

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Bds	Bth	Sqft Ht	Acres	List Date	DOM
12103 BRIGHTWATER BOULEVARD FL	\$1,085,000	5	4	5,285	1.290	05/16/2014	636
3401 LILAS COURT FL	\$1,099,900	4	4	5,110	1.240	08/24/2015	185
8039 BOCA CIEGA DRIVE FL	\$1,149,900	5	4	5,782	0.160	07/24/2015	214
2230 DONATO DRIVE FL	\$1,150,000	4	5	4,987	0.210	02/23/2016	3
6208 MARBELLA BOULEVARD FL	\$1,165,000	6	6	8,060	0.860	02/09/2016	17
4227 S ATLANTIC AVENUE FL	\$1,179,900	3	4	2,402	0.400	01/25/2016	32
763 TROPICAL CIRCLE FL	\$1,262,900	5	5	4,055	0.550	11/19/2015	99
800 N TAMiami TRAIL #PH1811 FL	\$1,290,000	3	4	3,219		10/08/2015	141
9025 CRICHTON WOOD DRIVE FL	\$1,375,000	5	7	6,252	0.600	01/14/2016	43
1744 LOOKOUT LANDING CIRCLE FL	\$1,399,900	5	6	5,233	0.390	05/22/2015	280
11036 BRIDGE HOUSE ROAD FL	\$1,985,000	5	6	6,574	1.010	01/07/2016	50
4082 FOUNDERS CLUB DRIVE FL	\$2,199,000	6	6	7,425	0.860	11/30/2015	88
4002 ROBERTS POINT ROAD FL	\$2,549,000	5	6	5,058	0.510	01/26/2016	31
16229 VILLARREAL DE AVILA FL	\$4,495,000	10	19	28,363	3.410	02/12/2015	379
290 N WASHINGTON DRIVE FL	\$5,490,000	5	6	6,700	0.260	10/01/2014	513
<b>Averages:</b>	<b>\$1,925,033</b>	<b>5.1</b>	<b>6.1</b>	<b>6,967</b>	<b>0.839</b>		<b>181</b>

### Pending Listings

Address	Price	Bds	Bth	Sqft Ht	Acres	PNC Date	DOM
18541 COUNCIL CREST DRIVE FL	\$1,260,000	4	5	6,389	2.370	12/18/2015	21
3929 HIGEL AVENUE FL	\$2,750,000	4	5	6,605	0.560	02/15/2016	185
<b>Averages:</b>	<b>\$2,005,000</b>	<b>4.0</b>	<b>5.0</b>	<b>6,497</b>	<b>1.465</b>		<b>103</b>

### Sold Listings

Address	Price	Bds	Bth	Sqft Ht	Acres	SLD Date	DOM
200 SANDS POINT ROAD #1305/1306 FL	\$1,011,700	2	2	1,314		09/25/2015	48
282 LANSING ISLAND DRIVE FL	\$1,050,000	6	6	6,319	0.770	08/31/2015	114
8430 W GULF BOULEVARD FL	\$1,100,000	4	3	2,254	0.180	11/13/2015	144
784 LYONS LANE FL	\$1,139,250	3	3	2,123	0.340	10/31/2015	11
3081 TIMPANA POINT FL	\$1,149,000	5	6	5,799	1.000	09/24/2015	8
3360 FOUNDERS CLUB DRIVE FL	\$1,150,000	4	5	5,159	0.560	10/30/2015	29
6343 LAKE BURDEN VIEW DRIVE FL	\$1,155,000	4	5	5,690	0.370	08/31/2015	31
2501 CASEY KEY ROAD FL	\$2,600,000	4	5	4,321	0.890	10/30/2015	121
5518 ISLEWORTH COUNTRY CLUB DRIVE FL	\$3,550,000	6	6	13,670	1.610	12/23/2015	231
<b>Averages:</b>	<b>\$1,544,994</b>	<b>4.2</b>	<b>4.6</b>	<b>5,183</b>	<b>0.715</b>		<b>82</b>

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$1,011,700	\$1,219,950	\$1,799,633	\$5,490,000	26
<b>Adjusted Comparable Price</b>	\$1,011,700	\$1,219,950	\$1,799,633	\$5,490,000	26

On Average, the 'Sold' status comparable listings sold in 82 days for \$1,544,994





## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$765,000 and \$5,490,000

2 to 10 Bedrooms

2.00 to 19.00 Total Bathrooms

1,314 to 28,363 Square Feet

\$144.54 to \$819.40 per Square Foot

Year Built between 1938 and 2008 years





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 12103 BRIGHTWATER BOULEVARD



MLS #: **T2630784** Status: **ACT** Beds: **5** L Price: **\$1,085,000**  
County: **Hillsborough** Baths: **4 (4 0)**  
Age: **1975**  
Parking: SqFt Heated: **5,285**

Rmks: **RIVERFRONT, PRIVATE RIVERFRONT ESTATE HOME, PLUS GUEST HOUSE!!! This serene setting home has over 200' river frontage. Located on a quiet street featuring large estate homes on extra large lots, country setting, beautiful majestic oak trees and yet close to USF, MOFFITT HOSPITAL, SHOPPING AND INTERSTATES. THIS ONE OF KIND HOME features masonry fence, with gated entry, large circular drive, ponds and fountains located thru-out the property. ENTER into a truly "grand foyer" with spiral wrought iron staircase...large formal dining and living rooms. Living room also has a wood burning fireplace. Beautiful oversized study/library with fantastic sunburst style windows looking out to the amazing front yard and pond....kitchen is very current with upgraded cabinets, granite counter tops, work island and opens to charming breakfast room, which over looks a private courtyard and swimming pool. Back staircase leads up to the "huge" bonus room and pool table game room with entertainment wet bar and wood floors. Four large bedrooms and Master Bedroom are upstairs. Master bedroom has a wood burning fireplace and doors that lead out to a spectacular deck overlooking the very private backyard and one of a kind nature setting and of course, the meandering Hillsborough River. Kayaking, canoeing, fishing and simply de-stressing with the very tranquil setting. Included in the sale is a separate masonry 3Bed 1 Bath Building which would be ideal for a recreation room, it's own living quarters for extended family.**

Direct: **From Fowler and Gillette head north on Gillette to left turn on Riverhills Drive to right turn on Brightwater to address**

#### 3401 LILAS COURT



MLS #: **O5388513** Status: **ACT** Beds: **4** L Price: **\$1,099,900**  
County: **Orange** Baths: **4 (4 0)**  
Age: **1997**  
Parking: SqFt Heated: **5,110**

Rmks: **Come and see this 4/4 custom pool home in the exclusive Windermere community of Chain du Lac. The property has over an acre and is located in a cul-de-sac. This home has a beautiful gourmet kitchen which opens up into a large family with a fireplace. The master bedroom is downstairs and has a large and elegant master bath suite. Large screened pool area is perfect for entertaining and just relaxing after a long day. There is also a beautiful 2nd story balcony overlooking the grounds.**

Direct: **From Downtown Windermere take Main street to Park Ave left into Chaine Du Lac Mk Right after gate and Right on Lilas Ct home is at end of cul-de-sac**





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 8039 BOCA CIEGA DRIVE



MLS #: **U7744597**      Status: **ACT**      Beds: **5**      L Price: **\$1,149,900**  
 County: **Pinellas**      Baths: **4 (4 0)**  
 Age: **2003**  
 Parking:      SqFt Heated: **5,782**

