

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



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Shadow Wood Preserve 2008 Year To Date Community Sales & Averages

[To View Shadow Wood Preserve Active Listings - Click Here](#)

Address	Unit No	BR	Full Bath	Half Bath	Living Area	Year Built	Pool	Spa	View	Rear Exp	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Bay Woods:																
Bay Woods Lake																
*18940	201	3+Den	2	0	2380	2380	No	No		N	\$189,900	\$201,000	106%	11/18/08	\$84.45	33
18941	102	2+Den	2	0	1916	2003	No	No	Landscape, Lake, Preserve	E	\$179,900	\$170,000	94%	09/17/08	\$88.73	141
*7050	103	2+Den	2	0	1916	2003	No	No	Lake, Preserve	S	\$229,900	\$205,000	89%	07/23/08	\$106.99	212
18931	201	3 Bed	2	0	2380	2005	No	No	Lake, Preserve	E	\$299,900	\$286,500	96%	05/29/08	\$120.38	358
Average 2008											\$224,900	\$215,625	96%		\$100.14	186
Cypress Haven:																
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*18500		3+Den	3	1	2729	2006	Yes	Yes	Lake	NW	Unknown	\$994,500		07/31/08		19
Average 2008											\$0	\$994,500			\$0.00	19
Mossy Glen:																
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6791		3 Bed	3	1	3174	2005	Yes	Yes	Golf Course, Lake	SW	\$599,000	\$650,000	109%	11/26/08	\$204.79	170
6810		3+Den	3	1	2742	2006	Yes	Yes	Golf Course	S	\$799,000	\$799,000	100%	07/29/08	\$291.39	296
6781		3+Den	4	0	3400	2006	Yes	Yes	Golf Course, Lake, Landscape	N	\$1,095,000	\$825,000	75%	05/27/08	\$242.65	103
Average 2008											\$831,000	\$758,000	91%		\$246	\$190
Oak Knoll:																
Knoll Landing																
18981		3+Den	4	0	3608	2005	Yes	YEs	Preserve, Wooded Area	Se	\$1,179,000	\$1,079,000	92%	07/21/08	\$299.06	3
**18950		4+Den	4	1	3891	2003	Yes	Yes	Golf Course, Lake, Preserve	W	\$1,150,000	\$800,000	70%	04/18/08	\$205.60	101
Average 2008											\$1,164,500	\$939,500	81%		\$252.33	52
Total Averages											\$635,733	\$501,550	79%		\$164.40	142

10 closed sales - as of December 31, 2008

* = Furnished

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
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