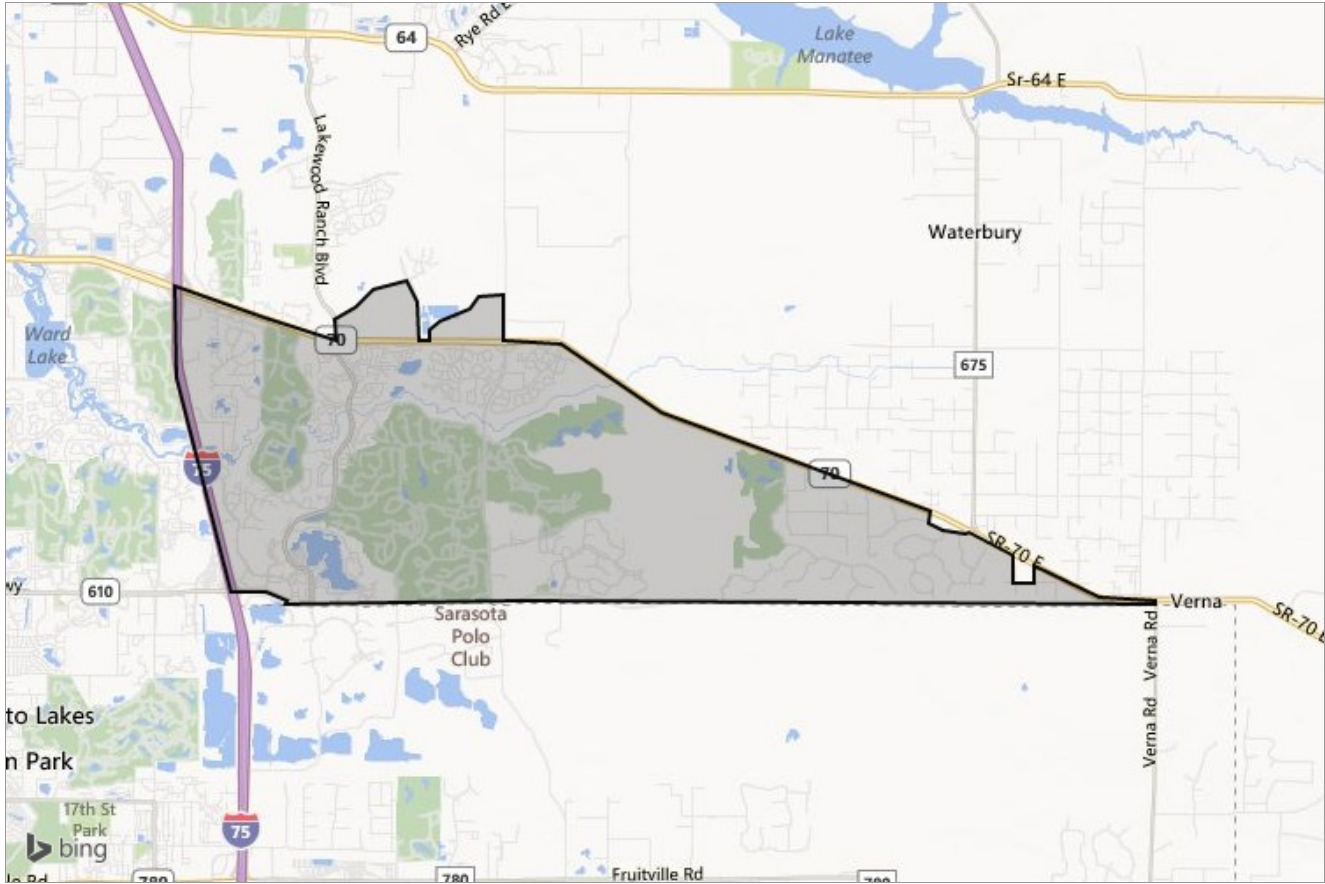


MARKET ACTIVITY REPORT

# Bradenton, FL 34202



Presented by

**Betsie Taber**



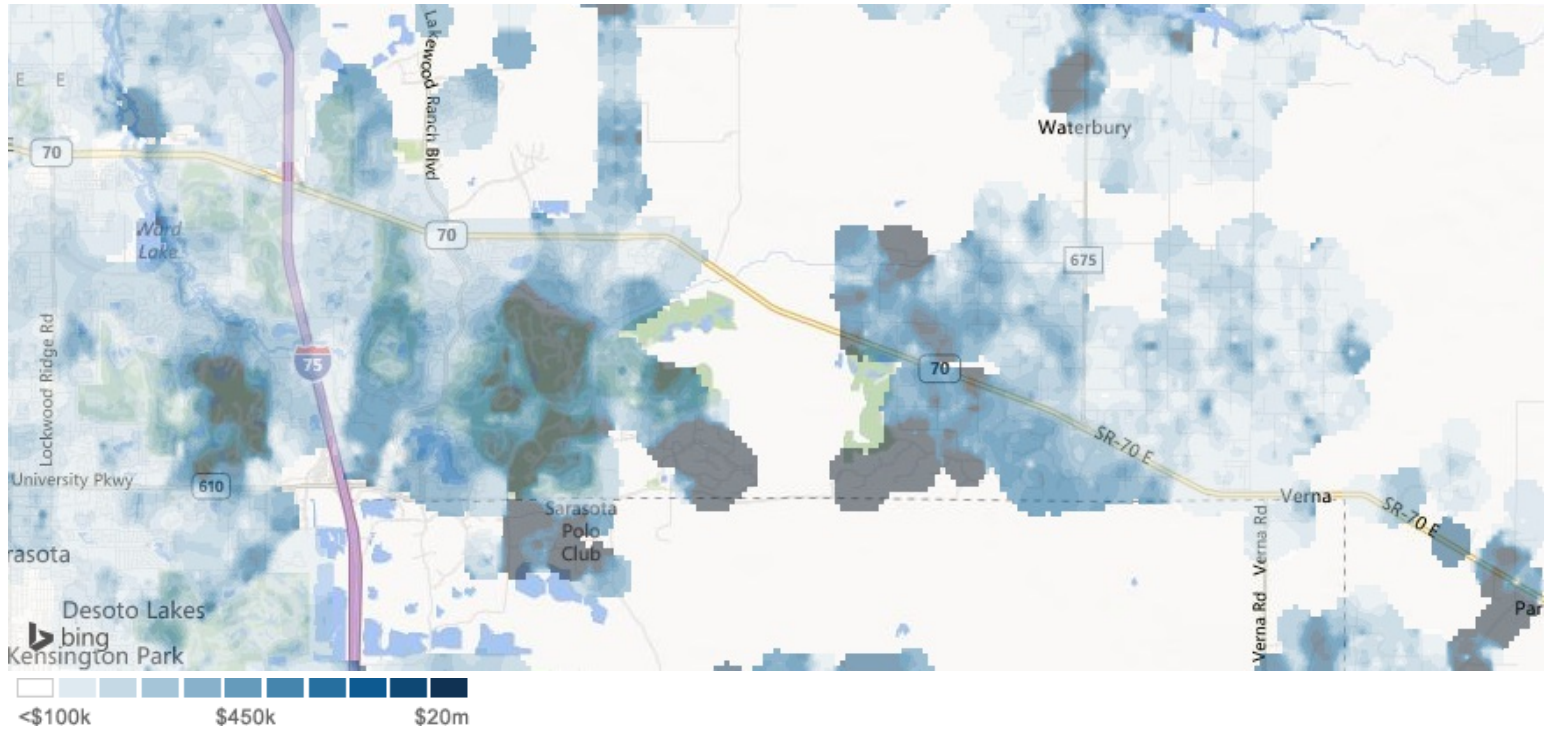
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Keller Williams Realty  
8210 Lakewood Ranch Blvd  
Lakewood Ranch, FL 34202

