	1						4
	3		7	5		2		
				2		1		5



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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# Homes Sold August 2023

MLS #	Model Name	Address	Approx Htd Sq Ft	View	List Price
435213	Abbeyville	302 Promenade Lane	1,655	Landscape	\$450,000
435919	Acadia	15 Andover Place	1,085	Landscape, Wooded	\$359,900
436297	Adams/Sylvania	106 Colonel Dunovant Court	2,546	Golf, Lagoon	\$575,000
434727	Aspen	168 Stratford Village Way	2,816	Wooded	\$539,900
432799	Augusta/Revere	10 Strobhar Street	2,113	Wooded	\$465,000
436543	Azalea	51 Bishop Street	1,120	Landscape, Wooded	\$355,000
436502	Azalea	546 Colonel Thomas Heyward Road	1,240	Lagoon, Landscape	\$349,000
434635	Azalea	41 Pineapple Drive	1,504	Lagoon	\$414,900
435655	Barton/Saratoga	8 Doharty Lane	1,376	Wooded	\$375,000
436671	Bateau	22 Wisteria Lane	2,248	Lagoon, Wooded	\$709,000
437175	Bayberry	8 Countryside Court	1,278	Lagoon	\$395,000
430981	Camden/Shenandoah	61 Hampton Circle	1,574	Wooded	\$425,000
436651	Castle Rock	239 Knollwood Court	1,870	Landscape	\$549,000
436973	Charlotte/Madison	33 Pinckney Drive	2,440	Lagoon	\$799,000
436967	Compass	124 Fawnwood Court	1,550		\$463,140
437289	Copper Ridge	223 Havenview Lane	1,736	Landscape	\$515,000
436362	Cumberland	1 Sunbow Ln	2,060	Landscape	\$548,900
435620	Custom	115 Cutter Circle	2,800	Lagoon, Lake	\$799,900
432897	Dogwood	11 Spring Vista Lane	2,246	Lagoon	\$539,000
435396	Dogwood	174 Stratford Village Way	2,384	Wooded	\$550,000
436025	Dunwoody Way	43 Freshwater Lane	2,544	Golf, Wooded	\$760,000
436449	Egret	22 Sunbeam Drive	1,622	Wooded	\$459,000
436756	Egret	74 Kings Creek Drive	1,712	Wooded	\$432,500
436827	Franklin/Whitney	104 Coburn Drive W	1,854	Golf, Lagoon	\$450,000
436444	Hallmark	506 Destiny Drive	1,581	Wooded	\$510,000
435138	Hamilton/Jefferson	2 Bailey Lane	1,799	Lagoon, Landscape	\$399,000
436387	Heather	44 Darby Creek Court	1,488	Wooded	\$425,900
436682	Heron	57 Kings Creek Drive	1,790	Golf	\$475,000
437626	Heron	77 Holly Ribbons Circle	1,850	Lagoon	\$469,900

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# Homes Sold August 2023

MLS #	Model Name	Address	Approx Htd Sq Ft	View	List Price
435507	Heron	48 Candlelight Lane	1,918	Wooded	\$460,000
436775	Jamestown/Savannah	32 Sundance Lane	1,192	Landscape, Wooded	\$349,900
435826	Lilac	19 Raven Glass Lane	2,513	Lagoon, Wooded	\$600,000
432452	Marion/Webster	12 Humbert Court	2,813	Golf, Lagoon	\$685,000
434710	Nantucket	34 Sundance Lane	1,726	Wooded	\$435,000
437018	Palmary	807 Sun Daze Court	1,858		\$586,015
437635	Palmary	2017 Dreamscape Drive	1,858		\$639,999
436953	Palmary	2109 Dreamscape Drive	1,858		\$705,240
433167	Palmary	715 Sun Daze Court	1,969	Lagoon	\$615,390
434537	Pelican	77 Nightingale Lane	1,850	Lagoon	\$439,000
436894	Pine Spring	68 Honesty Lane	1,540	Lagoon	\$460,000
437002	Prestige	794 Sun Daze Court	1,987		\$623,065
435729	Prestige	531 Canterbury Court	1,987	Landscape	\$639,000
436570	Rainier	320 Hampton Place	2,086	Wooded	\$464,900
436957	Renown	2207 Dreamscape Drive	2,172		\$880,440
437430	Renown	109 Sweetpea Lane	2,712		\$711,165
437550	Renown	145 Fawnwood Court	2,712		\$858,665
437025	Renown	640 Sunfish Way	2,947		\$803,390
437439	Renown	228 Destiny Drive	3,536		\$870,385
437375	Renown	2382 Dreamscape Drive	3,771		\$743,515
437616	Renown	2343 Dreamscape Drive	3,771		\$913,290
436955	Stardom	39 Sweetpea Lane	2,175		\$702,590
436939	Stardom	2381 Dreamscape Drive	2,179	Wooded	\$799,065
437629	Stardom	278 Destiny Drive	2,944		\$725,690
431801	Taft Street	858 Gleneagle Ct	1,572	Landscape, Wooded	\$449,900
436330	Teton	14 Talbot Court	1,901	Lagoon	\$474,900
435659	Teton	7 Plymouth Lane	2,166	Lake	\$599,000
436737	Vernon Hill	16 Knotweed Court	2,072	Landscape	\$499,000
436842	Washington	3 Lynah Way	1,755	Landscape	\$465,000
436117	Wren	6 Summerplace Drive	1,602	Lagoon, Wooded	\$389,000

