

## SUN CITY

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### DESCRIPTION:

Energetic empty nesters in search of the active lifestyle and amenities that make retired life an extended vacation, all for an affordable price, have been flocking to Del Webb's Sun City communities for decades. With the influx of retirees choosing the climate and beauty of the Lowcountry to enjoy their golden years, it's no surprise that Del Webb's Sun City Hilton Head has become the destination of choice for many seniors. At least one resident must be 55 years or better and no permanent residents under the age of 19.

### COMMUNITY OVERVIEW:

Community Developer/Builder	Pulte Homes
# of Acres	5500
# of Residence	700
% Built-Out	60%
Setting	River/Marsh front, Golf, Wood & Lagoons
Price Range	Homes: \$130,000—300,000
Property Types Available	
Single Family Homes	Yes
Cottages	Yes
Villas	Yes
Homesites	Yes
Model Homes Available	Yes
# Of Home Plans	3
Square Footage Range	1100—3000 sq. ft.
Rentals	Yes
Long-Term	Yes
Short-Term	Yes—At least 3 Months
Security Gate	Yes
Manned	Yes
Electronic	Yes
On Site Sales Center	Yes

### AMENITIES:

Golf Course(s)	36 Holes
Private	
Public	Yes
Course Designer(s)	Mark McCumber
Swimming Pool	Yes (2 outdoor, 1 indoor)
Tennis Courts	Yes—12
Fitness Facility	Yes—2
Clubhouse	Yes—2
Playground	Yes
Marina	No (Dock & Dry Boat Storage)
Equestrian Facilities	No
Other	Walking/Biking Trails and Bocci Court

### FEES:

POA	\$1445 Per Year
Annual Club Dues	None
Food/Beverage Fees	None

### CONTACT INFORMATION:

For additional information, contact George at 843-686-7201  
<http://www.suncity.com>

### LOCATION/DIRECTIONS:

6 Miles east of Interstate 95 on Rte. 278