



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

## Sun City Sherryl January 2024

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



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

*As I look back on my life,  
I realize that every time I thought  
I was being rejected from  
something good, I was being  
redirected to something better.*

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## MARKET UPDATE

# SUN CITY, SC

98.6%

LIST PRICE RECEIVED

\$511,000

MEDIAN SALE PRICE

+9.9%

MEDIAN SALE PRICE INCREASE  
FROM 2022

603


LISTINGS SOLD

2023

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REALTORS®

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## MARKET UPDATE

# SUN CITY, SC

98.8%

LIST PRICE RECEIVED

55

NEW LISTINGS

\$510,000

MEDIAN SALE PRICE

52

LISTINGS SOLD

DECEMBER 2023

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# Featured Listings February 2024



## 14 Saltus Court

Dogwood Model

2 Bed | 2 Bath | 2,094 SF

Bright & Sunny Dogwood model with open floor plan in Sun City Hilton Head. As you walk into the large, inviting foyer you will be drawn to the view of the wooded backyard. Newer roof & HVAC (2022). Entire interior just painted. Beautiful wood floors & tile throughout the living areas, carpet in bdrms. Eat in kitchen features bayed eating area, Corian countertops, island & large breakfast bar. Primary bathroom has large soaking tub & separate shower. Office could be third bedroom. Cul-de-sac, private backyard with covered back porch. Indoor laundry room. Clean Stucco performed (12/20/23)- no issues were found.



## 39 Strobhar St.

Hamilton/Jefferson Model

2 Bed | 2 Bath | 1,643 SF

Coveted Hamilton/Jefferson model in Sun City Hilton Head on a cul-de-sac lot just a stone's throw from Okatie Creek Golf course, restaurant, & bar! This home offers a den/office w/blt-ins (or 3rd bdrm). The open floor plan boasts an inviting gas fireplace, Carolina room & spacious dining area. Upgrades- bamboo flooring, & interlock flooring in garage, kitchen cabinets, granite counters, SS appls. Two bay windows. 4-inch gutters w/ gutter guards. Composite siding. Roof-2013. HVAC-2016. Retractable awning over patio & beautiful paved driveway. Conveniently located to most amenities, gates, shops & restaurants. Furniture available to purchase.



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# Chocolate muffins



## Ingredients:

- 1 and 3/4 cups all-purpose flour
- 3/4 cup cocoa powder
- 1 tsp baking powder
- 1 tsp baking soda
- 1/2 tsp salt
- 2 large eggs
- 1 cup granulated sugar
- 1/2 cup vegetable oil
- 1 tsp vanilla extract
- 1 cup buttermilk
- 1 cup chocolate chips



## Directions:

- In a bowl, whisk together the flour, cocoa powder, baking powder, baking soda.
- In a large bowl, beat the eggs and sugar together until light and fluffy.
- Add the vegetable oil and vanilla extract to the egg mixture and beat until combined.
- Gradually mix in the dry ingredients and the buttermilk, alternating between the two and mixing until just combined.
- Fold in the chocolate chips.
- Using a spoon or cookie scoop, divide the batter evenly among the muffin cups, filling each about 2/3 full.
- Bake for 18-20 minutes, or until a toothpick inserted into the center of a muffin comes out clean.

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
439349	512 Colonel Thomas Heyward Road		Lagoon	1,931	\$467,500
439803	121 Stratford Village Way		Lagoon	2,456	\$610,000
439957	2 Wendover Court		Lagoon, Wooded	2,410	\$580,000
439633	8 John Kirk Road	Augusta/Revere	Landscape, Wooded	1,979	\$517,500
438428	32 Lake Somerset Circle	Camden/Shenandoah	Landscape	1,402	\$405,000
439990	2027 Northlake Boulevard	Castle Rock	Lagoon	1,756	\$551,000
440333	536 Village Green Lane	Castle Rock	Wooded	1,995	\$549,500
440174	572 Destiny Drive	Compass	Wooded	1,556	\$490,000
436726	1169 Sunfish Way	Compass	Wooded	1,403	\$503,990
438003	425 Rivergrass Lane	Cumberland	Wooded	2,443	\$600,000
439002	106 Shearwater Point Drive	Cumberland Hall	Golf, Lagoon	2,751	\$730,000
439648	98 Nightingale Lane	Dogwood	Lagoon, Wooded	2,484	\$597,000
437257	105 Aurora Way	Hallmark	Wooded	1,581	\$527,515
437006	182 Aurora Way	Hallmark		1,581	\$500,840
437037	26 Aurora Way	Hallmark		2,196	\$492,340
439621	11 Lake Somerset Circle	Hamilton/Jefferson	Landscape, Wooded	1,658	\$392,000
436878	25 Biltmore Drive	Heather	Lagoon	1,470	\$431,500
440158	16 Landing Lane	Heron	Lagoon	1,790	\$400,000
438659	54 Sunbeam Drive	Heron	Wooded	1,800	\$415,000
438107	121 Knollwood Court	Martin Ray	Landscape	2,173	\$525,000
437049	54 Sun Daze Court	Mystique		1,809	\$617,465
436947	439 Sunfish Way	Mystique		1,809	\$590,490
438747	168 Cutter Circle	Other	Wooded	2,794	\$1,100,000
437000	653 Sunfish Way	Palmary		2,691	\$726,765

