

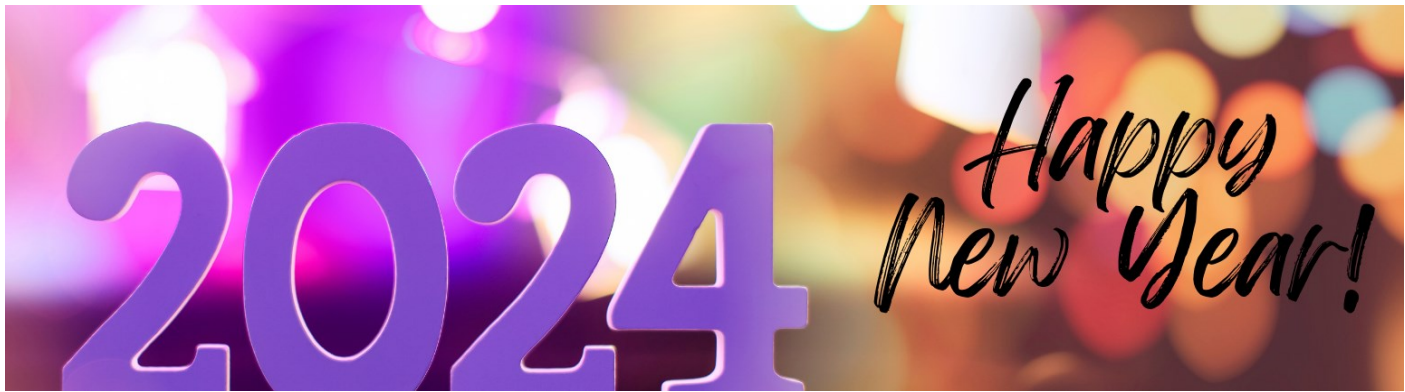
*Sun City Sherryl
January 2024*

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

Weichert
REALTORS

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

Barbara O'Connor
(843) 422-5060
barboconnor.sc@gmail.com



January is the month of rejuvenation and renewal; let it invigorate your spirit and energize your goals.

~ Naide P Obiang

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MARKET UPDATE

SUN CITY, SC

99%

LIST PRICE RECEIVED

\$474,500

MEDIAN SALE PRICE

+2.7%

MEDIAN SALE PRICE INCREASE
FROM NOVEMBER 2022

34

LISTINGS SOLD

NOVEMBER 2023

Weichert | Coastal Properties
REALTORS®

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Featured Listings January 2024



207 Landing Lane

Wren Model

2 Bed | 2 Bath | 1,454 SF

Wren villa in Sun City Hilton Head. Wood floors throughout the living areas, office w/ built-in cabinets & desk. Interior freshly painted & new carpet in bdrms. Serene wooded view, w/ extended screen porch & vinyl windows, golf course view from front porch. Inviting bright eat-in kitchen w/ stainless steel appls, tile floors & solid surface counters. Kit cabinets & pantry have pull out shelves. LED recessed lighting. Cabinet garage storage & pull down attic. Hurricane Shutters. Hot water tank approx. 3 years old. Indoor laundry room. Baths have tile floors, high toilets, and framed mirrors. AC approx. 6 yrs old. Exterior maintenance included.



3 Doharty Lane

Washington Model

2 Bed | 2 Bath | 1,733 SF

Gorgeous countertops just installed! Lovingly maintained, rare Washington model in Sun City Hilton Head. This home has it all! Welcoming front porch, large foyer, open floor plan, spacious eat-in kitchen, brkft bar, dining area & newer appls. Laminate floors in living areas. Roof & HVAC 2013. The screen porch provides a relaxing retreat after a day of activities. The property's pristine condition is a testament to the care of its owners. 2 bed/2 bath + an office w/built-ins. Centrally located to amazing Sun City amenities, gates & restaurants. Sun City, not just a place to live but a lifestyle. Indoor Indry w/storage. Many good-sized closets.