# Bradenton, FL 34202

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

## Market Snapshot

Compared with Last Year: April 09, 2013 vs. April 09, 2014

Median Est. Home Value

**\$341K**

Up 10.7%

Median Est. Listing Price

**\$328K**

Up 9.5%

Average Days on Site

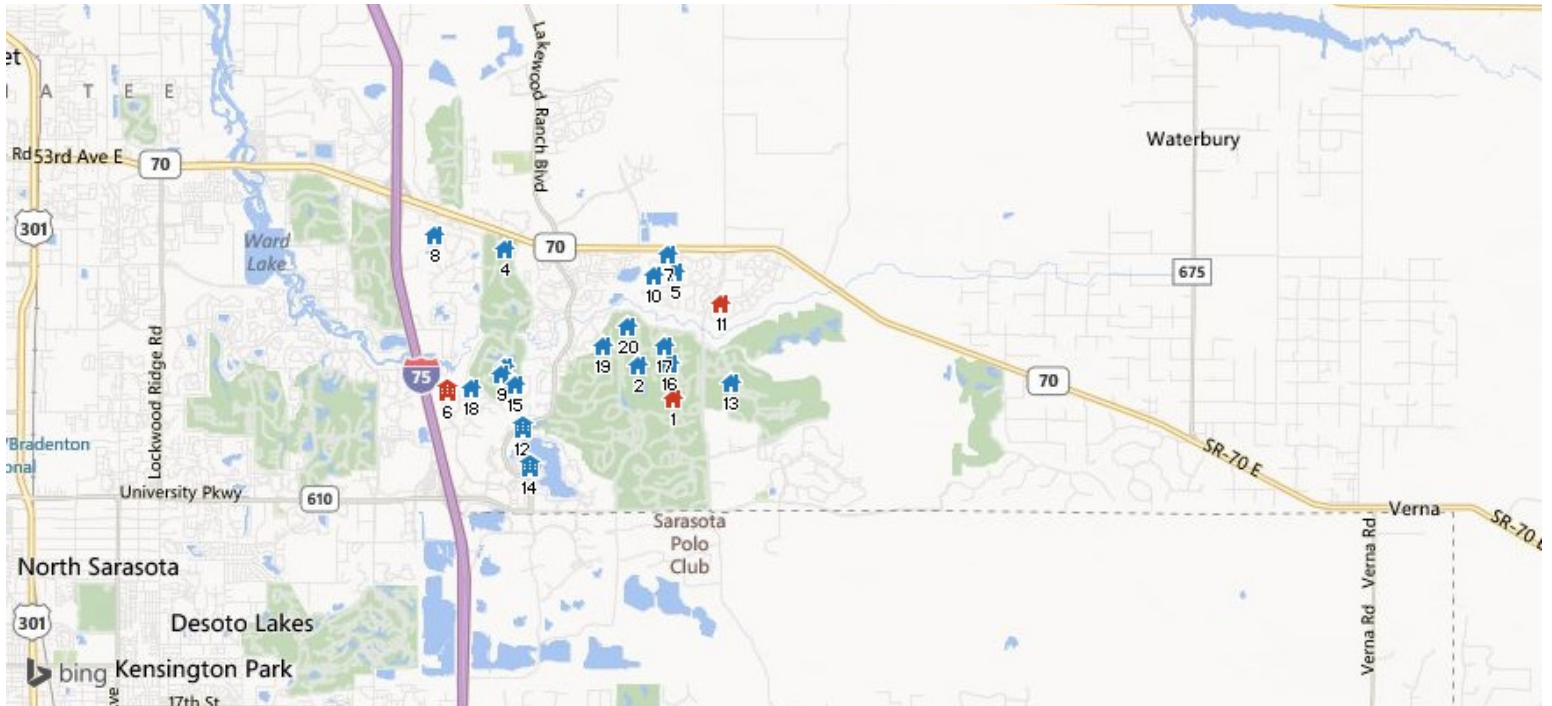
**144**

Down -23.8%



Sales Volume

**—**

Up —



New Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>13506 Montclair PL</b></p> <p>BANK OWNED PROPERTY SOLD "AS IS" WITHOUT REPAIR OR WARRANTY. LISTING AGENT HAS NO KNOWLEDGE OF PROPERTY HISTORY, NO DISCLOSURES OR ASSOCIATION DOCS SUPPLIED. BUYER/BUYER'S AGENT IS RESPONSIBLE FOR VERIFYING HOA INFO &amp; FEES, IF ANY, COMMUNITY RULES, SQ FT, LOT SIZE, ROOM DIMENSIONS AND TAXES. THIS PROPERTY IS UNDER AUCTION TERMS. AT CLOSING, IT IS SUBJECT TO A WEB TECH FEE AND MAY ALSO BE SUBJECT TO A BUYER'S PREMIUM PURSUANT TO THE TERMS &amp; CONDITIONS. SELLER WILL NOT ALLOW WATER TO BE ACTIVATED/TURNED ON FOR ANY REASON. BUYER IS RESPONSIBLE FOR ACTIVATING/TURNING ON OTHER UTILITIES.</p> <p><i>Listing Courtesy of REALHOME SVC &amp; SOLUTIONS INC</i></p>	Single Family	4/3	2,870	90,140	2003	4/7/2014	\$515,000	\$179
 <p><b>14440 Stirling DR</b></p> <p>Enjoy maintenance free living in this absolutely stunning &amp; breathtaking 3 Bed/Den/2.5 Bath home in the Belle Isle neighborhood of Country Club East. The sellers of this home recently did some major improvements to the home including 24 x 24 porcelain tiles that look like beautiful marble with the most gorgeous hues. Brand-new wood flooring in the Den with double doors just off the Great Room, plus enjoy 3 very large bedrooms + 2 full bathrooms plus a pool bath accessible from both the lanai as well as the inside of the home. New paint, new crown moulding, new granite countertops, new microwave and more! This home has been barely lived in and is ready for a quick close! Enjoy breathtaking views of the lake from your lanai with western exposure for spectacular sunsets, and take cool dips in the summertime in your sparkling private pool. Belle Isle also has its own Resident's Clubhouse and Community Pool, convenient for when you want to host large parties. Country Club East is a private gated community in Lakewood Ranch, which boasts over 100 miles of sidewalks &amp; nature trails, shopping, dining, great schools, plus just minutes from the new University Town Center Mall. Be sure to view the virtual tour for more photos and schedule your private showing today!</p> <p><i>Listing Courtesy of ATCHLEY INTERNATIONAL REALTY</i></p>	Single Family	3/3	2,210	9,771	2012	3/22/2014	\$429,900	\$195





**FOR SALE** \* New, Active: 4/8/2014 MLS ID: A3996032

**10211 Silverado CIR** Single Family 3/2 2,074 9,365 2001 4/8/2014 \$339,900 \$164

Kolb custom-built maintenance-free home within walking distance to heated community pool. This true three bedroom and a den with many custom features that would be hard to find in this price range. Situated on a private lot with extensive landscaping on all sides with lake and preserve views. Relax in the extended screened and covered lanai featuring a large in-ground self-cleaning and chlorinated heated pool and fountain. Some of the special features include: Double glass front doors with transom above, great room with entire wall of built-ins and bookcases. Kitchen features breakfast bar, Corian counter tops, tile back splash, upgraded newer appliances, ample cabinets, planning desk and separate eating area. Master suite has bamboo hardwood flooring, seating area and access to the caged lanai. The master bath has a whirlpool jetted tub, large walk-in Roman style shower with tile walls, double vanities and over sized walk-in closet with window. Three bedrooms and den with hardwood flooring. Plantation shutters, custom window treatments, blinds, security system, irrigation system, large garage with storage areas, pool storage room, hurricane shutters, extensive landscaping on all sides, tile roofing, recently painted exterior and interior, newer high efficiency A/C, new pool heater newer appliances and much more.