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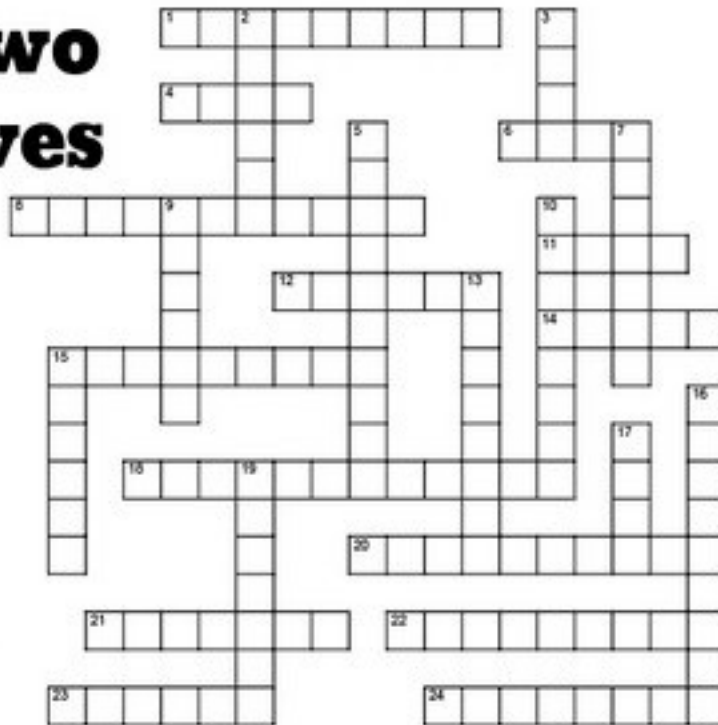
# A Game of Two Halves

## ACROSS

- 1. Area of play behind the line of scrimmage.
- 4. Drop kick used to relinquish possession.
- 6. Hike.
- 8. Tom Brady's position.
- 11. Any offensive play that does not involve a forward pass.
- 12. Broadway Joe.
- 14. An offensive series of plays.
- 15. Three point play.
- 18. Results in a turnover.
- 20. Defensive player.
- 21. Game opener.
- 22. Number of teams in the NFL.
- 23. Team gathering.
- 24. Site of annual college game played on January 1st.

## DOWN

- 2. He snaps the ball.
- 3. A team gets four of these each time they have possession.
- 5. Pass that hits the ground before possession.
- 7. Nickname for a football.
- 9. Take a player to the ground.
- 10. Field of play in American football.
- 13. Intermission with entertainment.
- 15. When a player loses the ball during a play.
- 16. Championship game.
- 17. Tackling the quarterback.
- 19. Area past the goal line.