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MLS#	Address	Model Name	View	Approx Htd Sq Ft	Close Price
436987	519 Sunfish Way	Prestige		2,649	\$693,040
438918	155 Lazy Daisy Drive	Primrose	Wooded	1,668	\$393,000
439620	9 Alston Bay	Rainier	Lagoon	2,086	\$524,990
439102	2 Tyler Lane	Rainier	Lake, Landscape	2,086	\$615,000
440203	447 Dreamscape Drive	Renown	Lagoon	2,712	\$900,000
437238	189 Dreamscape Drive	Stardom	Lagoon	2,949	\$865,000
437052	125 Oyster Alley	Stardom		2,174	\$763,690
439545	41 Wild Strawberry Lane	Steel Creek	Landscape	1,974	\$518,000
438892	244 Turnberry Woods Drive	Taft Street	Lagoon	1,592	\$479,900
439076	333 Dawnbrook Court	Tangerly Oak	Golf, Lagoon	2,562	\$702,500
438937	34 Stratford Village Way	Wisteria	Wooded	2,438	\$625,000
439805	6 Long Cane Court	Wren	Landscape	1,454	\$345,000

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

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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## Sherryl's Pleased Clients & New Sun City Neighbors



Sherryl was a pleasure to know and work with. Sherryl doesn't just list and wait, she works very diligently to get the best results.

EDWARD & CAROLE LOCKLIN

**Weichert** REALTORS Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

54853



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

**Weichert** REALTORS Coastal Properties

Sherryl Hennessey  
Weichert, Realtors® - Coastal Properties

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Sherry is very pleasant to work with and stays on top of her work. She responds rapidly and is always ready to help.

ROBERT SACCARO

**Weichert** REALTORS Coastal Properties

Sherryl Hennessey  
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Sherryl Hennessey was very aggressive in selling our house and success was achieved in a very short time

GERALD & MARLENE BRENNER

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Name: \_\_\_\_\_ Date: \_\_\_\_\_

## *Valentine's Day Word Search*



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

LOVERS  
HEART  
DATE  
HUG  
FEBRUARY  
CUPID

VALENTINE  
SWEETHEART  
ADMIRER  
ROMANCE  
CHOCOLATE  
PASSION

FRIEND  
GIRLFRIEND  
LOVE  
KISS  
BOYFRIEND  
CANDY

CARD  
PARTY  
FLOWERS  
BE MINE  
ROSE  
GIFT





# Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
441526	9 Beaufort River Road		Landscape	1,258	\$384,500
441032	61 Candlelight Lane		Lagoon, Landscape	1,936	\$529,000
441326	16 Fenwick Drive		Lagoon	2,086	\$580,000
440218	9 Graham Court		Landscape	2,167	\$520,000
440985	223 Havenvue 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
441226	29 Nesting Lane		Landscape	1,488	\$395,000
441341	1518 Promenade Lane		Landscape, Wooded	2,712	\$1,199,000
440943	22 Schooner Lane		Lagoon	3,255	\$810,000
441308	95 Spring Beauty Drive		Landscape, Wooded	1,508	\$435,000
441103	68 Summerplace Drive		Landscape	1,279	\$358,000
441869	816 Turnberry Woods Drive		Lagoon	1,858	\$620,000
439578	39 Zubler Street		Landscape	1,053	\$289,000
439641	119 Canterbury Court	Abbeyville	Golf, Wooded	1,892	\$545,000
433066	101 Honey Hill Drive	Adams/Sylvania	Golf	2,617	\$615,000
441747	4 Biltmore Drive	Azalea	Lagoon	1,120	\$375,000
441636	1 Plum Court	Azalea	Landscape	1,240	\$410,000
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	\$464,900
441191	109 General Hardee Way	Camden/Shenandoah	Lagoon, Landscape	1,772	\$425,000
440937	26 Purry Circle	Charleston	Landscape	1,089	\$335,000
440817	127 Colonel Thomas Heyward Road	Charlotte/Madison	Landscape	2,550	\$549,900
441586	265 Argent Place	Chesapeake	Lagoon	1,328	\$375,000
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