*Listing Courtesy of Premier Sotheby's Int'l Realty*



**FOR SALE** \* New, Active: 4/8/2014 MLS ID: A3996033

**10342 Palmbrooke TER** Single Family 3/2 2,009 12,327 1994 4/8/2014 \$329,900 \$164

Enjoy expansive golf course views in this custom built Arthur Rutenberg home that shows like a newer home. The open and functional floor plan is the ideal home to entertain family and friends. Enjoy peaceful retreats in the extended screened paved lanai with inground heated pool, spa and covered entertainment areas. Large great room with towering ceilings and wall of sliding glass doors that open to the pool area. The den features hardwood flooring and an entire wall of custom built-in bookcases and cabinets. Step in the large master suite and you will discover a large sleeping chamber, walk-in closet and private bathroom with soaking tub, walk-in shower and double vanity. The kitchen will delight any chef and boasts white cabinetry, corian counter tops, newer appliances, a large breakfast bar and separate eating area. The second bedroom has hardwood flooring and is adjacent to the second bathroom. Other features to note include: newer roof (2013) installed, brick pavers in 2007, exterior painted in 2009, central air 5 years new, water heater 5 years new, large private lot, side load 2-car garage, mature landscaped lot with trees, golf views and much more. River Club is a deeded golf community with low HOA fees and no CDDs with close proximity to Lakewood Ranch Main Street with all shopping, hospitals, theaters and restaurants.

*Listing Courtesy of Premier Sotheby's Int'l Realty*



**FOR SALE** \* New, Active: 3/31/2014 MLS ID: A3995565

**6441 Blue Grosbeak CIR** Single Family 3/2 1,923 7,253 2003 3/31/2014 \$259,900 \$135

This lovely Montgomery model by Kimball Hill is located in the highly desirable section of Greenbrook Village in Lakewood Ranch. This spacious home features three bedrooms, two full bathrooms and a den; upgraded kitchen cabinetry with 42-inch uppers and gas appliances. At the rear of the home you will find a screened lanai facing the large rear yard for your relaxation and enjoyment. Greenbrook Village is located within the award-winning master planned community of Lakewood Ranch. Easy access to I-75, A-rated schools, community parks, Lakewood Ranch shopping, dining, entertainment, miles of biking and hiking trails, golf, and white sandy beaches just a 20-minute drive, this is the perfect place to call home! The Lakewood Ranch CDD fee is included in the total tax bill. Call today and schedule your private showing!

*Listing Courtesy of REGAL TOUCH REALTY INC*



**FOR SALE** \* Foreclosure, REO / Bank Owned Property, New, Active: 4/3/2014 MLS ID: A3995782

**8809 Manor LOOP, APT 101** Condominium 2/2 996 - 2001 4/3/2014 \$87,400 \$88

Village at Town Park 2 bedroom 2 bath condominium with balcony.

*Listing Courtesy of Coldwell Banker Residential Re*



**FOR SALE** \* Active: 3/25/2014 MLS ID: M6845033

**6230 Willet CT** Single Family 3/2 2,073 6,512 2002 3/25/2014 \$335,000 \$162

A warm and inviting welcome home! Upgrades galore in this beautiful and lovingly maintained 3/2 pool home located in the Haven neighborhood of Greenbrook. Enjoy serene lake view from the heated salt water pool and spa. Truly enjoy the Florida lifestyle knowing the following items have been completed: Brick paver driveway (2013), exterior paint (2013), new pool screen (2013), new solar piping pool heater(2014), and new HVAC (2009). Easy to maintain wood laminate flooring and 18" tile. Neutral berber carpet in 2nd and 3rd bedrooms. Separate living room, and formal dining room. Enjoy entertaining with this ideal open floor plan where the kitchen opens up to the family room. Kitchen upgrades include granite countertops, island, and granite back splash. All lighting and window treatments (some custom) convey. Nice size bedrooms and do not miss the California Closet in the master bedroom. This home has it all! Close proximity to top rated schools. Bike ride or walk to parks, ball fields, playgrounds, picnic pavilion, skate and dog park. Call for a showing appointment today. Tenant in occupancy through June 30, 2014. CDD Fee is included in the real estate taxes.

*Listing Courtesy of WAGNER REALTY*



**FOR SALE** \* New, Active: 4/5/2014 MLS ID: A3995916

**9020 61st Avenue Dr E** - 4/2 1,972 - 1985 4/5/2014 \$284,900 \$144

Beautiful Braden Woods 4 bedroom Pool Home with stunning Lake views. Nice finishes throughout. Updated and renovated throughout too. Wood burning Fireplace in living room. Separate dining room plus dinette area off kitchen. Spacious lanai and oversized pool with lake views. French doors from living area to lanai. New appliances, lighting fixtures, paint, roof, flooring and more. Private Deck from Master bedroom suite to spacious yard with lake views. Mature landscaping. schools, shopping, retail, Lakewood ranch main street, golfing, tennis, and interstate nearby.

*Listing Courtesy of Coldwell Banker Residential Re*



**FOR SALE** \* New, Active: 4/1/2014 MLS ID: M5845191

**10170 Glenmore AVE** Single Family 3/2 2,637 8,364 2009 4/1/2014 \$429,000 \$163

This is a "must-see" home! One of the largest maintenance-free homes available in the area. Youngest home in CDD FREE River Club right across the street from the heated community pool exclusive to Southwood residents. Gracious sized rooms that are flexible in design featuring volume ceilings, crown moldings, large designer tile floors in a subway pattern. Granite counter tops in kitchen and baths. Separate laundry room contains a bank of built-in cabinets for extra storage plus 2 closets. Ready to move into with neutral colors and tasteful window treatments. Large screened lanai overlooking park-like backyard featuring a huge, grand oak tree with a peek-a-boo view of the golf course. Bring your most discriminating Buyer as they will not be disappointed.

*Listing Courtesy of COLDWELL BANKER RESIDENTIAL R.*



**FOR SALE** \* New, Active: 4/3/2014 MLS ID: A3995776

**6440 Indigo Bunting PL** Single Family 4/3 2,562 12,258 2003 4/3/2014 \$439,000 \$171

Beautiful family pool home located on an oversized lot in highly desirable Greenbrook Village "Trails" neighborhood of Lakewood Ranch, with exclusive walking trail access to nearby Adventure Park. The 2,562 SF home contains 4 bedrooms, 3 full baths, a wood-floor study and a spacious 3-car garage. Enter the residence to find stately columns and high ceilings with cove lighting in the living room. Most rooms overlook the pool and lake beyond. So many upgrades throughout, including granite counters and stainless appliances in kitchen, newer carpeting, upgraded California closets in MBR, new bathroom plumbing fixtures featuring "European" shower system, plantation shutters, central vacuum and professional landscaping with outdoor lighting. In 2009 the owners added a fabulous screened lanai with new saltwater pool containing custom therapy jets and overlooking a peaceful lake view setting. The residence is within walking distance to A-rated LWR schools; and a short drive to the fine shops and restaurants of LWR Main Street, as well as nearby golf and the University Town Center Mall opening October 2014. Real Estate taxes shown include CDD. Don't miss this opportunity while it lasts!