Rmks: **GREAT NEW PRICE REDUCTION! HONEY, STOP THE CAR, WE'RE HOME!! THAT IS WHAT YOUR GOING TO SAY WHEN YOU SEE THIS FABULOUS 5 BEDROOM, 4 BATH WATERFRONT HOME. OFFERING 5400 SQ FT OF LIVING SPACE, YOU WILL FALL IN LOVE WITH THE INDOOR SWIMMING POOL THAT HAS 2 SPILL-OVER SPAS AND A MILLION DOLLAR VIEW OF BOCA CIEGA BAY. A LARGE STORAGE ROOM AND OVERSIZED 2 CAR GARAGE COMPLETE THE FIRST FLOOR. THE LARGE GREAT ROOM HAS A FIREPLACE AND SLIDERS THAT OPEN TO A VERANDA THAT RUNS THE LENGTH OF THE HOUSE. THE OPEN KITCHEN OFFERS A BIG DINING AREA, PANTRY AND MORE. ONCE YOU SEE THE MASTER SUITE YOU WON'T WANT TO LEAVE THE ROOM. THE THIRD FLOOR IS A HUGE MASTER SUITE WITH A FIREPLACE, LOUNGING AREA, SLIDERS TO THE PRIVATE VERANDA, TRAY CEILING, GIANT WALK-IN CLOSET AND A MASTER BATH WITH A GARDEN TUB AND MORE WATER VIEWS. THIS HOME WAS BUILT WITH THE OPTION TO INSTALL AN ELEVATOR. IF YOU HAVE BEEN DREAMING OF OWNING THE PERFECT FAMILY HOME AND ALSO BE ABLE TO ENTERTAIN IN STYLE, THIS IS THE HOUSE YOU MUST SEE. SITUATED ON A BEAUTIFUL LOT, THIS HOUSE IS NEAR DOWNTOWN ST PETE BEACH, THE SUNSHINE TROLLEY, SHOPPING, RESTAURANTS, ENTERTAINMENT AND MORE. MAKE AN APPOINTMENT TO VIEW THIS SPECULAR HOME TODAY.**

Direct: **GULF BLVD TURNS INTO BLIND PASS RD. TURN EAST ON 81ST AVE THEN RIGHT ON BOCA CIEGA DR TO ADDRESS ON LEFT.**

#### 2230 DONATO DRIVE



MLS #: **U7767872**      Status: **ACT**      Beds: **4**      L Price: **\$1,150,000**  
 County: **Pinellas**      Baths: **5 (5 0)**  
 Age: **1959**  
 Parking:      SqFt Heated: **4,987**

Rmks: **Waterfront home on Belleair Beach. Large home with much potential. Beautiful waterfront location with swimming pool and dock. Large open kitchen. Master bedroom offers French doors out to patio area. 2 car attached garage. Sold as-is with right to inspect.**

Direct: **Gulf Blvd to 22nd Avenue to Donato North on Donato to address. Home is on left hand side of street.**



## CMA Pro Report

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### Active Properties

#### 6208 MARBELLA BOULEVARD



MLS #: **T2801448** Status: **ACT** Beds: **6** L Price: **\$1,165,000**  
County: **Hillsborough** Baths: **6 (5 1)**  
Age: **1992**  
Parking: SqFt Heated: **8,060**

Rmks: **Gated waterfront community. Mediterranean bay front estate with amazing view of Tampa Bay from almost every room in the house. Enjoy beautiful sunsets on your open lanai or from your in ground spa and pool. Neutral palette, volume ceilings, library with floor to ceiling shelving. Buyer is encouraged to have home inspection by qualified professional before purchase. Buyer assumes all responsibility for verifying all HOA, utility, pet, leasing, tax and CDD information.**

Direct: **From Hwy 41 go west on Apollo Beach Boulevard, left on Surfside Boulevard, through gate home will be on your left.**

#### 4227 S ATLANTIC AVENUE



MLS #: **A4143700** Status: **ACT** Beds: **3** L Price: **\$1,179,900**  
County: **Volusia** Baths: **4 (3 1)**  
Age: **1956**  
Parking: SqFt Heated: **2,402**

Rmks: **Location, Location, Location!!!!!! Look no further, this 3 BD/2BA corner lot home is for you!!! Amazing home that sits directly on the Atlantic Ocean with stunning views.**

Direct: **Follow I-4 E to FL-421 E/Taylor Rd in Port Orange. Take exit 256 from I-95 S ,Continue on FL-421 E. Drive to S Atlantic Ave in Wilbur-By-The-Sea.**

#### 763 TROPICAL CIRCLE



MLS #: **A4137661** Status: **ACT** Beds: **5** L Price: **\$1,262,900**  
County: **Sarasota** Baths: **5 (5 0)**  
Age: **1985**  
Parking: SqFt Heated: **4,055**

Rmks: **Large Siesta Key Home on the Grand Canal! This home is a great opportunity for serious boaters with no fixed bridges to the intracoastal. Dock configuration can presently accommodate a sizable yacht in addition to a smaller boat or jet ski on a lift. The private front yard has a long driveway, and it is walled with a large swimming pool near the front entrance of the home. The lower level has a 3 car garage with lots of additional storage space. The main living level is very open, has beautiful wood floors, a fireplace and gorgeous water views from most every room. The master bedroom is separate from the other rooms on a slightly elevated level. This home is great for entertaining and offers some of the best water access Sarasota has to offer!**

Direct: **From Midnight Pass Rd, Turn Left onto Tropical Circle, Slight left to stay on Tropical, Home will be at the end of the road on the right**



## CMA Pro Report

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### Active Properties

#### 800 N TAMIAMI TRAIL #PH1811



MLS #: **A4134072** Status: **ACT** Beds: **3** L Price: **\$1,290,000**  
County: **Sarasota** Baths: **4 (3 1)**  
Age: **2007**  
Parking: SqFt Heated: **3,219**

Rmks: **Spectacular 18th floor Alinari penthouse with private 1600 square foot roof top lanai. Watch the sunrise in the East and set in the West without leaving the comforts of your condo. The Alinari is located near the bayfront and downtown activities, including shopping, Sarasota opera, Van Wezel Performing Arts Hall, theatres, galleries and restaurants. Residents enjoy a full time concierge and on site manager. The 5 star amenities include heated pool and spa, saunas, club rooms, theatre, fitness facilities, a business center, billiards/card rooms and a temperature controlled wine storage room.**

Direct: **From US 41/Tamiami just North of Fruitville**

#### 9025 CRICHTON WOOD DRIVE



MLS #: **O5414316** Status: **ACT** Beds: **5** L Price: **\$1,375,000**  
County: **Orange** Baths: **7 (4 3)**  
Age: **1982**  
Parking: SqFt Heated: **6,252**

Rmks: **Arguably the finest address in Orlando. Live in Bay Hill where the annual PGA Invitational Tournament takes place. Rub shoulders with many of the celebrity golfer, regular players to the challenging golf course. Situated on a fantastic home site right on the Butler Chain of Lakes. This is the perfect location! This home is full of character from the wood beams in the family room to the oak panelled bar. Two magnificent fire places command your attention; the house is full of character and charm. The enchanting pool and garden lead to the boat house & dock where the electric lift will hold your boat. A charming water lily pond entices you to linger. Bask in the sun & watch the unrestricted views of Lake Tibet, across from the Bay Hill Marina. The master suite has his and hers bathrooms & walk in closets & has recently been remodelled with travertine floors and new showers. The cozy living room features wood flooring and a wood burning fireplace. Just imagine the Christmas parties you can have with the open fires roaring and the Christmas tree in the volume ceiling foyer, you can almost smell the chestnuts cooking in the gourmet kitchen complete with Viking double gas oven, huge built-in fridge freezer and huge center island. This house is a home waiting for the right owner!**