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Featured Listings January 2024



32 Nesting Lane

Camellia Model

2 Bed | 2 Bath | 1,346

Camellia model on a cul-de-sac street in Sun City Hilton Head. Close to many Sun City amenities; Hidden Cypress Championship Golf Course, Pro Shop, Jamesons restaurant & bar, outdoor pool, & fitness center. Two bedrooms & a private office or could easily be third bedroom. Wood floors throughout living areas, carpet in bedrooms. The Primary bedroom boasts a large walk-in closet & bay window. Indoor laundry with washer/dryer. Enjoy the nicely treed, private backyard. The screen porch also has vinyl windows making it a 3-season room. Sun City offers not just a place to live, but a lifestyle. Clean stucco report, no repair issues were identified.



Recipe For: **Eggplant Parmesan**



Ingredients:

3-4 Eggplants (≈4 lbs.)
Breadcrumbs (≈3 c)
Eggs (≈3-4)
Olive Oil (≈1 c)
3 c Tomato Sauce
1 ½ c Parmesan Cheese
16 oz. Mozzarella Cheese
2 c Ricotta Cheese



Directions:

Slice eggplant into ¼ inch discs (peeled or not). Egg, bread, and fry in oil (start with 2-3 tbsp. oil and add more as needed) until all eggplant is cooked. In bowl combine Ricotta, grated mozzarella, ½ c grated Parmesan cheese, and ¾ c tomato sauce. Spread 1 c tomato sauce in bottom of 9 x 14 inch pan and layer as follows: half of eggplant, half of cheese mixture, rest of eggplant, rest of cheese mixture. Cover with remaining sauce and sprinkle on the rest of the Parmesan cheese. Bake at 375° for ≈30 minutes (until it's bubbling).



www.creatingasimplelife.com

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Homes Sold December 2023

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
440338	6 Bellavista Court		Wooded	1,818	\$429,000
439497	492 Heathwood Drive		Landscape	1,757	\$460,000
437229	1251 Northlake Boulevard	Abbeyville	Landscape	1,933	\$510,000
438927	533 Northlake Boulevard	Abbeyville	Landscape	1,655	\$550,000
438337	26 Basket Walk Drive	Azalea	Lagoon, Landscape	1,120	\$325,000
438446	21 Whitebark Lane	Azalea	Wooded	1,138	\$332,000
436771	402 Shearwater Point Drive	Bluffton Cottage	Lagoon	2,238	\$540,000
439761	134 Commodore Dupont Street	Bluffton/Eastman	Wooded	1,876	\$425,000
439305	4 Coburn Drive E	Camden/Shenandoah	Golf, Lagoon	1,736	\$435,000
440020	19 Basil Ct	Camellia	Landscape, Wooded	1,458	\$325,000
439763	6 Beaufort River Road	Camellia	Landscape	1,440	\$343,000
436654	127 Lazy Daisy Drive	Camellia	Wooded	1,440	\$340,000
437876	235 Landing Lane	Cardinal	Landscape	1,063	\$294,999
439235	123 Kings Creek Drive	Castle Rock	Golf, Lagoon	2,522	\$660,000
439924	567 Village Green Lane	Castle Rock	Landscape	2,216	\$565,000
438940	44 Zubler Street	Charleston	Landscape	1,053	\$299,900
439289	30 Concession Oak Drive	Chestnut	Landscape	2,321	\$575,000
439518	5 Vespers Way	Chestnut	Landscape	2,545	\$599,000
437594	168 Aurora Way	Compass		1,403	\$427,940
437005	196 Aurora Way	Compass		1,403	\$420,015
437029	1097 Sunfish Way	Compass		2,131	\$531,865
437765	111 Serenity Point Dr	Copper Ridge	Landscape, Wooded	1,630	\$418,000
440361	152 Cutter Circle	Custom	Wooded	3,050	\$1,275,000
440009	12 Columbus Circle	Dogwood	Landscape, Wooded	2,076	\$542,000
439723	24 Wandering Daisy Drive	Dogwood	Landscape	2,462	\$575,000
436998	212 Aurora Way	Hallmark		1,581	\$465,865
436993	1206 Sunfish Way	Hallmark		1,728	\$526,590
440161	23 Nesting Lane	Heather	Landscape	1,488	\$395,000
438992	46 Tallow Drive	Heron	Landscape	1,806	\$420,000
439387	3 Argent Court	Kingston/Potomac	Wooded	1,480	\$405,000
437554	708 Sun Daze Court	Palmary		1,858	\$626,390
436999	481 Sunfish Way	Palmary		2,691	\$748,040

