

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



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## 2004 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
<b>Avalon: (Condo/Coach)</b>															
Burnside Place															
20230	1702	3+Den	2.5	2133	2004	No	No	Golf Course	W	\$339,250	\$288,556	85.06%	09/27/04	\$135.28	248
20231	402	3+Den	2.5	2133	2004	No	No	Golf Course	E	\$336,600	\$349,118	103.72%	09/22/04	\$163.67	248
20231	401	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$281,000	\$286,612	102.00%	09/17/04	\$162.20	247
20241	503	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$291,000	\$290,508	99.83%	08/18/04	\$164.41	269
20221	301	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$269,100	\$276,729	102.84%	06/15/04	\$156.61	337
20241	501	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$287,500	\$306,929	106.76%	06/15/04	\$173.70	260
20200	2003	3 Bed	2.5	1776	2003	No	No	Lake	N	\$265,500	\$265,526	100.01%	05/05/04	\$149.51	352
20201	101	3 Bed	2.5	1767	2002	No	No	Golf Course	E	\$255,730	\$255,730	100.00%	05/04/04	\$144.73	345
20221	303	3 Bed	2.5	1767	2004	No	No	Golf Course	E	\$270,350	\$271,123	100.29%	04/23/04	\$153.44	95
20200	2004	3 Bed	2.5	2133	2003	Yes	No	Lake	W	\$297,000	\$304,648	102.58%	04/20/04	\$142.83	95
20220	1801	3 Bed	2.5	1767	2004	No	No	Lake	W	\$273,500	\$272,389	99.59%	04/16/04	\$154.15	94
20211	201	3 Bed	2.5	1767	2002	No	No	Golf Course	E	\$257,000	\$254,500	99.03%	04/15/04	\$144.03	225
20211	203	3 Bed	2.5	1767	2002	No	No	Golf Course	E	\$261,000	\$259,670	99.49%	03/30/04	\$146.96	224
<b>Average 2004</b>										<b>\$283,425</b>	<b>\$283,234</b>	<b>99.93%</b>		<b>\$153.19</b>	<b>234</b>

<b>Cypress Cove: (Single Family)</b>															
Seadale Court															
20094		3 Bed	2	2000	2003	Yes	No	Lake	W	369,900	360,000	97.32%	06/29/04	\$180.00	18
20061		4 Bed	2.5	2453	2003	Yes	No	Golf Course, Lake	E	449,900	415,000	92.24%	6/4/2004	\$169.18	72
20107		3 Bed	2	2453	2001	Yes	No		E	399,900	400,000	100.03%	06/03/04	\$163.07	15
<b>Average 2004</b>										<b>406,567</b>	<b>391,667</b>	<b>96.34%</b>		<b>\$170.75</b>	<b>35</b>

<b>Grande Estates: (Single Family)</b>															
Markward Crossing															
*19748		4 Bed	3	3531	2001	Yes	No	Lake, Preserve	E	\$875,000	\$839,900	95.99%	7/6/2004	\$237.86	214
*19820		3 Bed	3	2607	2003	Yes	Yes		S	\$815,000	\$790,000	96.93%	03/25/04	\$303.03	163
<b>Average 2004</b>										<b>\$845,000</b>	<b>\$814,950</b>	<b>96.44%</b>		<b>\$270.45</b>	<b>189</b>