Direct: **Into Bay Hill - Straight on down Bay Hill Blvd. Crichton on Right, house at the end on the right.**







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### Active Properties

#### 1744 LOOKOUT LANDING CIRCLE



MLS #:	<b>05368643</b>	Status:	<b>ACT</b>	Beds:	<b>5</b>	L Price:	<b>\$1,399,900</b>
County:	<b>Orange</b>			Baths:	<b>6 (5 1)</b>		
				Age:	<b>2006</b>		
Parking:				SqFt Heated:	<b>5,233</b>		

**Rmks:** Magnificent five bedroom Mediterranean estate home offers elegant upgrades throughout. The dramatic grand entry to this residence leads into the main living area with wet bar. A Chef's kitchen features, custom wood cabinetry, granite countertops, top of the line stainless appliances, a cooking island with eating space and a built in desk. The great room has double sided fireplace and opens onto the expansive covered Lanai and pool area with outdoor kitchen ideal for entertaining. A gracious master suite with sitting area and his and hers walk in closets has a private en suite with separate shower, garden tub and dual vanities. Covered balconies from the second story overlook the lush tropical landscaping and all guest bedrooms have private baths! Enjoy all the Windsong amenities including two pools, fishing pier, walking trails, boardwalk, access to chain of lakes and much more! All Information recorded in the MLS is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold As-Is.

**Direct:** FROM PARK AVENUE EAST ON FAIRBANKS, RIGHT ON LAKEMONT, RIGHT ON GLENRIDGE WAY, RIGHT ON PRESERVE PTE DR. RIGHT ON LOOKOUT LANDING







## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 11036 BRIDGE HOUSE ROAD



MLS #:	<b>P4708505</b>	Status:	<b>ACT</b>	Beds:	<b>5</b>	L Price:	<b>\$1,985,000</b>
County:	<b>Orange</b>			Baths:	<b>6 (6 0)</b>		
				Age:	<b>2006</b>		
Parking:				SqFt Heated:	<b>6,574</b>		

Rmks: **Welcome to your new Estate, drive up and stay a while you wont want to leave. For only \$2M you will think it cant be but a dream, unbelievable are the amenities and features that will be seen.**

**Entering through the custom wrought iron door you will see... the stunning travertine glistening on the floor. Let them lead you to the gourmet kitchen, viking appliances and all, ...but dont forget to stop and listen; to the sounds of the pool and waterfall right out the sliding glass door. A summer kitchen and movie theater to provide your mid-summers entertainment, With a relaxing putting green to practice Or a hammock for those who lack the patience.**

**The outdoor is to die for but inside you will find... ....So much more amenities and features that will wow your mind! 5 bedrooms and over 6500 square feet of living space..With closets so big they can fit everything from suits to ladies lace. His and her vanities with a soaking tub and shower. A toliet and bidet but be careful dont use to much power! A wine closet for the connoisseur comes tiled with slate. All you need to bring is your own cheese plate! Hurry up the steps to finish your tour...The 4 guest bedrooms suites, Are located on the top floor**

**But thats not it, we have one last treat..Step outside to the wrap around porch**

**And enjoy your very own view of Disney Fireworks!!!**

Direct: **Turn onto chase road from winter garden vineland rd, turn left onto bridge house and then follow through gate and home is on the left.**



## CMA Pro Report

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### Active Properties

#### 4082 FOUNDERS CLUB DRIVE



MLS #: **U7758575** Status: **ACT** Beds: **6** L Price: **\$2,199,000**  
County: **Sarasota** Baths: **6 (6 0)**  
Age: **2007**  
Parking: SqFt Heated: **7,425**

Rmks: **ESTATE LIVING AT IT'S FINEST IN BEAUTIFUL FOUNDERS CLUB. CAR COLLECTORS DREAM COME TRUE, YOUR 6 CAR GARAGE AWAITS! ELEGANCE ABOUNDS IN THIS FABULOUS 6 BEDROOM, 6 FULL BATH ESTATE WITH AN ELEVATOR. A MUST SEE GRAND ENTRANCE WITH SOARING CEILINGS, CROWN MOULDING AND CUSTOM TRIM THROUGHOUT. WHAT A PLACE TO CALL HOME! A TOTAL OF 22 ROOMS, INCLUDING: THE 1ST FLOOR MASTER SUITE OPENING TO THE POOL AREA ALSO HAS A SPIRAL STAIRCASE LEADING TO A PRIVATE RETREAT THAT INCLUDES A BALCONY WITH A WINE REFRIGERATOR FOR EVENING RELAXATION. THE GOURMET KITCHEN OFFERS CUSTOM CABINETRY AND GRANITE COUNTERS. ENJOY YOUR COVERED OUTDOOR KITCHEN WITH FIREPLACE, GRILL AND REFRIGERATOR. THE SPECTACULAR POOL OFFERS FOUNTAINS AND A SPILL OVER SPA. A SECOND FLOOR ENTERTAINING ROOM, SEPARATE KITCHEN, GAME ROOM, MEDIA ROOM AND GUEST QUARTERS ALL HAVE EXPANSIVE VIEWS OF THE POOL AND POND FROM THE LARGE VERANDA. ENJOY ALL 700 LUSH ACRES OF THIS GRAND GATED COMMUNITY, INCLUDING A PRIVATE ROBERT TRENT JONES JR 18 HOLE GOLF COURSE. SCHEDULE AN APPOINTMENT FOR A PRIVATE VIEWING. EMPLOYEES AND FAMILY MEMBERS RESIDING WITH EMPLOYEES OF JP MORGAN CHASE BANK, N.A., ITS AFFILIATES OR SUBSIDIARIES ARE STRICTLY PROHIBITED FROM DIRECTLY OR INDIRECTLY PURCHASING ANY PROPERTY OWNED BY JP MORGAN CHASE BANK, N.A.**

Direct: **EXIT 1-75 GOING EAST ON FRUITVILLE RD. TURN RIGHT INTO ENTRANCE AT FOUNDERS CLUB. STAY TO THE RIGHT TO ADDRESS ON THE RIGHT.**





## CMA Pro Report

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### Active Properties

#### 4002 ROBERTS POINT ROAD



MLS #:	<b>T2798263</b>	Status:	<b>ACT</b>	Beds:	<b>5</b>	L Price:	<b>\$2,549,000</b>
County:	<b>Sarasota</b>			Baths:	<b>6 (4 2)</b>		
				Age:	<b>2001</b>		
Parking:				SqFt Heated:	<b>5,058</b>		

