

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



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Shadow Wood 2003 Community Sales & Averages

Unit Address No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Cedar Glen:														
Hollow Pine Drive														
9169	4 Bed	3	3021	2000	Yes	No	Lake	SW	\$754,900	\$725,000	96.04%	12/29/03	\$239.99	219
9177	4 Bed	3	2700	2000	Yes	Yes	Golf Course, Lake	S	\$649,900	\$634,900	97.69%	12/10/03	\$235.15	147
Average 2003									\$702,400	\$679,950	96.80%		\$237.57	183
Oak Strand:														
Oak Strand Drive														
9359	3 Bed	2	2000	2001	Yes	Yes	Landscaped Area, Preserve	S	\$469,000	\$437,000	93.18%	12/10/03	\$218.50	62
Average 2003									\$469,000	\$437,000	93.18%		\$218.50	62
Sycamore Grove														
Sycamore														
22032	4 Bed	3	2565	2001	Yes		Lake, Preserve	S	\$589,000	\$585,000	99.32%	12/17/03	\$228.07	210
Average 2003									\$589,000	\$585,000	99.32%		\$228.07	210
Total Averages									\$615,700	\$595,475	96.72%		\$230.43	160
2003 - 4 closed sales														
* = Furnished														

For further information contact Michael Burke 239.777.0473
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