<b>Oakwood: (Condo/Coach)</b>															
Calice Court															
20220	301	3 Bed	2	1647	2001	No	No	Canal, Lake, landscape	W	\$218,500	\$205,000	93.82%	04/29/07	\$124.47	129
20300	1101	3 Bed	2	1647	2003	No	No	Golf Course, Lake	W	\$279,900	\$281,000	100.39%	12/29/04	\$170.61	79
20310	1204	3+Den	2	2150	2003	No	No	Golf Course, Lake, Landscape	W	\$324,000	\$317,500	97.99%	12/02/04	\$147.67	40
*20230	404	2+Den	2	1807	2001	No	No	Golf Course, Lake	W	\$314,900	\$300,000	95.27%	11/23/04	\$166.02	46
20230		3 Bed	2	1647	2001	No	No	Golf Course	W	\$274,500	\$263,000	95.81%	11/12/04	\$159.68	87
20311	1901	3 Bed	2	1647	2003	No	No	Golf Course	E	\$269,900	\$269,900	100.00%	10/29/04	\$163.87	102
20210	203	2 Bed	2	1807	2001	No	No	Canal, Lake	W	\$289,000	\$281,000	97.23%	10/15/04	\$155.51	9
20321	1804	3+Den	2	2150	2003	No	No	Golf Course, Lake, Preserve	NE	\$317,000	\$310,000	97.79%	10/15/04	\$144.19	240
20330	1403	3+Den	2	2150	2004	No	No	Lake	W	\$315,000	\$310,000	98.41%	10/01/04	\$144.19	110
*20280	901	3 Bed	2	1647	2002	No	No	Golf Course	W	\$279,900	\$236,000	84.32%	09/30/04	\$143.29	44
*20320	1301	3 Bed	2	1647	2003	No	No	Lake	W	\$264,900	\$261,000	98.53%	09/30/04	\$158.47	80
20331	1701	3 Bed	2	1647	2003	No	No	Golf Course, Lake, Landscape	E	\$265,000	\$254,900	96.19%	08/26/04	\$154.77	108
20211	2801	3 Bed	2	1650	2001	No	No	Golf Course, Lake	E	\$269,900	\$261,000	96.70%	08/20/04	\$158.18	50
20271	2302	2+Den	2	1647	2001	No	No	Golf Course, Landscaped Area	E	\$249,900	\$240,000	96.04%	05/20/04	\$145.72	132
20251	2501	3 Bed	2	1647	2001	No	No		E	\$249,900	\$261,075	104.47%	04/29/04	\$158.52	111
20200	103	3+Den	2	2150	2004	No	No	Golf Course, Lake	W	\$274,900	\$263,400	95.82%	04/03/04	\$122.51	120
20290	1002	3 Bed	2	1647	2002	No	No	Canal, Lake	W	\$219,500	\$209,000	95.22%	04/01/04	\$126.90	196
*20240	504	3 Bed	2	2150	2002	No	No	Canal, Lake	W	\$339,000	\$275,000	81.12%	02/20/04	\$127.91	1
20201	2901	3 Bed	2	1647	2001	No	No		E	\$237,500	\$237,500	100.00%	01/10/04	\$144.20	14
<b>Average 2004</b>										<b>\$276,479</b>	<b>\$265,067</b>	<b>95.87%</b>		<b>\$148.25</b>	<b>89</b>