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



**FOR SALE** \* Preforeclosure, Short Sale, New, Active: 4/7/2014 MLS ID: A3996030

**14410 Silver Trout DR** Single Family 3/3 2,439 9,139 2008 4/7/2014 \$399,999 \$164

"Short Sale" Lee Wetherington beauty. This home is a tropical paradise with 2 pools and many upgrades. These items do not convey— all stained glass lights, stained glass front door, 2 aquariums, center island hanging light and rack, living room fan, fam room fan, outside bbq and refrigerator, hot tub and enclosure, and water purification system. Kitchen frig will be replaced with frig in garage. All waterfalls and rocks do not convey but seller will consider sale of outside of closing as personal property.

*Listing Courtesy of ONE STOP REALTY OF SARASOTA*



**FOR SALE** \* New, Active: 3/27/2014 MLS ID: A3995441

**6330 Watercrest WAY, UNIT 304** Condominium 3/3 2,287 163,829 2005 3/27/2014 \$479,900 \$210

Easy Waterview Condo living right in the heart of Lakewood Ranch - WATERCREST Bldg #3. This Mirabel floor plan (END UNIT) is 3 bed, 3 baths, 2287 sq ft and features volume ceilings, raised panel entry door, 17" custom floor tile (including the family room), crown molding package, tiled screened lanai w/breathtaking views of Lake Uhelein and Main Street. The custom kitchen includes granite counter tops w/under mount sink, GE profile appliances and glass top drop-in range, custom 42" Maple wood cabinets with crown molding, tile back splash & under cabinet lighting. The master bath also includes solid surface counter tops and sinks, custom lighting and mirrors. Other features include washer & dryer, six ceiling fans, window treatments, broadband services, "his & hers" master closets, elevator and 2 car over sized private garage with cabinet storage. This is a private, gated community, w/secured elevators and lobby. The resort inspired 2 story clubhouse has an entertainment room, fitness center, meeting room, kitchen, heated pool and spa, veranda sun deck and internet access all within walking distance of the Main Street Shops, restaurants and across the street from the Hospital. This unit is the perfect "Lock and Leave" condo to enjoy the sun coast Lifestyle.

*Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*



**FOR SALE** \* Active: 3/26/2014 MLS ID: M5845046

**14618 Secret Harbor PL** Condominium 3/3 2,392 10,890 2013 3/26/2014 \$689,000 \$288

This home is a jewel box with a panoramic water view that is breathtaking. It delivers attractive curb appeal as you approach with impeccable lighted landscaping including rocks and a double entry door that completes a very stately setting. This 2013 great room plan is a custom Rosella home built by John Cannon and dressed to the nines from start to finish. The kitchen features latte cabinetry, stainless appliances, granite counters, under counter lighting, designer tiled backsplash, microwave and cookbook shelf in custom island, large pantry closet, pull outs, and breakfast bar. Architectural details galore as you gaze out the sliders in the great room to a spectacular heated pool and spa w/water feature, paver lanai and outdoor kitchen w/sink, simply a well designed outdoor area for entertaining. Master suite is spacious w/walk-in closets and an access door to pool area, latte wood cabinetry and marble counters in bath, garden tub and huge shower for a very upscale look. Front office is bright and cheery w/double french entry doors and laminate floors. Sizeable bonus room in rear w/sliders to pool where you can again enjoy that incredibly big water view of one of the largest lakes in the ranch. Other features include laundry room w/sink, cabinets and clothes rod, 5 1/4 baseboards, crown moldings, recessed lighting, alarm system, wood columns at entry, denser screens on lanai, and let's not forget impact glass all around for hurricane protection. What a gem! Taxes represent land only/new construction.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



**14** FOR SALE \* New, Active: 4/7/2014 MLS ID: A3996013

**6427 Moorings Point CIR, UNIT 202** Condominium 3/4 3,155 – 2005 4/7/2014 \$585,000 \$185

This lovely townhome features an elevator, open floor plan and amazing lake views, lots of storage and closets. Ensuite bathrooms in each bedroom. Your Home in Paradise awaits.

*Listing Courtesy of RE/MAX ALLIANCE GROUP*



**15** FOR SALE \* New, Active: 4/7/2014 MLS ID: A3996019

**7511 Pine Valley ST** Single Family 3/2 2,187 23,435 1998 4/7/2014 \$569,000 \$260

Calling all collectors - must see this rare find! Beautiful lakefront home with attached 5 CAR GARAGE for all of your "toys" and tons of overhead storage. This totally renovated 3 bedroom, 2 bath home sits on just over a half of an acre with mature landscaping and lighting. One of the best lots in River Club! New tile, new paint, Newer A/C, hurricane shutters & stainless steel appliances are just a few of the upgrades. River Club is a golf course community that has a clubhouse, restaurant, community pool and tennis courts and low HOA fees. Centrally located near I-75, shopping, restaurants, hospital & A+ schools.

*Listing Courtesy of BRIGHT REALTY*



**16** FOR SALE \* Active: 3/11/2014 MLS ID: A3994783

**7217 Pasadena GLN** Single Family 4/5 5,282 18,953 2005 3/11/2014 \$1,880,000 \$356

Known as THE ENCHANTED FOREST HOME! A home that is truly incomparable! Designed around and nestled into the nicest WOODED area in LWRCC. Incomparable! Meticulously designed & built by the current owners & Arthur Rutenberg w/only the finest materials & selections available in the marketplace. Nothing has been spared to create this ENCHANTED FOREST custom home. The home was designed for the wooded homesite. One entire side of the house opens onto private, lush, treed gardens with trellis' & tropical landscaping. It looks & feels like you are in a completely private forest. Really an unbelievable setting & a complete surprise. French doors open off the dining room & family room onto the flowering gardens & patios. You read about beautiful homes but you will never see one with the tasteful details, finishes & architectural features contained here. Soaring 2 story entrance & living room. Completely separate dining room. Very large family room, master with a separate sitting area, separate dressing area with a wall of windows, & double closets. Wood paneled library, upstairs bonus suite with bath & wrap around lanai & overlooking the pool, lake, & golf course. A spectacular setting & completely private. This home is located in THE most prestigious estate section of LWRCC. Room-by-room features list is available. If you're seriously looking for an estate home, this is THE perfect home & in brand new looking condition. It needs nothing except a key to the front door. Impeccable in every way.

*Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*



**17** FOR SALE \* New, Active: 4/4/2014 MLS ID: A3995875

**13315 Lost Key PL** Single Family 4/4 4,001 20,639 2005 4/4/2014 \$1,040,000 \$260

This charming home sits on an oversized lot with lots of fruit trees. Built in 2005, this three bedroom, two bath, two-car garage home also features a den that can be used as a fourth bedroom. The structure has vaulted ceilings, ceramic tile, lots of granite, and a sliding glass wall that opens to its large lanai and pool area. The master bath has dual sinks, a Roman shower, and Jacuzzi tub. This beautiful deed restricted property is just two blocks from Jacaranda West Golf & Country Club. A great location to enjoy nearby restaurants, shopping, and Gulf beaches.

*Listing Courtesy of PREMIER SOTHEBY'S INTL. REALTY*



**18** FOR SALE \* Active: 3/26/2014 MLS ID: A3995290

**9505 Old Hyde Park PL** Single Family 5/4 3,641 25,352 2000 3/26/2014 \$629,999 \$173

Rutenberg, St Augustine IV model by McNabb, custom home on 1/2 acre+, overlooking a conservation area for a private and quiet setting in the Sanctuary subdivision in The River Club. This spacious home offers not only 4 current bedrooms (one is currently used as office, has built-ins), 3.5 baths plus a bonus rm that could easily convert into an enormous 20x13 back bedroom (custom built window seating with storage) into a mother-in-law suite with living space, bedrm/bath leading out to the pool and lanai area. The sparkling caged heated pool has solar and gas. Expansive kitchen with solid wood cabinets, solid surface counter, center island with electric and seating room, custom desk area and walk-in pantry. Recessed ceiling & lighting with crown molding throughout. The home office is located off the main entry with built-ins, which will remain and a queen size Murphy bed for overnight guests for additional space and adjoining powder room. Surround sound, built in speakers with system will remain. 10' ceilings with 8'sliders from living and family rooms extend your living space out to the pool area with pocketed doors. Master bedroom boast a large bay window overlooking the pool, dressing area, 2 large walk-in closets with built-ins, double his/hers separate sink areas, walk-in shower and garden tub. Two of the bedrooms are connected by the popular "Jack & Jill" bath with 2 sinks. Neutral colors & tastefully decorated. In-door utility room. New paint in most rooms.