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Homes Sold December 2023

MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
440450	539 Sunfish Way	Palmary	Wooded	1,858	\$626,990
439241	12 Candlelight Lane	Pelican	Wooded	1,868	\$450,000
439996	30 Candlelight Lane	Pelican	Wooded	1,780	\$389,900
439631	17 Redtail Drive	Pelican	Lagoon	1,940	\$550,000
439214	24 Sunflower Lane	Pelican	Golf	1,847	\$511,000
437549	80 Oyster Alley	Prestige	Wooded	1,987	\$653,990
437014	417 Sunfish Way	Prestige		2,649	\$667,515
437016	731 Sunfish Way	Prestige		1,987	\$620,865
434772	25 Old Country Roses	Primrose	Landscape	1,566	\$369,900
437038	108 Destiny Drive	Renown		2,712	\$717,740
439062	2344 Dreamscape Drive	Renown	Lagoon	2,712	\$895,000
437021	47 Oyster Alley	Renown		3,771	\$928,890
435831	305 Landing Lane	Robin	Landscape	1,247	\$318,000
439422	17 Broughton Circle	Savannah	Landscape, Wooded	1,180	\$335,000
437027	69 Sun Daze Court	Stellar		2,240	\$708,540
440442	592 Sunfish Way	Stellar	Wooded	2,240	\$780,600
436307	248 Havenview Lane	Surrey Crest	Landscape	1,863	\$510,000
438917	72 Nightingale Lane	Teal	Lagoon, Wooded	2,068	\$510,000
439311	340 Havenview Lane	Vernon Hill	Landscape	2,044	\$520,000
437960	515 Havenview Lane	Willow Bend	Golf	1,919	\$450,000
438736	496 Colonel Thomas Heyward Road	Wisteria	Golf, Lagoon	2,862	\$675,000

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

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

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Sherryl's Pleased Clients & New Sun City Neighbors



Was always available when I needed her to show me a property Cheryl Hennessey very attentive and would answer every question I had

PAUL & CLAIRE HUFFMAN

Weichert Coastal Properties

Sherryl Hennessey
Weichert, Realtors® - Coastal Properties

54853

Powered by TestimonialTree



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 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

Weichert Coastal Properties

Sherryl Hennessey
Weichert, Realtors® - Coastal Properties

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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 MOERS