**Rmks: Amazing Waterfront Estate on famous Coconut Bayou and direct, deep water access to the Gulf. This gorgeous home is in the heart of the Siesta Key Island life—minutes to world class beaches, restaurants and shopping. Located on the quiet North End of the Island on Roberts Pointe, this Mediterranean-Styled Tiled Roof Estate has it all from High Ceilings, Wood and Marble Floors, Wine Cellar, Huge Kitchen surrounded by Glass Sliders and Quartz Countertops with just installed new Stainless Steel appliances. The downstairs, grand-sized Master Suite with his and her large walk-in custom closets that join an oversized Master Bathroom with free standing tub and oversized Shower. Upstairs four large wood floored bedrooms and three full baths centered on a railed catwalk to the main floor as well as covered lanai with outside fireplace and direct water views. Oversized 3 car garage with additional storage and workbench. Walk out of the estate to large patio and infinity styled pool with 8 ft spill over spa. Watch sunsets on the water and enjoy your 70-foot boat dock with lift. This unique piece of Siesta Key is truly a boater's dream with sailboat water, no fixed bridges, and quick access to Sarasota Bay and the Gulf of Mexico. Call for your Private showing. Veterans earn \$7500 back after closing.**

**Direct: Bee Ridge Rd becomes Bay Rd then stay straight to go onto S Osprey Ave. Take the 1st left onto Siesta Dr/FL-758. Continue to follow FL-758. Turn left onto Roberts Point Rd and 4002 ROBERTS POINT RD is on the Right**





## CMA Pro Report

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### Active Properties

#### 16229 VILLARREAL DE AVILA



MLS #:	<b>T2740442</b>	Status:	<b>ACT</b>	Beds:	<b>10</b>	L Price:	<b>\$4,495,000</b>
County:	<b>Hillsborough</b>			Baths:	<b>19 (13 6)</b>		
				Age:	<b>1992</b>		
Parking:				SqFt Heated:	<b>28,363</b>		

**Rmks:** Exclusive and elegant gated Lakefront Estate situated on over 3.4 acres within Avila, Tampa Bay's premier private gated country club community. Filled with magnificent custom designed finishes, rich moldings, custom cabinetry, impressive windows, and panoramic views, every detail is certain to impress. This estate conveys the ordered symmetry of the purest of houses, complete with brick and concrete block construction, BRAND NEW TILE ROOF 2015, custom crafted ceilings, open terraces and balconies, brick columns, marble and wood floors, granite tops, deep set windows, finely carved moldings and mantels, tall baseboards, elaborate lighting, and established landscaping that gives year-round privacy and beauty to the sweeping grounds situated on ski-sized Lake Chapman. The main house encompasses approximately 22,900 square feet of beautifully designed air conditioned space and features 6 ensuite bedrooms; 9 full and 4 half baths; elevator; theatre; library; study; sweeping grand staircase; athletic wing that includes an indoor basketball court, racquetball court, game room, and exercise room; conference room; wine room; 2 laundry rooms; 4 fireplaces; 5 car garage; pool and spa.

A covered walk way connects to the guest house which encompasses approximately 5460 square feet of air conditioned space and features 4 bedrooms; 4 full and 2 half baths; study; 2 kitchens; 2 fireplaces; 2 car garage; and large laundry room. Furniture available for purchase separately.

**Direct:** From Tampa, North on 1-275 to Bearss. West on Bearss, North on Florida Ave. West on Lake Magdalene Blvd. to gatehouse for Avila on right. Take Avila Blvd to right on Villarreal, house is on the left.





## CMA Pro Report

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### Active Properties

#### 290 N WASHINGTON DRIVE



MLS #:	<b>A4105830</b>	Status:	<b>ACT</b>	Beds:	<b>5</b>	L Price:	<b>\$5,490,000</b>
County:	<b>Sarasota</b>			Baths:	<b>6 (4 2)</b>		
				Age:	<b>2008</b>		
Parking:				SqFt Heated:	<b>6,700</b>		

**Rmks:** Venetian elegance, bay-front home just steps to the heart of St. Armands Circle and the Gulf of Mexico with no bridges to Sarasota Bay and easy access to the Gulf of Mexico. Spend your day at the beach followed by shopping and world-class dining and finish it off with a night cap on the large balcony overlooking the water. This home will satisfy the savviest buyer with its "spare no expense" finishes including Venetian plaster walls and modern living space. The Andersen hurricane windows and solid wood doors with flood vents will keep you protected all year round. Artesian finishes throughout include custom light fixtures, vanities, oversized windows, security and electronic systems, gated entry, stone flooring, numerous balconies and all with water views. Entertain in the chef's kitchen with large island, Viking cooktop, wine locker, wet bar and views of the open bay. This custom-built estate feels like a fortress and was built solid, the only sounds you hear are from the speakers throughout or from the media room with black out shades. The concrete walls, no wood, go from top to bottom. The outdoor, bay-front area features a gourmet, outdoor kitchen, waterfall, heated spa and pool (with built-in lap system), docking for a large boat and much more. Garage for up to five cars, fitness and spa room, and elevator to all levels complete this waterfront estate. Bank owned and ready for new owners.

**Direct:** John Ringling North from St. Armands Circle. Right on Washington Drive, house on corner.





## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### **18541 COUNCIL CREST DRIVE**



MLS #:	<b>T2790708</b>	Status:	<b>PNC</b>	Beds:	<b>4</b>	L Price:	<b>\$1,260,000</b>
County:	<b>Hillsborough</b>			Baths:	<b>5 (3 2)</b>		
				Age:	<b>2003</b>		
Parking:				SqFt Heated:	<b>6,389</b>		

**Rmks: Paradise awaits you on this private lakefront property with exceptional custom built home on 2.4 acres. Large oak trees welcome you to this property along the circular drive with large fountain in front of the grand quad pillar entrance. Inside you will find superb styling and design throughout including 2 story entrance with circular staircase and 2nd floor balcony, formal dining room with butler pantry, open living room with hardwood floors, mother-in-law suite and bath, and large office/flex space. The kitchen features solid wood cabinets, granite counters, stainless and gas appliances, breakfast bar, custom designed ceiling and lighting, and French doors opening to the rear patio. The master bedroom includes its own balcony, gas fireplace, huge custom closet, and master bathroom with double shower, aqua tub, and separate water closet. Also included is a theater room, 3 car garage with workshop, backup generator, and fully automated smart home technology to control all of the mechanical systems and security throughout the home. Don't forget the amazing open water views of the ski lake and private dock with covered boat lift. Call for your showing today before this one is gone tomorrow!**

**Direct: Gunn Hwy. West on Tarpon Springs Rd. North on Council Crest Dr. After the road curves to the left, turn Right onto the gravel drive and then the house is immediately on the Left.**





## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### **3929 HIGEL AVENUE**



MLS #:	<b>A4128894</b>	Status:	<b>PNC</b>	Beds:	<b>4</b>	L Price:	<b>\$2,750,000</b>
County:	<b>Sarasota</b>			Baths:	<b>5 (4 1)</b>		
				Age:	<b>2000</b>		
Parking:				SqFt Heated:	<b>6,605</b>		

**Rmks: Magnificent Estate on Siesta Key - Behind the mature and natural landscaping, a gated entry leads you down a secluded drive to this colossal residence. The setting for the home is on what could be considered one of the best private homesites on Bayou Nettie, with water frontage surrounding the majority of the footprint of the home on the site. With this, there is an abundance of seawall for numerous yachts and privacy. The home itself is a one-of-kind custom masterpiece that is grand in stature from the exterior, and enormous on the inside. The interior of the home was built to capture the beauty of the waterfront setting with walls of glass, high ceilings, and lots of open space. The home is dramatic in every way, yet ready for a designer to personalize to a buyer's taste. All MLS info deemed reliable but not guaranteed and should be verified. Seller will not make repairs nor provide any inspections. Seller disclosure not available. Buyer is responsible to verify all information, including HOA, and obtain desired inspections.**