*Listing Courtesy of THE SHERIDAN NETWORK.COM*





**FOR SALE** \* Active: 3/17/2014 MLS ID: M5844910

## 12306 Thornhill CT

Single Family 3/3 2,598 9,771 2007 3/17/2014 \$619,000 \$238

Buy A Lifestyle! This magnificent and immaculate Pat Neal Charleton II home boasts an open light & bright functional floor plan. This home has the "WOW" factor with long views of the lake and the golf course, par 3 and 4, along with privacy! Featuring extensive designer upgrades and accents throughout. Starting when entering into the expansive double foyer with decorative tile inlay, high volume 12 foot ceilings, wide crown molding and baseboards, dramatic columned gallery, open dining area with mirrored accent wall, 18 x 18 upgraded tile on diagonal throughout, the great room is so inviting with its built-in high quality entertainment center with lighting, sliding glass window wall, plantation shutters on necessary windows, top-of-the-line lighting and fixtures in this home. The gourmet kitchen includes thick granite counter tops, tiled back splash, 42 inch staggered raised maple wood cabinetry, built-in oven, stainless steel appliances, butlers pantry, breakfast bar, separate casual dining area with aquarium window. Entertain or just relax on your lanai, take a dip in your heated pool or spa, enjoy the Florida weather cooking using the outdoor kitchen, and having the convenience of the separate outdoor pool bath. Living the Florida Lifestyle is easy in this maintenance free home in the sought after Master Planned Community of Lakewood Ranch!

*Listing Courtesy of WAGNER REALTY*



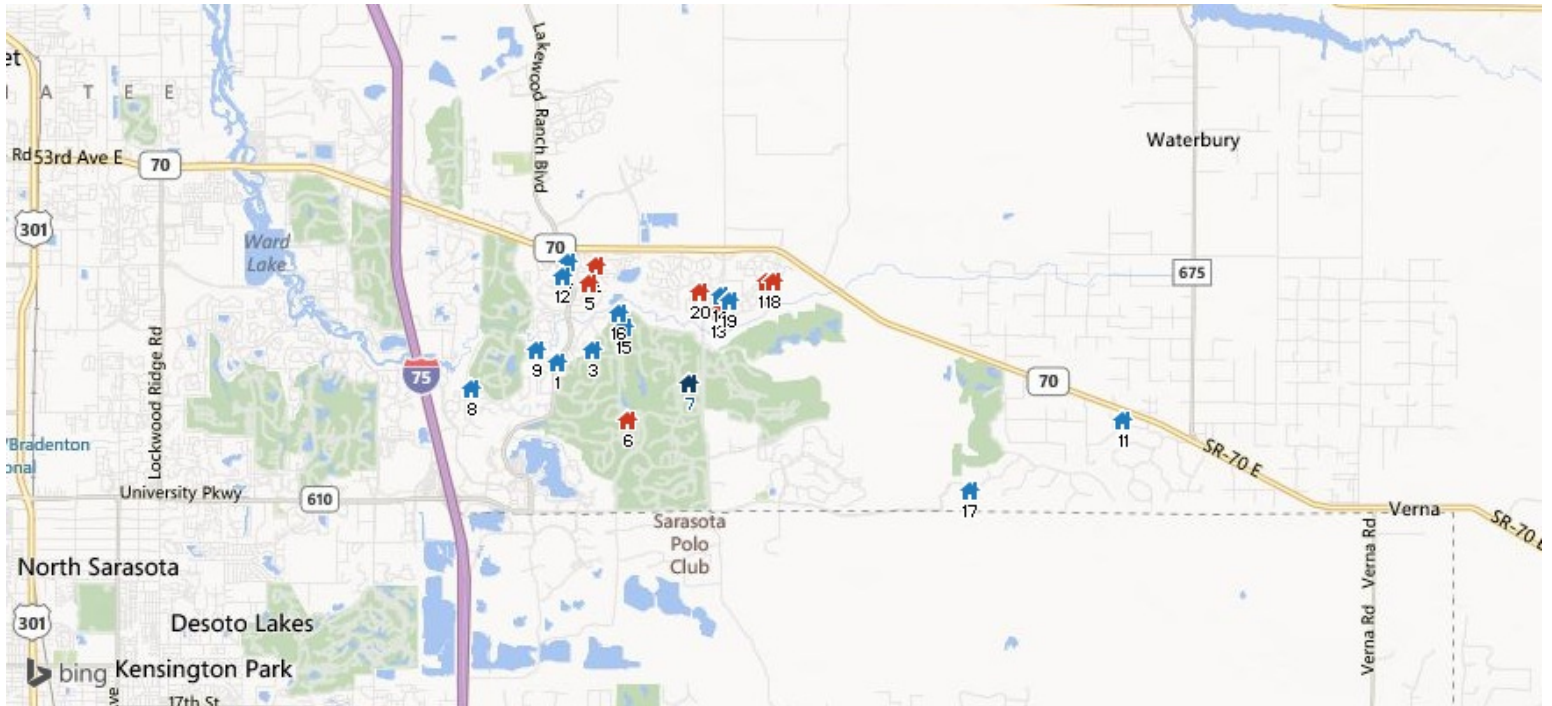
**FOR SALE** \* New, Active: 4/3/2014 MLS ID: A3995735

## 6907 Dominion LN

Single Family 5/4 4,210 13,704 2005 4/3/2014 \$1,250,000 \$297

Why choose Golf OR Lake views, when you can have BOTH in this 4/5 bedroom, 4 full bath 4200+ sqft residence. Take in views from a large lanai and pool while entertaining al fresco from the fully loaded Outdoor Kitchen. Welcome visitors through the double front doors & foyer into the Living Room & Dining Room, complete with custom window treatments, high tray ceilings, crown moulding, elegant light fixtures & Fireplace. Cooks will appreciate a 6-Burner Gas top, Stainless Steel Appliances, double ovens, Wood Cabinetry, Granite counters, Walk-In Pantry, even a separate Wine Fridge. A double sink is smartly positioned on the island work station for guests to gather at the breakfast bar or separate breakfast nook. Wood stairs lead to 1 of 2 huge Bonus Rooms. Teenagers will love that 2 bedrooms & 1 full bath are also located upstairs, private from the rest of the home. The heads of the household will enjoy a Master Suite on the main level with enormous Walk-In closet & luxurious Master Bath. A 4th bedroom & full bath makes for an ideal guest room for family elders as it's on the main level. The Office has a full pool bath attached via pocket door (add an armoire for a perfect en suite 5th bedroom). Adjacent to the Office is a 2nd large Bonus Room with wood flooring that was added to the Todd Johnston Expanded Weldon III model. Come see a Luxury Home Built for Living inside The Country Club, a gated golf community in Lakewood Ranch.