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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	\$549,900
433066	Adams/Sylvania	101 Honey Hill Drive	2,617	Golf	\$625,000
435751	Azalea	124 Cypress Run	1,120	Landscape	\$335,000
437712	Azalea	82 Redtail Drive	1,138	Landscape, Wooded	\$330,000
436793	Azalea	33 Darby Creek Court	1,138	Wooded	\$480,000
436771	Bluffton Cottage	402 Shearwater Point Drive	2,238	Lagoon	\$555,000
436567	Camden/Shenandoah	59 Hampton Circle	1,655	Landscape	\$375,000
436685	Camden/Shenandoah	109 General Hardee Way	1,772	Lagoon, Landscape	\$450,000
436654	Camellia	127 Lazy Daisy Drive	1,440	Wooded	\$384,900
435419	Camellia	33 Clover Drive	1,440	Lagoon, Landscape	\$399,000
437876	Cardinal	235 Landing Lane	1,063	Landscape	\$310,000
435029	Charlotte/Madison	22 Pinckney Drive	2,077	Lagoon, Landscape	\$499,900
438222	Charlotte/Madison	150 Colonel Thomas Heyward Road	2,105	Golf, Landscape	\$450,000
437764	Chestnut	30 Concession Oak Drive	2,321	Landscape	\$615,000
436430	Clayton	25 Padgett Drive	1,500	Lagoon, Wooded	\$366,900
437223	Contour	1235 Sunfish Way	1,345	Landscape	\$424,990
437765	Copper Ridge	111 Serenity Point Dr	1,630	Landscape, Wooded	\$459,000
435054	Copper Ridge	1163 Serenity Point Drive	2,289	Lagoon	\$530,000
438003	Cumberland	425 Rivergrass Lane	2,443	Wooded	\$695,000
435416	Custom	2 Poyas Drive	1,752	Landscape	\$377,900
437704	Custom	7 Caravelle Court	3,559	Lagoon	\$1,079,000
437551	Dogwood	11 Redtail Drive	2,050	Lagoon, Wooded	\$490,000
438249	Dogwood	15 Concession Oak Drive	2,094	Wooded	\$525,000
435084	Dogwood	117 Landing Lane	2,246	Wooded	\$472,500
435731	Dogwood	54 Redtail Drive	2,388	Wooded	\$505,000
438158	Franklin/Whitney	66 Coburn Drive W	1,588	Golf, Lagoon	\$419,000
436617	Heather	527 Colonel Thomas Heyward Road	1,338	Landscape	\$355,000
438023	Heather	532 Colonel Thomas Heyward Rd	1,470	Wooded	\$425,000
437963	Heron	32 Raindrop Lane	1,820	Lagoon, Landscape	\$435,000
437413	Holly	71 Redtail Drive	1,518	Lagoon	\$420,000
437868	Kendall Park	589 Knollwood Court	1,888	Lagoon, Wooded	\$559,000
437716	Kendall Park	176 Northlake Boulevard	2,012	Landscape	\$550,000
438064	Kingston/Potomac	27 Coe Court	1,580	Landscape	\$392,000
437580	Longleaf	224 Hampton Circle	2,400	Lagoon	\$650,000

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MLS #	Model Name	Address	Approx Htd Sq Ft	View	List Price
437625	Longleaf	1 Holly Lane	2,570	Lagoon	\$775,000
438365	Martin Ray	1288 Northlake Boulevard	2,094	Lagoon, Lake	\$629,000
438107	Martin Ray	121 Knollwood Court	2,173	Landscape	\$549,000
438142	Martin Ray	694 Promenade Lane	2,174	Lagoon	\$649,000
437312	Morningside Lane	1119 Rivergrass Lane	2,885	Golf	\$935,000
434884	Mystique	410 Destiny Drive	1,809	Wooded	\$619,900
437999	Noir Coast	28 Wild Strawberry Lane	1,422	Landscape	\$440,000
436820	Palmary	539 Sunfish Way	1,858	Wooded	\$634,990
438075	Palmary	60 Oyster Alley	1,858	Landscape	\$649,990
437958	Palmary	63 Carnation Rd	1,959	Lagoon, Landscape	\$599,000
438232	Pelican	133 Stratford Village Way	1,864	Lagoon	\$449,000
436426	Pelican	116 Doncaster Lane	1,988	Landscape, Wooded	\$409,900
438275	Pelican	74 Holly Ribbons Circle	2,028	Lagoon, Landscape	\$479,000
437924	Prestige	563 Sunfish Way	1,987	Wooded	\$649,990
437549	Prestige	80 Oyster Alley	1,987	Wooded	\$654,990
438299	Prestige	377 Sunfish Way	1,987	Wooded	\$674,665
438300	Prestige	40 Oyster Alley	1,987	Wooded	\$683,065
438340	Primrose	83 Biltmore Drive	1,420	Lagoon	\$415,000
434772	Primrose	25 Old Country Roses	1,566	Landscape	\$379,900
433201	Primrose	20 Orion Place	1,804	Landscape	\$435,000
438298	Renown	163 Sun Daze Court	2,179	Lagoon	\$794,240
438295	Renown	221 Sun Daze Court	2,712	Lagoon	\$877,890
435831	Robin	305 Landing Lane	1,247	Landscape	\$335,000
436578	Sandpiper	8 Cutter Circle	2,968	Landscape, Wooded	\$750,000
437238	Stardom	189 Dreamscape Drive	2,949	Lagoon	\$974,999
437772	Summerwood	532 Canterbury Court	2,186	Lagoon, Wooded	\$679,000
437848	Surrey Crest	181 Havenview Lane	1,848	Landscape	\$538,000
436307	Surrey Crest	248 Havenview Lane	1,863	Landscape	\$527,500
435220	Surrey Crest	1 Tipo White Court	1,920	Landscape	\$499,900
437971	Taft Street	125 Kings Creek Drive	2,134	Golf, Lagoon	\$575,000
438035	Teal	75 Nightingale Lane	2,072	Lagoon, Landscape	\$500,000
438101	Teton	68 Stratford Village Way	1,861	Golf	\$535,000
437960	Willow Bend	515 Havenview Lane	1,919	Golf	\$495,000
437484	Wisteria	66 Concession Oak Drive	2,428	Lagoon	\$658,000
437401	Yellowstone	4 Sunbow Lane	3,076	Lagoon, Wooded	\$599,000