Weichert Coastal Properties

Sherryl Hennessey
Weichert, Realtors® - Coastal Properties

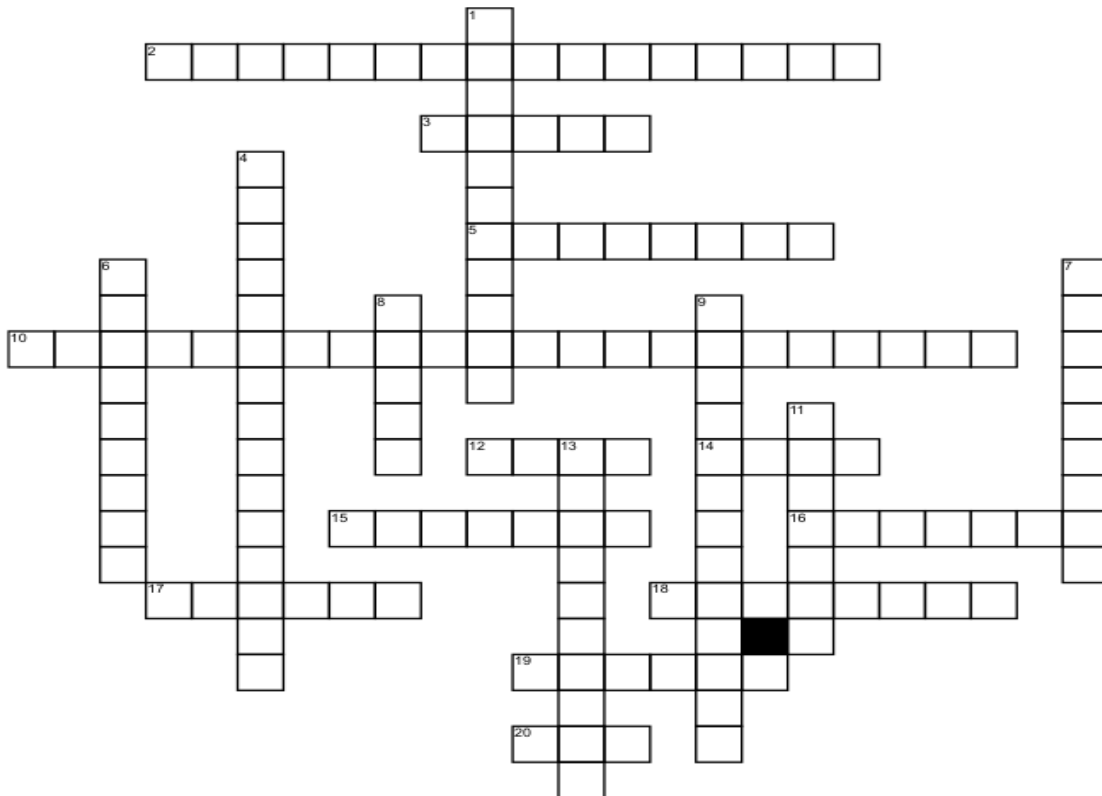
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January



Across

- 2. What new product was introduced in January 2017
- 3. What Month is ST Davids day in?
- 5. Who Recorded Green Grass of home?
- 10. Invacare is a leading what?
- 12. What is infant whale commonly called?
- 14. Where is Invacares Head office
- 15. Which TV character said, 'Live long and prosper'?

- 16. what is the Scottish Emblem
 - 17. What is converted into alcohol during brewing?
 - 18. Which boxer was called the Dark Destroyer?
 - 19. What was Beethoven's first name?
 - 20. How many arms/tentacles/limbs does a squid have?
- Down**
- 1. Who is the president of the USA?

- 4. Who was Radio 1's first female DJ?
- 6. What is the Invacare tagline?
- 7. Which reggae singing star died 11th May 1981?
- 8. what country is Wales playing in the first Rugby 6 nations championship 2016
- 9. What goes a Geiger counter measure?
- 11. Which anniversary does a Crystal wedding celebrate?
- 13. who is Invacare's sports ambassador