*Listing Courtesy of RE/MAX FINE PROPERTIES*



Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
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**1** **FOR SALE** \* Active: 10/7/2013 **MLS ID: A3985569**

**7236 Spoonflower CT** Single Family 3/3 2,609 10/7/2013 \$329,900 \$299,900 3/25/2014 -0.09%

Sellers are motivated -Price reduced! This home is now the **LOWEST PRICE PER SQ.FT.** single family home listed in the master-planned community of Lakewood Ranch, & an excellent value. Located near Main Street Shopping, restaurants, golf, theatres, parks, walking trails, as well as medical facilities, it allows you to enjoy the perfect Florida lifestyle. This is also within easy commute to Sarasota, beautiful beaches, and Tampa airport. The 2600SF home itself consists of an enlarged Master bedroom, with a walk-in closet, plus Living Room, Dining Room, kitchen, breakfast area, a Family room, and a study/den, all on the ground floor. The sliders lead to the pool area & a private backyard. Located upstairs are two bedrooms, a large loft, with tray ceilings & ceiling fans, plus a bath room. The 2-car garage has been extended by 2 feet; has a workshop area; and a storage area in attic above garage. Come check it out.

*Listing Courtesy of Mchael Saunders & Company*



**2** **FOR SALE** \* Foreclosure, REO / Bank Owned Property, Active: 1/14/2014, Fannie Mae HomePath **MLS ID: M5843174**

**12117 Whistling WAY** Single Family 4/3 2,270 1/14/2014 \$309,900 \$284,900 4/7/2014 -0.08%

**CANT TAKE MY EYES OFF OF YOU!** Lovely & roomy (almost 2300 square feet) 4 bedroom + den, 3 bath pool home, refreshed with new paint & carpet, on a private cul-de-sac in the lovely community of Summerfield Village in the master planned community of Lakewood Ranch. Decorative Transom accented foyer entry into an open split bedroom floor plan featuring 2 gathering spaces: a separate living room and a family room/ kitchen combination, accented by ceramic tile & laminate flooring, & perfect space for family living flow & for entertaining guests. The family room opens to a large & lovely, eat-in, pristine white kitchen featuring: plentiful storage, breakfast bar, + breakfast nook accented by a lovely aquarium window with a nice view of the pool & lanai. The private master bedroom en suite retreat features a master bath with: walk-in closets, garden tub, dual sinks, + separate shower. Master bedroom, family room, & living room open to a spacious, attractive lanai area highlighted by a sparkling heated pool/Spa, & landscaped for privacy. Summerfield Village is well located, close to: schools, abundant restaurants & shopping, Summerfield community park, public transportation, & an easy commute either North or South via I-75. Gorgeous area white sand beaches just minutes away. Just too good to be true, call today!

*Listing Courtesy of KELLER WILLIAMS RLTY MANATEE*



**3** **FOR SALE** \* Active: 10/26/2013 **MLS ID: M5841315**

**7220 Lismore CT** Single Family 3/2 2,163 10/26/2013 \$385,000 \$375,000 4/7/2014 -0.03%

Immaculate Lakewood Ranch Country Club 3 bedroom, 2 bath, plus den home! Open plan, tile floors, Brazilian Cherry hardwood floors, granite counters, stainless steel look appliances, slate and glass back splash, crown molding, and custom plantation shutters. Hurricane shutters, extended lanai and extended garage. The front of this home faces a beautiful pond, while the back of this home offers a private preserve view. Enjoy the lifestyle that the Lakewood Ranch Country Club has to offer! Tennis, golf, athletic/aquatic memberships available for separate fees.

*Listing Courtesy of UKEEPCOMMISSION REAL ESTATE*





**FOR SALE** \* Active: 2/26/2014 MLS ID: A3993591

**11809 Winding Woods WAY** Single Family 4/3 2,285 2/26/2014 \$337,000 \$319,000 4/7/2014 -0.05%

Perfectly positioned on an oversized home site and near cul-de-sac, this charming home is your ideal Lakewood Ranch home. This cozy four bedroom, pool home has been well maintained and freshly painted. Master suite is appointed with intimate nook perfect for reading, large master bath and walk-in closet. Spacious kitchen with plenty of cabinetry, pantry closet and breakfast bar. The Caf? nook includes aquarium glass overlooking pool and patio and surround sound in Family Room. Freshly painted and new screen cage in 2014. Ideal location of this home is minutes from Summerfield Park and ball fields, LWR Main Street with a plethora of shopping, dining and entertainment. Lakewood Ranch offers the ultimate Florida lifestyle. It has been rated 9th amongst Planned Unit Developments in the Nation. World class golf courses, tennis courts, athletic facility, Polo Club, parks, highly rated school system, restaurants, theaters and shopping are all nearby. Well renowned gulf coast beaches, World Class Rowing Center and Soccer Field are all reason to consider your move into Lakewood Ranch.

Listing Courtesy of MICHAEL SAUNDERS & COMPANY



**FOR SALE** \* Foreclosure, REO / Bank Owned Property, Active: 12/3/2013, Fannie Mae HomePath MLS ID: A3988780

**12014 Summer Meadow DR** Single Family 4/3 2,529 12/3/2013 \$359,900 \$311,900 4/7/2014 -0.13%

This is a Fannie Mae HomePath property. Lakewood Ranch, pool home on a large corner lot. This floor plan is a winner, four bedrooms, three bathrooms and a den. Features include fourth bedroom and master suite with direct access to the pool, den with French doors & family room with built-in entertainment center, kitchen has center island and desk area. New pool equipment Feb, 2014. Conveniently located to Braden River Elementary, Braden River Middle, Lakewood Ranch High School, Sarasota/Bradenton Airport, Main Street at Lakewood Ranch, Ringling Museum & College of Art, Downtown Sarasota, corporate parks, new World Class Rowing Center at Nathan Benderson Park as well as the new Mall at University Town Center slated to open Oct 2014. This Fannie Mae HomePath property is approved for HomePath Mortgage Financing and HomePath Renovation Mortgage Financing.

Listing Courtesy of COLDWELL BANKER RES R E



**FOR SALE** \* Preforeclosure, Short Sale, Active: 10/2/2013 MLS ID: A3985360

**7703 British Open WAY** Single Family 4/3 2,697 10/2/2013 \$489,000 \$389,000 3/18/2014 -0.2%

Short sale -bank says sell! Lovely 2-story waterfront home in Lakewood Ranch Country Club- a gated, golf community. Enjoy the amenities of this wonderful community and its close proximity to shopping, restaurants, medical, and the interstate. Maintained beautifully and in move-in condition. Lots of exterior lanai space for entertaining and built-in spa. Interior is open and spacious .

Listing Courtesy of COLDWELL BANKER RES R E



**SALE PENDING** \* Pending: 4/7/2014 MLS ID: A3992199

**7505 Mizner Reserve CT** Single Family 4/3 3,437 2/4/2014 \$709,900 \$684,900 3/25/2014 -0.04%

Choice location in Mizner Reserve at the Country Club in Lakewood Ranch.? Overlooking the 4th tee on the Club course...this home is the best value of any home currently on the market with golf course views.? Highlights include the "Volcano" spa and heated pool with fountains, fireplaces on the lanai next to the summer kitchen, double hearth fireplace from the kitchen to formal salon, bonus room...awaiting your game room or home theater, and more!?. Conveniences such as the large 3 car garage, open kitchen, gas tankless water heater, and walk in pantry add to the value.? Very popular and well designed floorplan, constructed with quality by Lee Wetherington in 2003.? All the best upgrades were included...such as the disappearing corners that open the home to the pool and lanai, as well as disappearing corners upstairs in the bonus room looking out over the golf course.? Designer features like the double stepped ceilings, faux finished insets, and crown moulding.? Mizner Reserve is a maintenance free section and the landscape is beautifully cared for.? Also, conveniently located close to everything Lakewood Ranch has to offer.? Main Street, the Aquatic and Fitness Centers, Tennis and the highest concentration of golf courses the Suncoast has to offer.? Call today, to make this exceptional home yours.