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# Sun City Active Listings

MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
441578	1323 Sunfish Way	Compass	Wooded	1,403	\$498,465
441132	1032 Rivergrass Lane	Cumberland Hall	Lagoon	2,751	\$699,900
441861	7 Caravelle Court	Custom	Lagoon	3,479	\$919,000
441388	143 Cutter Circle	Custom	Lagoon	3,400	\$1,650,000
440159	10 Dory Court	Custom	Wooded	2,714	\$1,050,000
441046	3 Raintree Lane	Custom	Landscape, Wooded	2,916	\$900,000
441058	138 Walley Boulevard	Danbury	Landscape	1,390	\$449,315
440829	28 Walley Boulevard	Danbury	Landscape	1,390	\$447,340
441571	7 Amaryllis Lane	Dogwood	Lagoon, Wooded	2,260	\$625,000
441649	5 Fairforest Lane	Dogwood	Lagoon, Wooded	2,668	\$580,000
440125	95 Nightingale Lane	Dogwood	Wooded	2,412	\$579,000
440748	14 Saltus Court	Dogwood	Landscape, Wooded	2,094	\$525,000
439338	14 Milkmaid Lane	Egret	Lagoon	1,712	\$450,000
439099	22 Sunbeam Drive	Egret	Wooded	1,622	\$474,900
441924	191 Mystic Point Drive	Gray Myst	Wooded	1,435	\$439,900
439531	29 Mystic Point Drive	Gray Myst	Wooded	1,518	\$435,000
441819	524 Sunrise Point Drive	Gray Myst	Lagoon, Landscape	1,540	\$449,000
441784	1042 Destiny Drive	Hallmark	Landscape	1,581	\$489,900
439066	1463 Dreamscape Drive	Hallmark	Landscape	1,581	\$499,900
441282	1309 Sunfish Way	Hallmark	Wooded	1,581	\$539,340
441579	1322 Sunfish Way	Hallmark	Lagoon	1,581	\$523,640
441420	106 Honey Hill Drive	Hamilton/Jefferson	Landscape	1,675	\$429,000
441809	39 Strobhar Street	Hamilton/Jefferson	Landscape	1,643	\$475,000
439000	1 Cheswell Court	Hatteras	Landscape	1,973	\$483,900
440089	225 Hampton Circle	Hatteras	Wooded	1,973	\$473,900
439547	25 Basil Court	Heather	Landscape, Wooded	1,488	\$415,000
439918	80 Redtail Drive	Heather	Wooded	1,488	\$425,000
441150	19 Whitebark Lane	Heather	Wooded	1,488	\$387,000
440562	16 Bailey Lane	Jamestown/Savannah	Landscape	1,304	\$375,000
440922	18 Sundance Lane	Jamestown/Savannah	Landscape	1,135	\$389,000