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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
439394	39 Andover Place		Landscape	1,370	\$449,950
439900	2371 Freshwater Lane		Landscape	1,572	\$450,000
440218	9 Graham Court		Landscape	2,167	\$520,000
440551	207 Hampton Circle		Landscape, Wooded	1,877	\$450,000
440089	225 Hampton Circle		Wooded	1,973	\$491,500
440985	223 Havenview Lane		Landscape	1,736	\$550,000
439007	17 Mongin Way		Wooded	1,340	\$380,000
439696	46 Murray Hill Drive		Golf, Lagoon	2,568	\$775,000
439976	32 Nesting Lane		Landscape	1,346	\$350,000
440943	22 Schooner Lane		Lagoon	3,255	\$810,000
440732	268 Sweetpea Lane		Lagoon, Landscape	2,350	\$789,000
439578	39 Zubler Street		Landscape	1,053	\$294,000
439641	119 Canterbury Court	Abbeyville	Golf, Wooded	1,892	\$549,000
439201	26 Andover Place	Acadia	Landscape, Wooded	1,152	\$320,000
433066	101 Honey Hill Drive	Adams/Sylvania	Golf	2,617	\$615,000
439935	9 Beaufort River Road	Azalea	Landscape	1,425	\$407,500
439191	135 Cypress Run	Azalea	Wooded	1,160	\$359,900
436793	33 Darby Creek Court	Azalea	Wooded	1,138	\$455,000
439115	17 Tupelo Court	Azalea	Wooded	1,138	\$425,000
440397	41 Tupelo Court	Azalea	Lagoon	1,318	\$385,000
439221	20 Whitebark Lane	Azalea	Landscape	1,138	\$334,500
440402	15 Ansley Place	Bluffton/Eastman	Wooded	2,080	\$479,000
439717	4 Coburn Court	Charlotte/Madison	Wooded	2,113	\$532,000
440817	127 Colonel Thomas Heyward Road	Charlotte/Madison	Landscape	2,550	\$549,900
439988	42 Rose Bush Lane	Chestnut	Golf, Lagoon	2,321	\$600,000
440772	38 Padgett Drive	Clayton	Wooded	1,690	\$379,900
439209	2 Pepper Place	Clayton	Lagoon, Landscape	1,455	\$350,000
438215	90 Hampton Cir	Clear Creek	Landscape	1,269	\$379,500
441061	250 Aurora Way	Compass	Landscape	1,403	\$449,090
441055	294 Aurora Way	Contour	Landscape	1,403	\$459,515
437031	1112 Sunfish Way	Contour		1,345	\$474,990
437704	7 Caravelle Court	Custom	Lagoon	3,559	\$925,000

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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
438890	9 Caravelle Court	Custom	Lagoon	2,843	\$825,000
440159	10 Dory Court	Custom	Wooded	2,714	\$1,050,000
441058	138 Walley Boulevard	Danbury	Landscape	1,390	\$411,140
440829	28 Walley Boulevard	Danbury	Landscape	1,390	\$447,365
440454	65 Concession Oak Drive	Dogwood	Lagoon, Wooded	2,094	\$600,000
440125	95 Nightingale Lane	Dogwood	Wooded	2,412	\$595,000
440745	17 Arabella Lane	Egret	Landscape, Wooded	1,840	\$435,000
439760	64 Holly Ribbons Circle	Egret	Landscape, Wooded	1,884	\$459,000
439338	14 Milkmaid Lane	Egret	Lagoon	1,712	\$450,000
439099	22 Sunbeam Drive	Egret	Wooded	1,622	\$479,000
441060	131 Walley Boulevard	Ellenton	Landscape	1,528	\$452,665
440830	55 Walley Boulevard	Ellenton	Landscape	1,528	\$475,090
440820	32 Honesty Lane	Gray Myst	Lagoon	1,734	\$470,000
439531	29 Mystic Point Drive	Gray Myst	Wooded	1,518	\$435,000
439066	1463 Dreamscape Drive	Hallmark	Landscape	1,581	\$499,900
437059	1170 Sunfish Way	Hallmark	Lagoon	1,581	\$499,920
440694	23 Stoney Court	Hamilton/Jefferson	Landscape	1,846	\$489,900
439000	1 Cheswell Court	Hatteras	Landscape	1,973	\$515,000
439547	25 Basil Court	Heather	Landscape, Wooded	1,488	\$425,000
439918	80 Redtail Drive	Heather	Wooded	1,488	\$425,000
440934	28 Marigold Drive	Ibis	Landscape	2,059	\$489,000
440562	16 Bailey Lane	Jamestown/Savannah	Landscape	1,304	\$375,000
440922	18 Sundance Lane	Jamestown/Savannah	Landscape	1,135	\$389,000
439411	589 Knollwood Court	Kendall Park	Lagoon	2,012	\$549,000
437870	816 Knollwood Court	Kendall Park	Lagoon, Landscape	2,691	\$670,000
438427	665 Promenade Lane	Kendall Park	Lagoon, Landscape	2,160	\$519,500
440323	11 Bayberry Drive	Lilac	Golf	2,513	\$669,000
437580	224 Hampton Circle	Longleaf	Lagoon	2,400	\$599,900
438590	766 Knollwood Court	Martin Ray	Lagoon	2,699	\$619,000
438365	1288 Northlake Boulevard	Martin Ray	Lagoon, Lake	2,094	\$614,900