Listing Courtesy of ATCHLEY INTERNATIONAL REALTY



**FOR SALE** \* Active: 3/26/2014 MLS ID: A3995290

**9505 Old Hyde Park PL** Single Family 5/4 3,641 3/26/2014 \$649,999 \$629,999 4/7/2014 -0.03%

Rutenberg, St Augustine IV model by McNabb, custom home on 1/2 acre+, over looking a conservation area for a private and quiet setting in the Sanctuary subdivision in The River Club. This spacious home offers not only 4 current bedrooms (one is currently used as office, has built-ins), 3.5 baths plus a bonus rm that could easily convert into an enormous 20x13 back bedroom (custom built window seating with storage) into a mother-in-law suite with living space, bedrm/bath leading out to the pool and lanai area. The sparkling caged heated pool has solar and gas. Expansive kitchen with solid wood cabinets, solid surface counter, center island with electric and seating room, custom desk area and walk-in pantry. Recessed ceiling & lighting with crown molding throughout. The home office is located off the main entry with built-ins, which will remain and a queen size Murphy bed for overnight guests for additional space and adjoining powder room. Surround sound, built in speakers with system will remain. 10' ceilings with 8'sliders from living and family rooms extend your living space out to the pool area with pocketed doors. Master bedroom boast a large bay window over looking the pool, dressing area, 2 large walk-in closets with built-ins, double his/hers separate sink areas, walk-in shower and garden tub. Two of the bedrooms are connected by the popular "Jack & Jill" bath with 2 sinks. Neutral colors & tastefully decorated. In-door utility room. New paint in most rooms.

Listing Courtesy of THE SHERIDAN NETWORK.COM



**FOR SALE** \* Active: 12/5/2013 MLS ID: A3988946

**11006 Hyacinth PL** Single Family 4/3 2,604 12/5/2013 \$464,900 \$449,900 4/7/2014 -0.03%

**\*\* \$2,000.00 SELLING BONUS!!!! \$10,000.00 PRICE ADJUSTMENT!!!** This is truly a one of a kind customized Lakewood Ranch retreat! Situated on a premium lot at the quiet end of a cul-de-sac, and a private wooded preserve with partial lake views, this is home! Enjoy your private swimming pool with paver brick deck or play in the large, treed backyard leading to the LWR nature trail and lakes for fishing. Arriving home from Main Street, you are greeted by numerous palms and oaks including an exquisite Date Palm, a courtyard side entry garage and a quaint front porch. The extended four car tandem garage includes a huge attic with floor and lights for extra storage. This garage could be partially converted to an additional bonus room and still have plenty of parking for two cars! Updates & Upgrades Galore! Boasting new Air Conditioning, Exterior Paint, Laminate Wood Floors, Interior Roman Columns, lighted 42" Cabinets with Crown Molding, Stainless Steel Appliances & Treyed Ceilings, this home has an appealing, elegant feel. This large, split plan home includes 4th bedroom with bath for an excellent in-law suite. With separate living and dining rooms, private office/den, family room & eat in kitchen, this home has it all. This active, family neighborhood is also zoned for Willis, Nolan & Lakewood Ranch. No School Choice needed to attend the County's "A" rated, sought after schools! The location of this fantastic home is second to none. Moments from everything, yet peacefully tucked away- it's the best place to be!

*Listing Courtesy of Coldwell Banker Residential Re*



**FOR SALE** \* Foreclosure, REO / Bank Owned Property, Active: 1/28/2014, Fannie Mae HomePath MLS ID: A3991744

**15344 Blue Fish CIR** Single Family 3/2 2,081 1/28/2014 \$277,500 \$254,900 4/7/2014 -0.08%

Graceful property now available! Tile flooring throughout this property, 2 car garage attached, updated kitchen, with plenty of windows and sliding glass doors to allow the natural Florida sun to shine in! Fascinating backyard view with an enclosed porch to look out at it. Located near route 301, dining areas, and more! This is a Fannie Mae HomePath property and subject to First Look Program. Purchase this property for as little as 5% down! This property is approved for HomePath Mortgage Financing. Visit HomePath for details. Restrictions apply.

*Listing Courtesy of HOOK & LADDER REALTY INC*



**FOR SALE** \* Active: 1/14/2014 MLS ID: A3990848

**21910 Deer Pointe XING** Single Family 4/4 3,556 1/14/2014 \$599,900 \$559,000 3/16/2014 -0.07%

Do you want to own a piece of paradise? Well look not further! This impeccably maintained and beautifully landscaped home in The Preserve at Panther Ridge offers 3556 sq. ft. of living area with 4 Bedrooms, 3 1/2 Baths, Executive Office, Game Room, 25x14 Bonus Room and 3 car garage. The home is equipped with the Smart House monitoring and surveillance cameras system. Spectacular kitchen is truly a chefs domain abundant with upgrades such as Jenn-Air appliances, tile back splash, built in microwave, oven, central vacuum, double pane windows and outdoor landscape lighting. The large master suite has dual sinks, walk-in closet, tub, shower and his n' her vanities. A large aquarium window overlooks the large lanai designed for entertainment with a salt water heated pool, spa and an outdoor kitchen furnished with a built in Lynx grill, GE gas stove top, all weather resistant Polymer cabinets and surround sound all throughout the inside and outside of the home. This community offers basketball and tennis courts, a park with pavilion, restrooms, playground and an area to park the bicycles. It is a perfect place to raise a family, enjoy your pets or just enjoy the beautiful Florida bird life around your own peaceful preserve view. New Salt Chlorinator and pool pump replaced 2013.

*Listing Courtesy of BERKSHIRE HATHWAY HOMESERVICE*



**FOR SALE** \* Active: 3/3/2014 MLS ID: M5844407

**6415 Fetterbush LN** Single Family 4/2 2,030 3/3/2014 \$292,000 \$279,000 3/23/2014 -0.04%

Gorgeous updated home in beautiful Summerfield Village in Lakewood Ranch. True 4 bedrooms, plus a den decorated like a model home. The kitchen is a dream come true with almost new stainless steel appliances, gas double oven, 42 inch dark wood cabinets with soft close drawers. Spectacular granite counters and huge island. Glass mosaic backsplash is lovely. The travertine flooring is new and newer carpets in bedrooms. Both bathrooms are also updated with granite counters, and travertine on walls in showers, plus new moen faucets and new kohler toilets. Spacious den with french doors could also be an extra guest room. Outdoor speakers on the screened lanai and indoor theater surround speakers are all nice upgrades. This home is like new and lives large with a wonderful fenced private yard. Back patio pavers offer more space to grill and entertain in the shade under a beautiful Oak tree Nice pvc privacy fence, and sprinklers on timer and newer sod make this a great backyard. Plenty of room to add a pool. Built in bar area in living room has granite countertop and a wine/beverage cooler. Recessed lighting, new light fixtures and remote fans throughout the home. Walk to wonderful parks and all the fabulous amenities of Lakewood Ranch. Super value for this like new home!!!! hurry this beauty will not last long!! plenty of room for a pool!!!