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# Sun City Active Listings

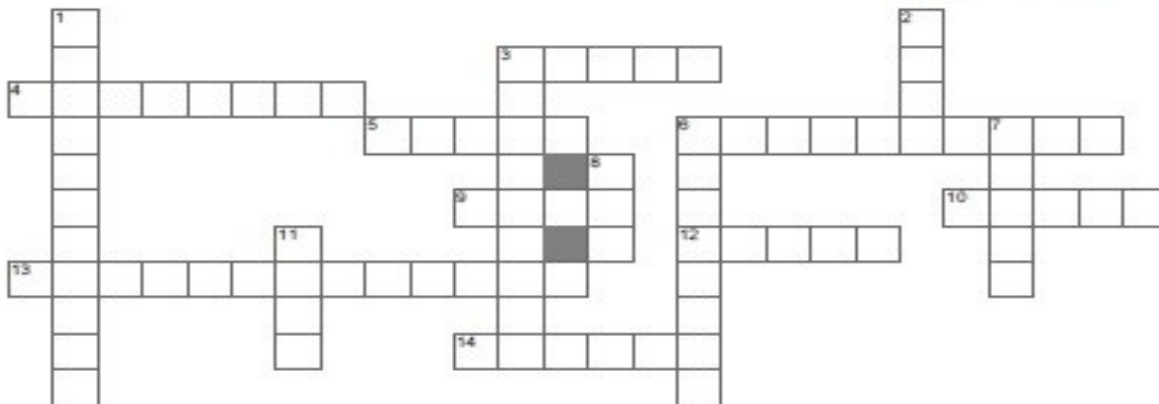
MLS#	Address	Model Name	View	Approx Htd Sq Ft	List Price
439411	589 Knollwood Court	Kendall Park	Lagoon	2,012	\$547,500
437870	816 Knollwood Court	Kendall Park	Lagoon, Landscape	2,691	\$670,000
440704	12 Lake Somerset Drive	Marion/Webster	Lake	2,813	\$979,000
438590	766 Knollwood Court	Martin Ray	Lagoon	2,699	\$619,000
441201	2 Lake Somerset Circle	Monroe/Rutledge	Landscape	2,478	\$664,900
441297	1119 Rivergrass Ln	Morningside Lane	Golf, Landscape	2,885	\$879,000
440701	519 Northlake Village Court	Noir Coast	Lagoon	1,263	\$389,000
441069	112 Sun Daze Court	Palmary	Landscape	1,858	\$634,040
441318	400 Sun Daze Court	Palmary	Landscape	1,858	\$643,770
441581	474 Sun Daze Court	Palmary	Landscape	1,858	\$664,590
440764	397 Sunfish Way	Palmary	Wooded	1,858	\$649,965
440573	101 Redtail Drive	Pelican	Lagoon, Landscape	1,824	\$469,000
438698	385 Mystic Point Drive	Pine Spring	Landscape	1,533	\$449,999
441580	380 Sun Daze Court	Prestige	Landscape	1,987	\$674,340
441490	794 Sun Daze Court	Prestige	Wooded	1,987	\$720,000
441825	258 Dawnbrook Court	Renown	Golf	2,712	\$999,000
439973	9 Falcon Court	Robin	Lagoon	1,247	\$339,900
441629	10 Raven Lane	Robin	Lagoon	1,247	\$349,990
439554	23 Padgett Drive	Summerton	Lagoon, Wooded	1,240	\$339,000
441795	323 Canterbury Court	Summerwood	Landscape	1,859	\$560,000
441339	80 Concession Oak Drive	Sycamore	Lagoon, Landscape	2,586	\$699,900
439446	19 Star Flower Drive	Sycamore	Lagoon	2,760	\$689,900
441626	2418 Freshwater Lane	Taft Street	Lagoon	1,680	\$475,000
438035	75 Nightingale Lane	Teal	Lagoon, Landscape	2,072	\$479,900
441349	1 Murray Hill Drive	Wisteria	Lagoon, Wooded	2,410	\$649,000
440528	97 Nightingale Lane	Wisteria	Wooded	2,456	\$599,900
439179	25 Raven Glass Lane	Wisteria	Lagoon	2,596	\$629,000
440170	2 Sweetwater Court	Wren	Wooded	1,454	\$389,500
438571	18 Dory Court	Yellowstone	Wooded	2,521	\$650,000

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Name: \_\_\_\_\_ Date: \_\_\_\_\_

## *Valentine's Day Crossword*



### HORIZONTAL

3. Shoots arrows at people.
4. The month of Valentine's Day.
5. Cupid shoot this and people fall in love.
6. Valentine's Day is also time for...
9. Valentine's Day is the day of
10. Kids love Valentine's Day because they want to eat a lot of
12. Favorite flower for Valentine's Day.
13. The name of this holiday is
14. Expression often said on Valentine's Day "Be \_\_\_\_\_"

### VERTICAL

1. Heart shaped candy with words
2. Many people send one to a friend on Valentine's Day.
3. "Kisses" is one kind of this type of candy.
6. Valentine's Day is celebrated this day of the month.
7. Symbol of love.
8. Favorite Valentine's Day color.
11. A present.

FRIENDSHIP HEART FOURTEEN ARROW	CUPID BE MINE FEBRUARY VALENTINE'S DAY	CANDY CHOCOLATE SWEETHEARTS LOVE	RED GIFT CARD ROSES
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# February 2024 Highlighted Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
					Savannah Book Festival	3rd Annual Bluffton State of Mind Shindig  Savannah Book Festival
18	19	20	21	22	23	27
Savannah Book Festival				National Chili Day 	Savannah Boat Show	HH Seafood Festival at Coastal Discovery  Savannah Boat Show
25	26	27	28	29		
HH Seafood Festival at Coastal Discovery Savannah Boat Show						

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