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Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
437312	1119 Rivergrass Lane	Morningside Lane	Golf	2,885	\$885,000
440184	1975 Dreamscape Drive	Mystique	Wooded	1,809	\$649,900
440701	519 Northlake Village Court	Noir Coast	Lagoon	1,263	\$411,000
437999	28 Wild Strawberry Lane	Noir Coast	Landscape	1,422	\$387,000
438932	328 Crane Court	Palmary	Lagoon, Wooded	1,969	\$634,900
438075	60 Oyster Alley	Palmary	Landscape	1,858	\$624,140
441069	112 Sun Daze Court	Palmary	Landscape	1,858	\$634,540
440764	397 Sunfish Way	Palmary	Wooded	1,858	\$659,990
440573	101 Redtail Drive	Pelican	Lagoon, Landscape	1,824	\$485,000
438698	385 Mystic Point Drive	Pine Spring	Landscape	1,533	\$460,000
439684	456 Sun Daze Court	Prestige	Lagoon	1,987	\$649,390
440178	217 Stratford Village Way	Rainier	Wooded	2,265	\$599,900
439973	9 Falcon Court	Robin	Lagoon	1,247	\$350,000
440516	68 Seaford Place	Robin	Landscape	1,245	\$335,000
441125	12 Botanica Court	Seagull	Landscape	1,931	\$450,000
440329	96 Dawnbrook Court	Stardom	Bridge, Lagoon	2,179	\$939,000
440970	45 Wild Strawberry Lane	Steel Creek	Landscape	1,498	\$430,000
439554	23 Padgett Drive	Summerton	Lagoon, Wooded	1,240	\$339,000
439446	19 Star Flower Drive	Sycamore	Lagoon	2,760	\$689,900
437971	125 Kings Creek Drive	Taft Street	Golf, Lagoon	2,134	\$550,000
438035	75 Nightingale Lane	Teal	Lagoon, Landscape	2,072	\$479,900
440038	7 Duxbury Lane	Teton	Landscape	2,038	\$513,000
438555	11 Tipo White Court	Vernon Hill	Landscape	2,072	\$522,000
437179	14 Tipo White Court	Vernon Hill	Wooded	2,072	\$515,000
439498	3 Doharty Lane	Washington	Landscape	1,773	\$435,000
440528	97 Nightingale Lane	Wisteria	Wooded	2,456	\$613,000
439179	25 Raven Glass Lane	Wisteria	Lagoon	2,596	\$629,000
440358	39 Vespers Way	Wisteria	Wooded	2,428	\$525,000
440534	207 Landing Lane	Wren	Golf, Wooded	1,454	\$389,900
440170	2 Sweetwater Court	Wren	Wooded	1,454	\$395,000
438571	18 Dory Court	Yellowstone	Wooded	2,521	\$649,900

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WINTER



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

- | | | | | |
|-----------|---------------|-----------|--------------|------------|
| blizzard | frostbite | igloo | skating | snowman |
| December | frozen | jacket | skiing | snowshoes |
| February | gloves | January | sleigh | solstice |
| fireplace | hockey | longjohns | slippery | sweater |
| flannel | holidays | mitts | snowballs | toboggan |
| flurries | hot chocolate | scarf | snowboarding | whiteout |
| frigid | icicle | shovel | snowflakes | wintertime |



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January 2024 Highlighted Events



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	HAPPY NEW YEAR					
7	8	9	10	11	12	13
						Publix Savannah Hockey Classic
14	15	16	17	18	19	20
Publix Savannah Hockey Classic	Savannah MLK Parade				National Popcorn Day 	Russo's All You Can Eat Oyster Roast Beaufort Oyster Bookie 5k
21	22	23	24	25	26	27
		National Pie Day  pie	AARP Tax Aid		AARP Tax Aide	HH Snow Day @ Shelter Cove Park
28	29	30	31			
						

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