**Direct: US 41 TO WEST ON SIESTA DR., TURNS INTO HIGEL. FOLLOW TO 3929 ON THE LEFT.**





## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 200 SANDS POINT ROAD #1305/1306



MLS #: **A4127621** Status: **SLD** Beds: **2** L Price: **\$999,900**  
County: **Sarasota** Baths: **2 (2 0)** S Price: **\$1,011,700**  
Age: **1982** S Date: **9/25/2015**  
Parking: SqFt Heated: **1,314**

Rmks: **Stunning two-unit condo with unbeatable views and luxury amenity features on Longboat Key now available! Previously one unit this resort condo has been split into two units and comes fully furnished! With separate entry points, Unit 1305 features two queen beds, a partial kitchen, and full bath. Unit 1306 includes a full living room, kitchen, bathroom and bedroom with a king-sized bed. Both balcony's boast incredible, uninterrupted views overlooking the Gulf. The units have interior shared access enabling guests access to your home, or perfect for rentals with larger groups. For additional bonuses become a member of the esteemed Longboat Key Club! Enjoy critically acclaimed, PGA certified 45 holes of golf designed by Bill Mitchell and William Byrd, unlimited fitness center access, and access to The Tennis Gardens, voted #1 Tennis Resort on the Gulf Coast! Unwind and relax at "The Spa" featuring over 50 treatments, private beach cabanas and staff, concierge services, boat/yacht services, over 250 member events per year and eight private, gourmet restaurants and lounges, just to name a few! If you love to travel, there is also an incredible maintenance-free rental program available that includes management, housekeeping, maintenance crews, and more! All financed offers must be accompanied by a Caliber Home Loans Pre-Qualification letter before the offer will be negotiated.**

Direct: **Take Gulf of Mexico Dr on Longboat key and head SW onto Longboat Club Rd, and S onto Sands Point Rd, and head SE into resort parking.**

#### 282 LANSING ISLAND DRIVE



MLS #: **O5363529** Status: **SLD** Beds: **6** L Price: **\$1,095,000**  
County: **Brevard** Baths: **6 (6 0)** S Price: **\$1,050,000**  
Age: **2005** S Date: **8/31/2015**  
Parking: SqFt Heated: **6,319**

Rmks: **Come and take a look at this Luxury waterfront property on Lansing Island with direct River Access to the Grand Canal that separates Lansing Island from the main barrier island part of InadianHarbor Beach. Make this 6 bedroom 6 bath Estate your dream home. Upgrades include a well designed outdoor and private pool, fireplace, granite kitchen with an island, Professional chef stainless steel appliances, 4- car attached garage and an amazing Boat Deck. It is a private and secluded luxury man gated community. The community is well-organized, very much family-oriented and offers a magnificent hardwood dance floor , granite topped bar clubhouse and playground.**

Direct: **I-95 S to FL-404 in Brevard County. Take exit 188 from I-95 S Take exit 188 for Florida 404/Pineda Causeway Continue on FL-404. Take FL-513 S/S Patrick Dr to Lansing Island Dr in Satellite Beach**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 8430 W GULF BOULEVARD



MLS #: **U7734464** Status: **SLD** Beds: **4** L Price: **\$1,197,000**  
County: **Pinellas** Baths: **3 (3 0)** S Price: **\$1,100,000**  
Age: **1938** S Date: **11/13/2015**  
Parking: SqFt Heated: **2,254**

Rmks: **Incredible direct gulf frontage! Come and enjoy the beach right in your backyard!!! 4 Bedroom, 3 Bath, 2-story charmer on a 50x122 lot. This house was originally a small motel. Sunset beach, zoned duplex, triplex, 4 plex. This property is an REO and is being sold as is. A true must see...**

Direct: **N. on Gulf Blvd to W Gulf Blvd Treasure Island left turn to 8430 W Gulf Blvd Sunset Beach 33706**

#### 784 LYONS LANE



MLS #: **A4134624** Status: **SLD** Beds: **3** L Price: **\$765,000**  
County: **Manatee** Baths: **3 (3 0)** S Price: **\$1,139,250**  
Age: **1964** S Date: **10/31/2015**  
Parking: SqFt Heated: **2,123**

Rmks: **Auction terms and conditions apply. This three bedroom, three bathroom pool home offers breathtaking 180 degree panoramic view of Sarasota Bay and Intracoastal. Located in Sleepy Lagoon on the quaint north end of Longboat Key. Water on three sides and borders a nature preserve. This home features a large open kitchen, Spanish tile floors throughout, fireplace and boat dock with lift.**

Direct: **Take Gulf of Mexico Drive to Lyons, Turn East to the end**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 3081 TIMPANA POINT



MLS #: **05386111** Status: **SLD** Beds: **5** L Price: **\$1,149,000**  
County: **Seminole** Baths: **6 (5 1)** S Price: **\$1,149,000**  
Age: **2008** S Date: **9/24/2015**  
Parking: SqFt Heated: **5,799**

Rmks: **Exquisite custom built five bedroom home situated on an acre of land overlooking the peaceful golf course. Over five thousand square feet of living space with high end finishes throughout including a chef's kitchen with custom cabinetry, granite countertops, prep island with sink, built in oven with warming drawer, gas range with hood, stainless appliances, breakfast bar and walk in pantry. Kitchen is open to the large family room with wet bar, fireplace and built ins. Sliding doors open from the living areas onto a covered Lanai with outdoor grill & fireplace overlooking the tropically landscaped pool and patio . The master suite has a large walk in closet and private en suite with walk in shower, dual sinks and garden tub. A bonus room could be office, theatre or gym and the home features several covered balconies with views of the golf course and canal. Located in the exclusive guard gated, golf community of Alaqua Lakes. All Information recorded in the MLS is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold As-Is. INTERIOR PICTURES COMING SOON.**

Direct: **MARKHAM WOODS RD. NORTH TO LEFT ON ALAQUA TO LEFT ON TIMPANA DR.**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 3360 FOUNDERS CLUB DRIVE



MLS #: **A4129912** Status: **SLD** Beds: **4** L Price: **\$1,277,777**  
County: **Sarasota** Baths: **5 (4 1)** S Price: **\$1,150,000**  
Age: **2007** S Date: **10/30/2015**  
Parking: SqFt Heated: **5,159**

Rmks: **Like new, move-in ready and priced considerably below Zillows appraisal for quick sale, this stunning Todd Johnson built, designer inspired executive home provides over 7,000 square feet of comfortable living space, including a huge, screened-in lanai, complete with a heated pool/spa & an outdoor kitchen. Luxury abounds with real travertine floors, oversized rooms, exceptionally high tray ceilings, crown moldings, plantation shutters, built-in intercom/ stereo system & a cooks kitchen featuring granite countertops, Sub Zero double sized fridge/freezer & Wolf built-in double ovens, center island cook top range. Four oversized bedrooms, four & one half baths, formal living and dining rooms, a huge family room plus elevator access to the second floor play room large enough for a home theater, wet bar & pool table, ensure that there's plenty of room for everyone. The split floor plan provides total privacy for the oversized 4-room Master Retreat that includes an oversized bedroom with a sitting area & private pool access; an exquisite his/hers master bath complex with individual custom walk-in closets, a walk-in shower and Roman tub; a skylight morning room with French doors that lead to an Executive Office with featuring a gas fireplace & beautiful built-in bookcases. The in-law/guest suite offers a separate outside entrance and it?s own garage door. This is for the discriminating buyer who appreciates luxury. The Founders Club, finest Gated Country Club with Robert Trent Jones Jr. Golf Course.**

