

Burke's Beach... where the sun and service always shine!



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2002 - 2003 Grandezza Community Sales & Averages

Address	Unit No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Avalon: (Condo/Coach)															
Burnside Place															
20210	1902	3 Bed	2.5	2133	2002			Canal, Lake, Wooded Area	NW	\$296,000	\$298,523	100.85%	06/02/03	\$139.95	6
20210	1904	3 Bed	2.5	2133	2002			Canal, Lake, Wooded Area	NW	\$293,000	\$302,012	103.08%	05/30/03	\$141.59	6
20210	1901	3 Bed	2.5	1767	2002			Canal, Lake, Wooded Area	SW	\$268,000	\$269,401	100.52%	02/14/03	\$152.46	356
20211	204	3 Bed	2.5	2133	2002			Pool/Club, Wooded Area	SE	\$297,000	\$324,321	109.20%	02/14/03	\$152.05	356
Average 2003										\$288,500	\$298,564	103.49%		\$146.51	181

Oakwood: (Condo/Coach)															
Calice Court															
20251	2503	4 Bed	2	2150	2001	No	No	Canal, Lake Landscape	E	\$296,500	\$272,000	91.74%	12/19/03	\$126.51	83
20300	1102	3 Bed	2	1647	2003	No	No	Canal, Lake	W	\$219,900	\$212,000	96.41%	12/04/03	\$128.72	20
20251	2502	3 Bed	2	1647	2001				E	\$234,900	\$218,500	93.02%	07/17/03	\$132.67	112
20220	302	3 Bed	2	1647	2001				SW	\$229,000	\$202,900	88.60%	05/07/03	\$123.19	
Average 2003										\$245,075	\$226,350	92.36%		\$127.77	72

Sabal Palm: (Condo/Coach)															
Seagrove Street															
20160	2805	3 Bed	2	1781	2001	No	No	Canal, Lake, Pool/Club	W	\$270,000	\$260,000	96.30%	10/06/03	\$145.99	120
20040	1601	2 Bed	2	1657	2003					\$184,775	\$184,775	100.00%	07/25/03	\$111.51	4
20101	1802	3 Bed	2	1627	2003			Canal, Lake	NE	\$174,940	\$174,940	100.00%	06/30/03	\$107.52	107
20101	703	2 Bed	2	1490	2003			Landscaped Area	E	\$154,172	\$154,172	100.00%	04/25/03	\$103.47	113
Average 2003										\$195,972	\$193,472	98.72%		\$117.12	86
20121	502	2 Bed	2	1490	2002			Landscaped Area	E	\$144,765	\$144,765	100.00%	05/17/02	\$97.16	136
Average 2002										\$144,765	\$144,765	100.00%		\$97.16	136

Condo/Coach/Attached Villa Homes/Averages - 2003	\$243,182	\$239,462	98.47%	\$130.47	117
Condo/Coach/Attached Villa Homes/Averages - 2002	\$144,765	\$144,765	100.00%	\$97.16	136

12 closed sales - 2003

1 closed sales - 2002

* = Furnished

** = Partly Furnished

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