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Previous [Next](#) · 1 of 13 · Checked 0 · All · None

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435 Blue Jay Lane Bluffton, South Carolina 29909-8514



MLS #: **511273**

Prop Type: **Residential**

Type: **Full Size**

Status: **Active**

POA Fee: **Sun City N (Argent 2)
\$3687**

Price: **\$385,000**

Regime Fee:

Major Area: **Sun City/Riverbend**

Transfer Fee: **Sun City - Yes 2/3 of 1%,
Community Enhanc . \$3500,
Admin \$300**

Minor Area: **Sun City North**

Row:

Legal Address: **25 BOTANY BAY**

Model Name: **Alpine**

County: **Jasper**

1 / 98

Property Features

Bedrooms: **2**
Full Baths: **2**
Half Baths:
Apx Heated SqFt: **1,390**
Living Area: **1,390**

Furnished: **No**
Lot Size: **.11**
Acres: **Less than 1/4 Acres**
Lots: **1**
Year Built: **2021**
Year Remodeled:

Zoning: **Residential**
Property Faces: **Unknown**
Road Type: **2 Lane Road**
Location:
Land:

Additional Features

View: **Landscape, Wooded**
Appliances: **Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer**
Interior Features: **Cable TV, Carbon Monoxide Det., Ceiling Fan(s), Handicap Access, Network Wiring, Smoke Alarm, Smooth Ceilings, Tankless Water Heater, Window Treatments**
Electronics/Media:
Exterior Features: **Gutters, Handicap Access, Hurricane Protect, Irri System, Patio, Paved Drive, Screened Porch, Screens, Storage Under, Tankless Water Heater**
Exterior Type: **Composite Siding**
Green Features: **Tankless Water Heater**
Rooms: **Carolina Room, Dining Area, Foyer Entrance, Garage, Great Room, Laun/Util Rm, Pantry, Screen Pat/Por**
Primary Bedroom: **1st Floor**
Windows: **Insulated**
Attic: **Attic - Walk in, Stairs - Permanent**
Pool: **Community**
Amenities: **Boat Storage, Bocce Courts, Clubhouse, Community Pool, Dog Park, Fitness Center, Gardens, Golf Privileges, Landscape Maint. Included, Leisure Trails, Natural Gas, Pavilion, Pickle Ball Court, Restaurant(s), Sec Gate/Guard, Tennis Private, Semi-Private**
Golf: **Course #:**
Golf Details:
Style: **One Story**
Parking: **Garage - 2**
Roof: **Asphalt**
Floors: **Carpet, Tile, Tile/Carpet**
Water/Sewer: **City PSD**
AC: **Central, Electric**
Heat: **Central Heat, Gas**
Restrictions: **55+ Community, Community Covs and Restricts Apply**
Trades: **Not Applicable**

Remarks: **Experience effortless Lowcountry living in this beautifully maintained Alpine model, ideally situated in the sought-after Argent II neighborhood of Sun City Hilton Head. Thoughtfully designed for both everyday comfort and entertaining, this light-filled home offers an open-concept floor plan with two spacious bedrooms, two full baths, and an extended Carolina Room that creates additional living space perfect for relaxing, hosting guests, or enjoying the peaceful surroundings. The chef-inspired kitchen features granite countertops, stainless steel appliances, abundant cabinetry with convenient pull-out shelving, generous prep space, a large center island with seating, and a seamless flow into the dining and great room. Luxury vinyl plank flooring, smooth ceilings, abundant natural light, and quality finishes create a warm yet sophisticated atmosphere throughout. The spacious primary suite offers dual vanities, a tiled walk-in shower, and the added convenience of a laundry chute leading directly to the laundry room. Additional**

highlights include a screened lanai, open patio for outdoor entertaining, tankless water heater, permanent stairs to an oversized walk-in attic providing exceptional storage, two-car garage, and a beautifully landscaped homesite. Beyond the front door awaits one of the nation's premier active adult communities. Sun City Hilton Head offers an unmatched resort lifestyle with three championship golf courses, multiple state-of-the-art fitness centers, indoor and outdoor swimming pools, tennis and pickleball complexes, bocce, softball, woodworking, arts and crafts studios, miles of scenic walking and biking trails, stocked fishing lagoons, dog parks, community gardens, restaurants, cafés, social clubs, live entertainment, and more than 150 clubs and interest groups designed to fit every lifestyle. Lawn maintenance is included, allowing more time to enjoy travel, recreation, and all the incredible amenities this award-winning gated community has to offer. Conveniently located near Hilton Head Island, Bluffton, Beaufort, and Savannah, this exceptional home offers the perfect combination of luxury, low-maintenance living, and an active coastal lifestyle. Furnishings are negotiable.

Not Included in Sale:
Finance:
Under Contract Date:

Cash-AllCash, Conventional

Possession: **At Closing**
Sold Date:

Wednesday, July 15, 2026 2:17 PM

Prepared By: Nickey Maxey Team

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