Direct: **EAST ON FRUITVILLE PAST I-75 TO GUARD GATE AT FOUNDERS CLUB LEFT ON FOUNDERS CLUB TO 3360.**

#### 6343 LAKE BURDEN VIEW DRIVE



MLS #: **O5379393** Status: **SLD** Beds: **4** L Price: **\$1,155,000**  
County: **Orange** Baths: **5 (5 0)** S Price: **\$1,155,000**  
Age: **2007** S Date: **8/31/2015**  
Parking: SqFt Heated: **5,690**

Rmks: **Amazing Keenes Pointe. Check out this 4 bedroom 5 bath home with an outstanding view of the golf course. The home has been vandalized and is currently having water and discoloration remediated. This will be complete as of July 18, 2015. Kitchen and AC has been removed. Pool will be cleaned and functional. Home is priced accordingly.**

Direct: **Keenes Pointe through gate, right Tibet Butler, right Camden Park to circle to Lake Burden View**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 2501 CASEY KEY ROAD



MLS #: **N5903763** Status: **SLD** Beds: **4** L Price: **\$3,250,000**  
County: **Sarasota** Baths: **5 (4 1)** S Price: **\$2,600,000**  
Age: **2001** S Date: **10/30/2015**  
Parking: SqFt Heated: **4,321**

Rmks: **WOW! Nestled among mature landscaping, set away from the road for added privacy with gated entrance. This custom beachfront residence offers soothing Casey Key island living. Casey Key, a nice 8 mile stretch with under 400 homes offering Bayside and Gulfside living. This beauty offers direct frontage on the Gulf of Mexico and additional Bayside parcel with 20,000 lb boatlift and fishing pier. Step inside to formal living area and separate formal dining area with wet bar area. Gourmet kitchen with large eat-in kitchen area and family room area. Plenty of windows, sliders, natural light. Marble flooring, hardwood, crown molding and granite add nice design features. Spacious master bedroom and master bath. Sliders lead to lanai/pool area. Upstairs you will find loft area with built-in shelving and additional 3 bedrooms and large storage area with shelving. Also has elevator. Outside you will enjoy the sounds, smells, and sights of the Gulf. Large lanai area with pool/spa and outside grill area, great for entertaining. Sold As-Is with right to inspect. See attachment for PAS requirements and WFHM offer submittal information in MLS document section.**

Direct: **41 South to Right on Blackburn Pt. Rd. Left on Casey Key Rd. Home on the Right.**

#### 5518 ISLEWORTH COUNTRY CLUB DRIVE



MLS #: **O5361687** Status: **SLD** Beds: **6** L Price: **\$3,800,000**  
County: **Orange** Baths: **6 (5 1)** S Price: **\$3,550,000**  
Age: **1990** S Date: **12/23/2015**  
Parking: SqFt Heated: **13,670**

Rmks: **This Palm Beach-style residence is the ultimate waterfront abode, perfect for entertaining. Located on Lake Butler, this almost 14,000-square-foot residence offers panoramic views across approximately two acres. The home underwent extensive renovations including a welcoming family room, theater room and a new luxurious master suite complete with a balcony. The striking interior features include beautiful floors, French doors and vaulted ceilings. The residence also provides ample accommodations for family and friends: four additional bedrooms, five full baths and three half baths. A detached guesthouse features a living room, bedroom, bathroom and full kitchen with stunning views of the lake. The seven-and-a-half-car garage and motor court will appeal to automobile enthusiasts. Above the garage is a spacious studio suite with private bath.**

Direct: **1/4 mile west from the intersection of Conroy Windermere Road and Apopka Vineland Road. Meet at the Tavistock House on the left.**

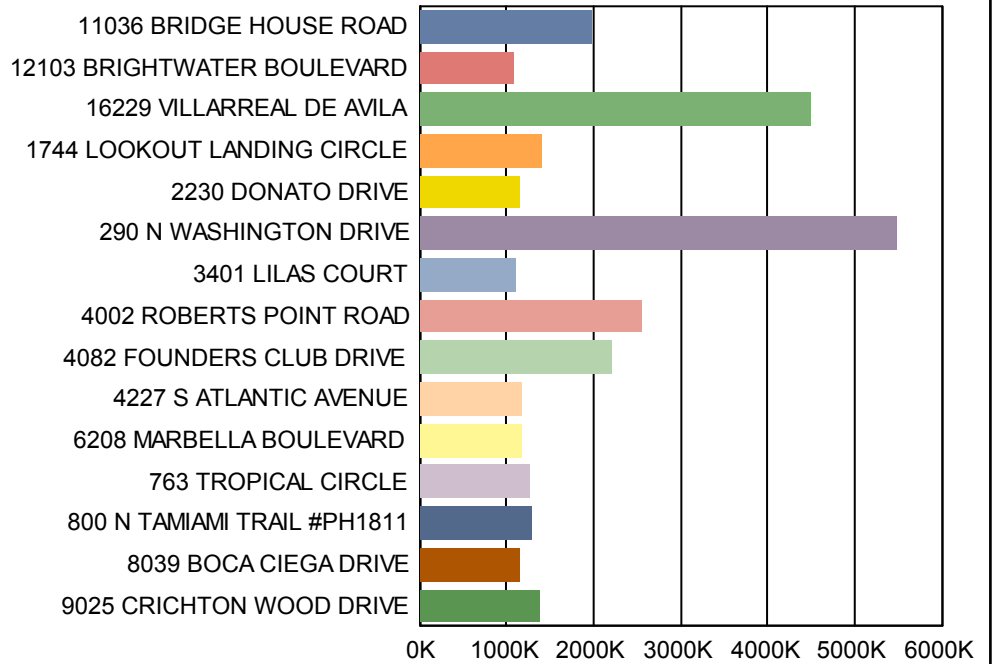


## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>15</b>
Lowest Price	<b>\$1,085,000</b>
Highest Price	<b>\$5,490,000</b>
Average Price	<b>\$1,925,033</b>
Avg. Price/SqFt	<b>\$317.69</b>





## CMA Pro Report

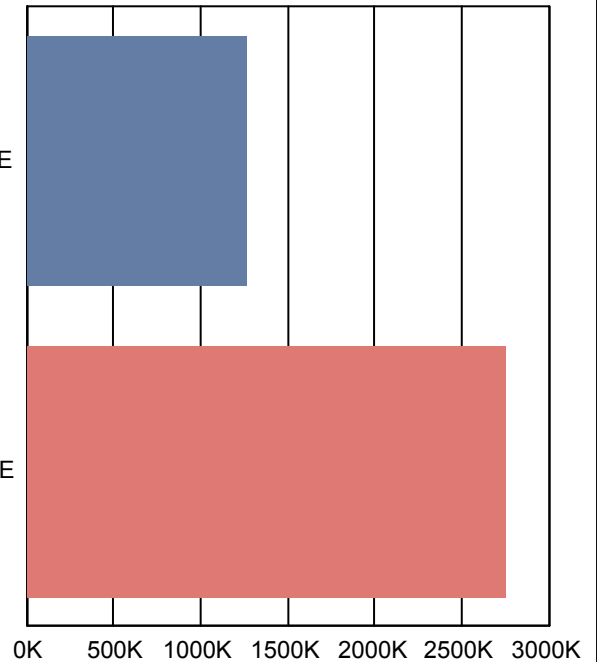
These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$1,260,000</b>
Highest Price	<b>\$2,750,000</b>
Average Price	<b>\$2,005,000</b>
Avg. Price/SqFt	<b>\$306.78</b>