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<b>Sabal Palm: (Condo/Coach)</b>															
Seagrove Street															
20130	2503	2 Bed	2	1627	2002	No	No	Golf Course, Lake	W	\$256,000	\$256,000	100.00%	12/16/04	\$157.34	7
20041	1306	3+Den	3	1967	2004	No	No	Golf Course, Lake	E	\$285,000	\$275,000	96.49%	12/02/04	\$139.81	154
20140	2608	3+Den	2	2021	2002	No	No	Golf Course, Lake	W	\$283,900	\$280,000	98.63%	10/22/04	\$138.55	97
20071	1003	2+Den	2	1490	2003	No	No	Golf Course, Lake	E	\$215,000	\$215,100	100.05%	10/07/04	\$144.36	80
20161	105	2+Den	2	1478	2001	No	No	Lake	E	\$209,000	\$202,000	96.65%	09/30/04	\$136.67	66
20091	802	2 Bed	2	1470	2003	No	No		E	\$209,000	\$209,000	100.00%	09/24/04	\$142.18	82
20140	2606	2 Bed	2	1741	2002	No	No	Lake	N	\$264,900	\$264,990	100.03%	09/15/04	\$152.21	-4
20121	501	2+Den	2	1490	2002	No	No	Golf Course	E	\$194,500	\$194,500	100.00%	09/10/04	\$130.54	146
*20080	2004	3 Bed	2	1574	2003	No	No	Golf Course, Lake	W	\$234,900	\$200,000	85.14%	08/12/04	\$127.06	84
20141	306	2+Den	2	1540	2001	No	No	Golf Course, Lake	E	\$195,000	\$192,000	98.46%	08/09/04	\$124.68	122
20081	901	2+Den	2	1449	2004	No	No	Golf Course	W	\$212,900	\$202,000	94.88%	08/02/04	\$139.41	150
20131	406	2+Den	2	1540	2002	No	No	Golf Course, Lake	E	\$204,900	\$195,000	95.17%	07/15/04	\$126.62	157
20160	2808	3 Bed	2	1781	2001	No	No	Canal, Lake, Pool/Club	W	\$237,900	\$232,900	97.90%	07/09/04	\$130.77	169
20100	2205	3 Bed	3	2021	2003	No	No	Golf Course	SW	\$274,900	\$292,500	106.40%	07/01/04	\$144.73	60
20120	2401	3 Bed	2	1642	2002	No	No	Golf Course, Pond	SW	\$215,000	\$200,000	93.02%	06/30/04	\$121.80	102
20141	301	2+Den	2	1449	2001	No	No	Lake	E	\$192,500	\$188,000	97.66%	06/30/04	\$129.74	1
*20161	108	2 Bed	2	1478	2001	No	No	Canal, Lake	E	\$209,900	\$200,000	95.28%	06/15/04	\$135.32	91
20121	507	2+Den	2	1540	2002	No	No	Golf Course, Lake	E	\$184,900	\$181,500	98.16%	05/24/04	\$117.86	128
*20150	2705	3 Bed	2	1781	2002	No	No	Lake	W	\$269,000	\$240,000	89.22%	05/21/04	\$134.76	49
20050	1701	3 Bed	2	1642	2003	No	No	Canal, Lake	W	\$235,916	\$225,000	95.37%	05/14/04	\$137.03	79
20140	2603	2+Den	2	0	0	No	No	Lake	W	\$209,000	\$195,700	93.64%	05/14/04	\$0.00	117
20110	2304	3 Bed	2	1642	2002	No	No	Golf Course	W	\$204,900	\$203,500	99.32%	04/29/04	\$123.93	130
20081	904	3 Bed	2	1449	2004	No	No	Golf Course, Landscaped Area	E	\$179,900	\$177,000	98.39%	03/15/04	\$122.15	96
20090	#2102	3 Bed	2	1627	2003	No	No	Golf Course	W	\$219,900	\$199,000	90.50%	02/29/04	\$122.31	105
*20151	205	2 Bed	2	1449	2001	No	No	Golf Course, Lake	E	\$234,900	\$231,400	98.51%	02/08/04	\$159.70	227
<b>Average 2004</b>										<b>\$225,345</b>	<b>\$218,084</b>	<b>96.78%</b>		<b>\$134.98</b>	<b>100</b>
<b>Saraceno: (Attached Villa)</b>															
Saraceno Drive															
20108		3 Bed	2	1840	2004	Yes	Yes	Preserve	W	\$389,900	\$376,000	96.43%	12/29/04	\$204.35	59
*20101		3+Den	2	2022	2002	Yes	No	Golf Course, Wooded Area	E	\$361,350	\$361,350	100.00%	10/28/04	\$178.71	149
<b>Average 2004</b>										<b>\$375,625</b>	<b>\$368,675</b>	<b>98.15%</b>		<b>\$191.53</b>	<b>104</b>
<b>Villa Grande: (Single Family)</b>															
Markward Crossing															
19949		3 Bed	3	3185	2002	Yes	Yes		S	\$709,800	\$700,000	98.62%	03/29/04	\$219.78	11
<b>Average 2004</b>										<b>\$709,800</b>	<b>\$700,000</b>	<b>98.62%</b>		<b>\$219.78</b>	<b>11</b>
<b>Single Family Homes/Averages</b>										\$546,344	\$530,281	97.06%		\$207.00	88
<b>Condo/Coach/Attached Villa Homes/Averages</b>										\$255,636	\$248,604	97.25%		\$143.71	127

65 closed sales

\* = Furnished

\*\* = Partly Furnished

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