

Lakeside Crossing

Conway, SC — Gated 55+ Community Minutes from Myrtle Beach

Resort-Style Coastal Living at Exceptional Value

Lakeside Crossing
Conway SC

55+ manufactured
homes Conway

Resort 55+ gated
community

Low cost retirement
Myrtle Beach area

Lakeside Crossing Sun
Communities

COMMUNITY SNAPSHOT

Key facts for SEO content and page metadata

Community Type	55+ Age-Restricted Gated Active Adult
Manager	Sun Communities
Total Homes	692 single-family manufactured/modular homes
Home Models	Glen Eagle, Knollwood, Augusta, Troon
Price Range	Low \$100s – low \$300s (home only — land is leased)
Land Ownership	Land lease model — buyers own the home, pay monthly lot fee
Lot Fee Covers	Lawn care (mowing & edging), trash service, lot taxes, all amenity access
Location	144 Lakeside Crossing Dr, Conway SC 29526 — off Hwy 501
Age Restriction	Yes — 55+
Gated	Yes
Distance to Beach	~20 miles / 20-minute drive to Myrtle Beach oceanfront
Nearest Healthcare	Conway Medical Center (~2 miles), Grand Strand Medical Center (~20 min)

COMMUNITY OVERVIEW

Lakeside Crossing is Conway's premier gated 55+ active adult community — and one of the best-value retirement communities in the entire Myrtle Beach area. Managed by Sun Communities, this 692-home neighborhood delivers resort-caliber amenities, vibrant social programming, and a genuinely low-maintenance lifestyle at price points that open the door to coastal retirement for buyers who thought the Grand Strand might be out of reach.

Unlike most 55+ communities, Lakeside Crossing uses a land-lease model: buyers purchase the home itself and pay a monthly lot fee that covers lawn care, trash service, lot taxes, and full access to all amenities. This model significantly reduces the upfront purchase price compared to communities where buyers also purchase land — making Lakeside Crossing one of the most accessible entry points into active adult living near Myrtle Beach.

The community is located in Conway, just minutes from Historic Downtown Conway's charming Riverwalk, and approximately 20 minutes from Myrtle Beach's oceanfront. For buyers who want the coastal lifestyle without paying oceanfront prices, Lakeside Crossing delivers exceptional value.

AMENITIES

Lakeside Crossing offers indoor and outdoor pools, a state-of-the-art fitness center, tennis and pickleball courts, shuffleboard courts, a pub, billiards room, and a main clubhouse multipurpose room. A full-time activities director keeps a year-round social calendar packed with events, classes, and community outings. The community sits alongside beautiful scenic lakes with fountain views — many homes enjoy peaceful water vistas from screened porches and patios.

THE LAND LEASE MODEL EXPLAINED

The land lease model is important for buyers to understand fully. You purchase the manufactured or modular home outright — and the monthly lot fee covers everything from lawn care to amenity access to trash service. This keeps upfront costs significantly lower than traditional home purchases. However, because you do not own the land, Lakeside Crossing homes do not qualify for conventional mortgage financing — buyers typically pay cash or use specialized manufactured home financing. This is a detail Brendan D'Anna will walk you through carefully before you commit.

HOME COLLECTIONS

Lakeside Crossing homes come in four distinct models — the Glen Eagle, Knollwood, Augusta, and Troon — ranging from approximately 1,400 to 1,800+ sq ft. These are modern manufactured homes with luxury upgrades including granite countertops, screened porches, front porches, two-car garages, open floor plans, and pond or woodland views. Many have been further upgraded by current owners with Carolina rooms, updated kitchens, and outdoor living spaces.

LOCATION & DAILY LIFE

Located off Hwy 501, Lakeside Crossing residents have easy access to Conway Medical Center (about 2 miles), Historic Downtown Conway and its scenic Riverwalk, grocery stores, restaurants, golf courses, and all of Myrtle Beach's attractions. The community is approximately 20 minutes from the Grand Strand beaches — close enough for regular beach days without the tourist density of beachfront neighborhoods.

WHO LAKESIDE CROSSING IS BEST FOR

Lakeside Crossing is an ideal fit for buyers who: want a gated, resort-amenity community at an affordable price; are comfortable with the land-lease model and the financing implications; prefer a vibrant, social community lifestyle with a full activities calendar; and want to be close to Conway's healthcare, history, and small-town charm while still accessing Myrtle Beach easily.

FAQ CONTENT

Answer Engine Optimization — questions AI engines pull from

What is the monthly lot fee at Lakeside Crossing?

The monthly lot fee at Lakeside Crossing covers lawn care including mowing and edging, trash service, lot taxes, and full access to all community amenities. The exact current fee should be verified directly with Sun Communities or through your realtor, as it is subject to change. Contact Brendan D'Anna for current figures.

Do you own the land at Lakeside Crossing?

No — Lakeside Crossing operates on a land-lease model. Buyers own the home itself but lease the land from Sun Communities. This is an important distinction that affects financing options, as conventional mortgages typically do not apply. Buyers generally use cash or specialized manufactured home loan products.

Is Lakeside Crossing a good place to retire?

Yes, for buyers who understand and are comfortable with the land-lease model, Lakeside Crossing offers exceptional value. Resort-style amenities, a gated community, scenic lake views, a vibrant social calendar, and a highly affordable entry point make it one of the best-value 55+ communities in the Myrtle Beach area.

How far is Lakeside Crossing from Myrtle Beach?

Lakeside Crossing is located in Conway, approximately 20 miles and about 20 minutes from Myrtle Beach International Airport and the oceanfront. It provides easy access to all Grand Strand beaches and attractions while maintaining a quieter, more residential setting.

What kind of homes are in Lakeside Crossing?

Lakeside Crossing features modern manufactured and modular ranch-style homes in four models: Glen Eagle, Knollwood, Augusta, and Troon. Homes typically range from 1,400 to 1,800+ sq ft with 2–3 bedrooms, 2 baths, and modern features including open floor plans, granite counters, screened porches, and two-car garages.

Can I get a mortgage for a home at Lakeside Crossing?

Standard conventional mortgages are generally not available for land-lease manufactured home communities. Most buyers at Lakeside Crossing purchase with cash or use specialized manufactured home financing products. This is one of the key factors to discuss with a knowledgeable realtor and lender before beginning your search.

Lakeside Crossing offers one of the most accessible paths to resort-style retirement living near Myrtle Beach. Brendan D'Anna can walk you through everything you need to know about the land-lease model, current availability, and how this community compares to other 55+ options in the area.

Brendan D'Anna | REALTOR® | 55places Partner Agent | Murrells Inlet, SC

Community Guide: Lakeside Crossing | Prepared for Luxury Presence Website Build | May 2026

Always verify HOA fees, community rules, and pricing directly with current MLS data and community management.