18541 COUNCIL CREST DRIVE

3929 HIGEL AVENUE



### Sold Properties

Total # of Listings	<b>9</b>
Lowest Price	<b>\$1,011,700</b>
Highest Price	<b>\$3,550,000</b>
Average Price	<b>\$1,544,994</b>
Avg. Price/SqFt	<b>\$382.91</b>

200 SANDS POINT ROAD  
#1305/1306

2501 CASEY KEY ROAD

282 LANSING ISLAND DRIVE

3081 TIMPANA POINT

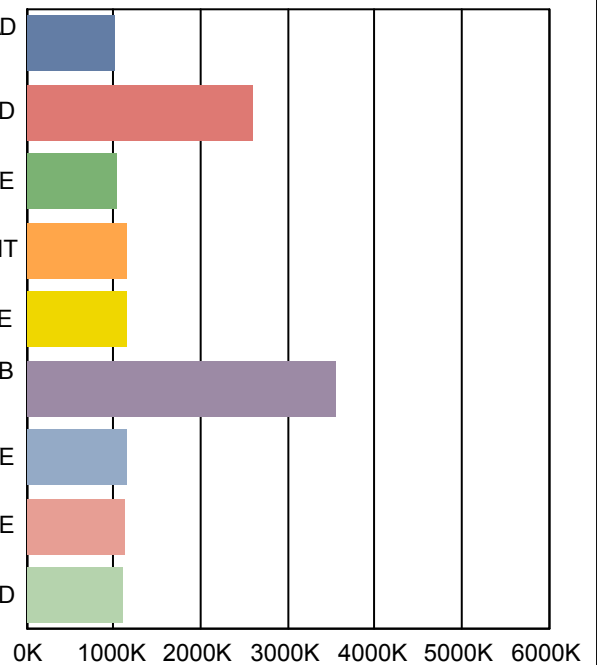
3360 FOUNDERS CLUB DRIVE

5518 ISLEWORTH COUNTRY CLUB  
DRIVE

6343 LAKE BURDEN VIEW DRIVE

784 LYONS LANE

8430 W GULF BOULEVARD





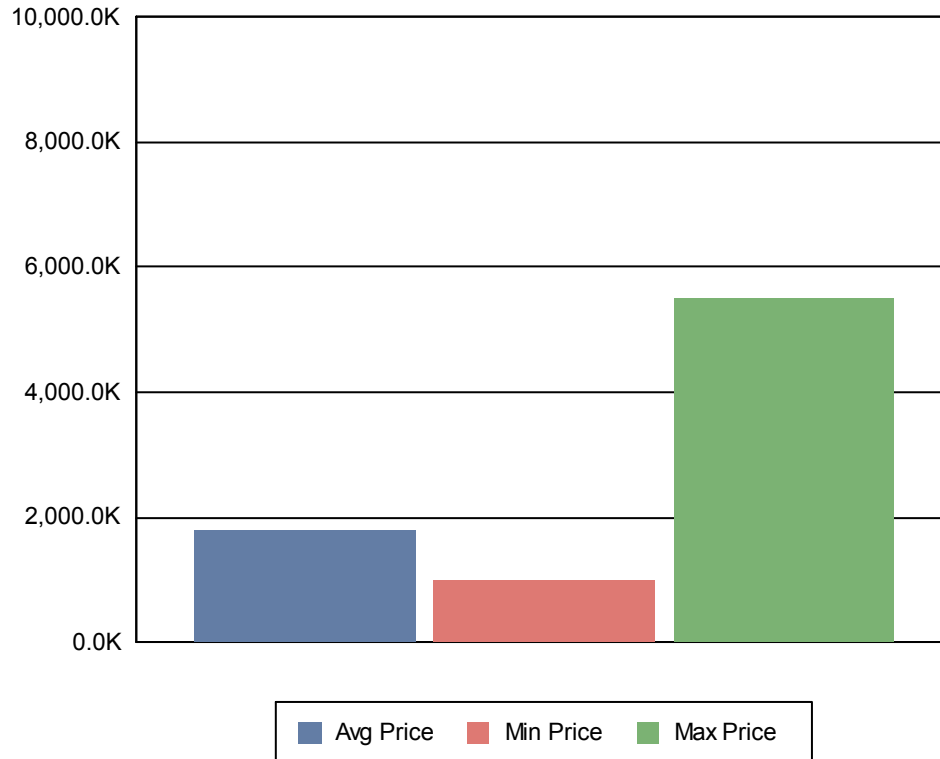
## CMA Pro Report

These pages give a general overview of the selected properties.



### Summary Graph/Analysis

The use of a 'k' after the decimal and -0, indicates thousands.



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$1,085,000	\$5,490,000	\$1,925,033	\$317.69
Pending	\$1,260,000	\$2,750,000	\$2,005,000	\$306.78
Sold	\$1,011,700	\$3,550,000	\$1,544,994	\$382.91
<b>Totals / Averages</b>	<b>\$1,011,700</b>	<b>\$5,490,000</b>	<b>\$1,799,633</b>	<b>\$339.43</b>

### Sold Property Analysis

Address	List Price	Sold Price	%SP/LP	SP/Sqft
200 SANDS POINT ROAD #1305/1306	\$999,900	\$1,011,700	%101.18	\$769.94
282 LANSING ISLAND DRIVE	\$1,095,000	\$1,050,000	%95.89	\$166.17
8430 W GULF BOULEVARD	\$1,197,000	\$1,100,000	%91.90	\$488.02
784 LYONS LANE	\$765,000	\$1,139,250	%148.92	\$536.62
3081 TIMPANA POINT	\$1,149,000	\$1,149,000	%100.00	\$198.14
3360 FOUNDERS CLUB DRIVE	\$1,277,777	\$1,150,000	%90.00	\$222.91





# Comparative Market Analysis

Friday, February 26, 2016

## CMA Pro Report

These pages give a general overview of the selected properties.