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## NFL Teams

R	C	D	S	R	E	9	4	V	S	R	E	L	E	E	T	S	A	Z
V	F	A	C	R	T	S	S	L	A	N	I	D	R	A	C	B	D	Z
B	I	Z	P	H	E	U	R	K	U	S	L	G	J	S	R	K	G	M
O	Z	U	J	A	A	D	B	A	N	T	A	Z	N	O	Z	N	U	Q
L	V	T	S	V	N	R	N	Q	E	N	B	E	W	S	Y	K	S	B
S	M	A	R	O	O	T	G	A	X	B	V	N	B	T	D	S	C	S
G	U	X	E	N	C	P	H	E	M	A	S	C	I	L	O	A	I	O
S	N	O	C	L	A	F	O	E	R	M	B	S	L	O	L	I	A	F
G	O	O	S	C	M	S	O	A	R	S	O	J	L	C	P	N	Y	S
J	S	S	K	E	I	F	V	A	I	S	O	C	S	P	H	T	G	R
D	W	R	W	B	N	E	S	Y	O	B	W	O	C	P	I	S	I	A
S	K	Y	A	S	A	I	E	R	F	C	H	D	X	A	N	M	A	U
G	R	R	H	T	A	H	M	V	M	S	E	S	A	C	S	X	N	G
N	A	H	A	O	F	C	T	E	U	S	G	L	B	K	J	B	T	A
I	I	G	E	I	Z	K	E	C	A	T	Z	A	P	E	O	E	S	J
K	D	L	S	R	O	Q	X	P	T	G	K	G	J	R	W	D	T	E
I	E	G	P	T	I	T	A	N	S	R	L	N	Z	S	Z	N	J	S
V	R	X	Z	A	N	H	N	U	S	R	E	E	N	A	C	C	U	B
X	S	Q	H	P	I	B	S	F	K	Z	Q	B	S	L	I	O	N	S

Arizona **CARDINALS**  
 Atlanta **FALCONS**  
 Baltimore **RAVENS**  
 Buffalo **BILLS**  
 Carolina **PANTHERS**  
 Chicago **BEARS**  
 Cincinnati **BENGALS**  
 Cleveland **BROWNS**  
 Dallas **COWBOYS**  
 Denver **BRONCOS**  
 Detroit **LIONS**

Green Bay **PACKERS**  
 Houston **TEXANS**  
 Indianapolis **COLTS**  
 Jacksonville **JAGUARS**  
 Kansas City **CHIEFS**  
 Las Vegas **RAIDERS**  
 Los Angeles **CHARGERS**  
 Los Angeles **RAMS**  
 Miami **DOLPHINS**  
 Minnesota **VIKINGS**  
 New England **PATRIOTS**


New Orleans **SAINTS**  
 New York **GIANTS**  
 New York **JETS**  
 Philadelphia **EAGLES**  
 Pittsburgh **STEELERS**  
 San Francisco **49ERS**  
 Seattle **SEAHAWKS**  
 Tampa Bay **BUCCANEERS**  
 Tennessee **TITANS**  
 Washington **COMMANDERS**

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# September 2023 Highlighted Sun City Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
						Buckeye Group Pancake Breakfast
10	11	12	13	14	15	16
	911 Remembrance Day		American Red Cross Blood Drive			1st Annual SRBA Ladies Mission Banquet
17	18	19	20	21	22	23
National Apple Dumpling Day	National Cheese-burger Day		Beau Drug Co. Flu Shot Clinic		Paint & Pinot	Buckeye Group Family Fued
24	25	26	27	28	29	30
		Johnny Appleseed Day				Bluffton Sunset Party

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