6343 LAKE BURDEN VIEW DRIVE	\$1,155,000	\$1,155,000	%100.00	\$202.99
2501 CASEY KEY ROAD	\$3,250,000	\$2,600,000	%80.00	\$601.71
5518 ISLEWORTH COUNTRY CLUB DRIVE	\$3,800,000	\$3,550,000	%93.42	\$259.69
<b>Total Averages</b>	<b>\$1,632,075</b>	<b>\$1,544,994</b>	<b>%100.15</b>	<b>\$382.91</b>

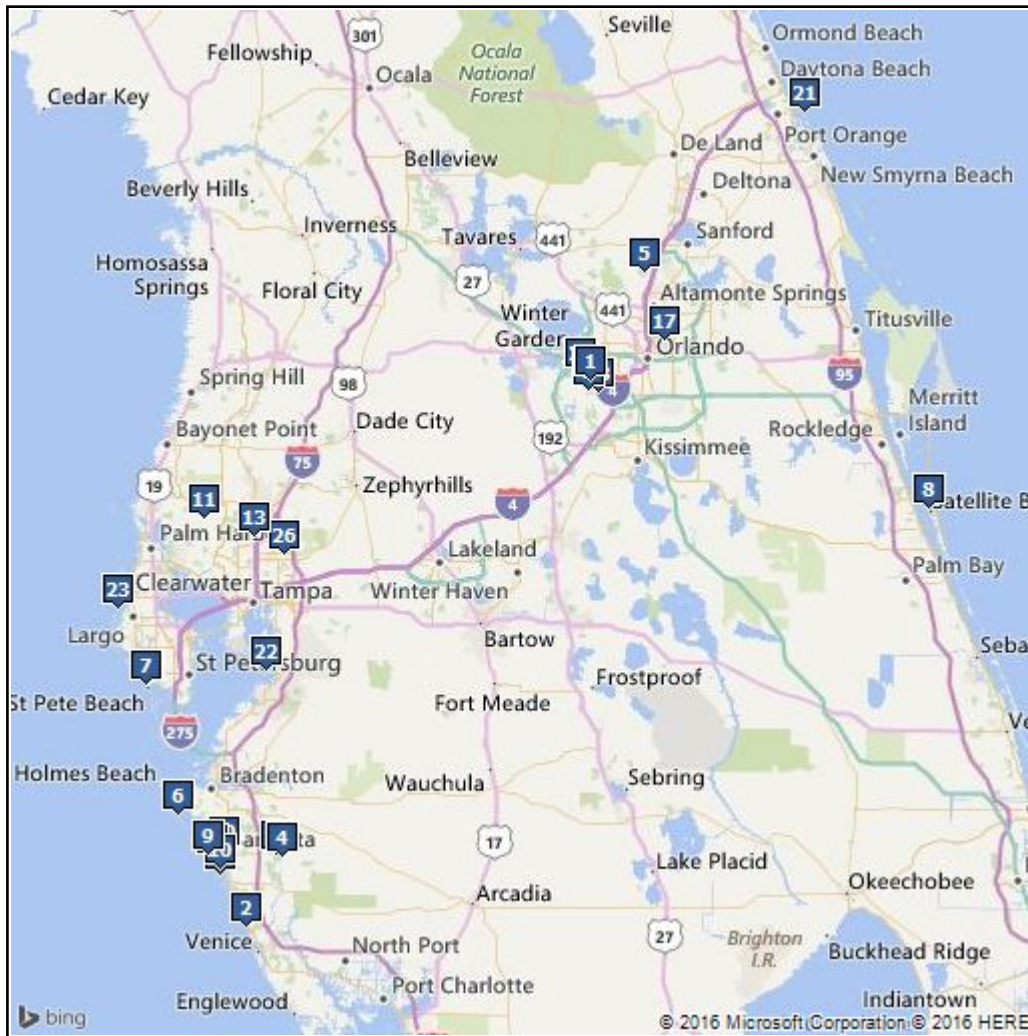
## Property Summary

S	Street Address	Bds	Bth	Sqft	Ht	L Price	S Price	Sold Date
<b>Active</b>								
ACT	12103 BRIGHTWATER BOU	5	4 (4 0)	5,285		\$1,085,000		
ACT	3401 LILAS COURT	4	4 (4 0)	5,110		\$1,099,900		
ACT	8039 BOCA CIEGA DRIVE	5	4 (4 0)	5,782		\$1,149,900		
ACT	2230 DONATO DRIVE	4	5 (5 0)	4,987		\$1,150,000		
ACT	6208 MARBELLA BOULEVA	6	6 (5 1)	8,060		\$1,165,000		
ACT	4227 S ATLANTIC AVENU	3	4 (3 1)	2,402		\$1,179,900		
ACT	763 TROPICAL CIRCLE	5	5 (5 0)	4,055		\$1,262,900		
ACT	800 N TAMIAMI TRAIL #P	3	4 (3 1)	3,219		\$1,290,000		
ACT	9025 CRICHTON WOOD D	5	7 (4 3)	6,252		\$1,375,000		
ACT	1744 LOOKOUT LANDING	5	6 (5 1)	5,233		\$1,399,900		
ACT	11036 BRIDGE HOUSE RO	5	6 (6 0)	6,574		\$1,985,000		
ACT	4082 FOUNDERS CLUB DR	6	6 (6 0)	7,425		\$2,199,000		
ACT	4002 ROBERTS POINT RO	5	6 (4 2)	5,058		\$2,549,000		
ACT	16229 VILLARREAL DE AV	10	19 (13 6)	28,363		\$4,495,000		
ACT	290 N WASHINGTON DRIV	5	6 (4 2)	6,700		\$5,490,000		
<b>Pending</b>								
PNC	18541 COUNCIL CREST D	4	5 (3 2)	6,389		\$1,260,000		
PNC	3929 HIGEL AVENUE	4	5 (4 1)	6,605		\$2,750,000		
<b>Sold</b>								
SLD	200 SANDS POINT ROAD	2	2 (2 0)	1,314		\$999,900	\$1,011,700	09/25/2015
SLD	282 LANSING ISLAND DRI	6	6 (6 0)	6,319		\$1,095,000	\$1,050,000	08/31/2015
SLD	8430 W GULF BOULEVARD	4	3 (3 0)	2,254		\$1,197,000	\$1,100,000	11/13/2015
SLD	784 LYONS LANE	3	3 (3 0)	2,123		\$765,000	\$1,139,250	10/31/2015
SLD	3081 TIMPANA POINT	5	6 (5 1)	5,799		\$1,149,000	\$1,149,000	09/24/2015
SLD	3360 FOUNDERS CLUB DR	4	5 (4 1)	5,159		\$1,277,777	\$1,150,000	10/30/2015
SLD	6343 LAKE BURDEN VIEW	4	5 (5 0)	5,690		\$1,155,000	\$1,155,000	08/31/2015
SLD	2501 CASEY KEY ROAD	4	5 (4 1)	4,321		\$3,250,000	\$2,600,000	10/30/2015
SLD	5518 ISLEWORTH COUNT	6	6 (5 1)	13,670		\$3,800,000	\$3,550,000	12/23/2015



## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 5518 Isleworth Country Club Drive
- 2 2501 Casey Key Road
- 3 6343 Lake Burden View Drive
- 4 3360 Founders Club Drive
- 5 3081 Timpana Point
- 6 784 Lyons Lane
- 7 8430 Gulf Boulevard
- 8 282 Lansing Island Drive
- 9 1305/1306-200 Sands Point Road
- 10 3929 Higel Avenue
- 11 18541 Council Crest Drive
- 12 290 Washington Drive
- 13 16229 Villarreal De Avila
- 14 4002 Roberts Point Road
- 15 4082 Founders Club Drive
- 16 11036 Bridge House Road
- 17 1744 Lookout Landing Circle
- 18 9025 Crichton Wood Drive
- 19 Ph1811-800 Tamiami Trail
- 20 763 Tropical Circle
- 21 4227 Atlantic Avenue
- 22 6208 Marbella Boulevard
- 23 2230 Donato Drive
- 24 8039 Boca Ciega Drive
- 25 3401 Lilas Court
- 26 12103 Brightwater Boulevard