*Listing Courtesy of COLDWELL BANKER*



**FOR SALE** \* Preforeclosure, Short Sale, Active: 2/19/2014 MLS ID: A3993185

**14442 Sundial PL** Single Family 4/3 2,730 2/19/2014 \$459,250 \$370,250 4/4/2014 -0.19%

**\*\*\*Short Sale\*\*\*** Opportunity is knocking. Don't miss out on this 4 bed, 3 bath pool home located in Greenbrook Ravines. fresh paint and carpet. Walk in to vaulted, tray ceilings and open floor plan. Downstairs offers 3 bed 2 bath split plan with separate living and family rooms. Upstairs consists of 1 bed 1 bath private quest quarters or 4th bedroom with a loft. Beautiful cherry kitchen cabinets with 42" uppers, granite counter tops, breakfast bar and nook. Recently installed cherry wood laminate floor to the main living area, tile in foyer and bathrooms. Master bedroom is good sized and overlooks the pool. Master bath has a garden tub and nice sized walk in shower, dual sinks and built in storage shelves. Beautiful views of lake and preserve area with occasional visitors such as Deer and Wild Turkeys across the lake. So enjoy native Florida views, walking distance to schools, parks and minutes to shopping. \*\*\*Listing agent must accompany all showings\*\*\* Home is Occupied

*Listing Courtesy of SABAL PALM REALTY LLC*



**14** FOR SALE \* Active: 3/12/2014 MLS ID: A3994437

**14231 Sundial PL** Single Family 3/4 3,045 3/12/2014 \$519,000 \$519,000 4/5/2014 -  
 FORMER MODEL HOME, Beautifully upgraded home with all the goodies, executive home, 3/4 plus den and a large upstairs bonus/media room, pool home situated in Lakewood Ranch Greenbrook village. Direct lake front with a spectacular lake view, spacious living area with 10 foot ceiling and 7 foot doors throughout home. Wood floors in living room and den and tile floors on diagonal throughout the rest of home, carpet in all bedrooms, Large gourmet kitchen with 42in wood cabinets, granite counter tops, SS Appliances, beautiful stone back splash, and breakfast bar. Large FR has two sets of sliders that views the lake, pool waterfalls and palm trees. glamor master bath has dual sinks, Built in's in walk in closet, large jetted tub and a large walk in triple shower. Ceiling fans and walk in closets throughout entire home, tropical landscaping, 2 large outside covered lanai, outside kitchen, large pool deck area, outside lights, irrigation and alarm system. dual a/c units, other features include, paver driveway and pool deck, crown molding, 5ft baseboards and chair rail, wood paneling on walls and ceiling. This house will not disappoint your buyers. Come See for yourself!

Listing Courtesy of REMAX PLATINUM REALTY



**15** FOR SALE \* Active: 1/16/2014 MLS ID: A3990980

**12612 Elgin TER** Single Family 4/5 4,041 1/16/2014 \$104,900,000 \$999,900 4/5/2014 -0.99%  
 Offering privacy and seclusion on a cul-de-sac, this custom home in the gated community of Lakewood Ranch Country Club encompasses over 4,000 sq. ft. of living area. The front door opens into the foyer leading you to the elegant inviting formal living room with faux painted tray ceiling with rope lighting, gas fireplace with travertine surround and decorative niches on both sides. The gourmet kitchen has a huge center island with a 5 burner gas cook top, quality wood cabinetry, travertine back splash, and gorgeous granite counter tops. The Master Retreat features an over sized walk-in closet with custom cabinetry, new carpeting and sitting area. The luxurious Master Bath includes a roman shower, separate vanities, granite counter tops and garden tub. Enjoy the upstairs living area that is an ideal space for families and guests which includes 2 spacious bedrooms and a full bath. Custom built shelving, solid wood floors and a computer desk make this bonus room the ideal space. The gorgeous lanai is perfect for easy living or elegant entertaining. Enjoy the heated pool and spa, 2 covered areas and an outdoor kitchen to entertain guests. The travertine surrounded gas fireplace with beautiful stone adds the perfect touch to the lushly landscaped outdoor living space. You will be surrounded by luxury. This home is waiting for an owner who is looking to enjoy Florida's relaxing Lakewood Ranch lifestyle at its best!

Listing Courtesy of KELLER WILLIAMS LAKEWOOD RANCH



**16** FOR SALE \* Active: 5/24/2013 MLS ID: A3978811

**12617 Deacons PL** Single Family 5/5 5,200 5/24/2013 \$1,795,000 \$1,595,000 4/4/2014 -0.11%  
 Fabulous custom home, built by John Cannon, with spectacular lake and golf course views. Offering five bedrooms, four and a half bathrooms. Upgraded to a very high standard throughout. Enter though the glazed double front door to the foyer with decorative columns. The living room has large neutral floor tile, trayed ceiling and crown molding. Beautiful wood flooring in family room and kitchen. Family room with built in bookshelves and entertainment unit with TV. Breakfast nook with aquarium window. Rich wood cabinetry in the kitchen with gas range, wall mounted oven and microwave, center island with vegetable sink and ice maker, granite counter tops and huge walk in pantry. Brick accent walls to wet bar with wine closet. The master retreat has two fitted walk-in closets, en-suite bathroom with walk through shower, tub, dual vanities and granite counters. Upstairs there is a bedroom, full bathroom, media room with projector and screen, large bonus room with bar, microwave, refrigerator and dishwasher, balcony overlooking the golf course. The home has a sound system, security system, central vacuum and lots of storage space. Sparkling salt water pool and spa with Travertine paved deck. Great outdoor living area with grill, commercial grade extraction fan, sink refrigerator and gas fireplace. Two 2 car garages, one is oversized for storage. Generator. Paved semi circular driveway, Situated on a cul de-sac. Come take a look!

Listing Courtesy of KELLER WILLIAMS LAKEWOOD RANCH



**17** FOR SALE \* Active: 1/13/2014 MLS ID: M5843056

**8317 Farington CT** Single Family 3/3 3,594 1/13/2014 \$1,400,000 \$1,339,777 4/4/2014 -0.04%  
 Custom Built Home at The Concession Golf Course Community. Home on quiet Cul-de-Sac. Choose Your own Decor and Fixtures. Peaceful Preserve View. Heated Pool and Spa. Screened Lanai with Outdoor Kitchen and Fireplace. The Concession is the Best New Private Golf Course according to Golf Digest in 2006. and it has only improved since then. New homesites within the community are priced much higher than this site-enjoy the savings in this exclusive golf course community. The home has a large bonus/game room looking at the preserve, outdoor kitchen & fireplace, and the pool. Neutral decor allows for personal choice of window treatments and light fixtures. Relax by the pool and spa in the screened covered lanai. The custom pool has extra water features. Professional landscape enhances the beauty of the home and blends with the natural preserve. Lease/purchase is available.

Listing Courtesy of KELLER WILLIAMS RLTY MANATEE



**18** FOR SALE \* Preforeclosure, Short Sale, Active: 10/3/2013 MLS ID: A3985369

**15371 Blue Fish CIR** Single Family 4/3 2,643 10/3/2013 \$349,900 \$330,000 4/1/2014 -0.06%  
 Short Sale -We lost our Buyer! Back on the market at FNMA APPROVED SALES PRICE OF \$330,000. Outstanding 2-story POOL home w/ 4 BEDRMS + 3 full BATHS on fabulous private lot backing to conservation area! Built by Bruce Williams Homes w/ high ceilings & crown molding thru out. Kitchen w/ breakfast room + large Family Rm w/ SGD to Heated, Saltwater Pool, and Spa. Covered lanai. Large MAIN LEVEL MASTER BEDRM and BATH w/ double sinks /separate shower/ soaking tub + large CUSTOM WALK-IN CLOSET. Upper level Loft/TV Room overlooks main level below. 2 BEDRMS + 3RD Full Bath upstairs! Extra large garage w/ 4 ft. extension! Popular neighborhood w/A-Rated schools, Adventure Park, Playgrounds. Nearby Restaurants, Soccer Fields, and easy commuter access to Rt. 75.

Listing Courtesy of KELLER WILLIAMS LAKEWOOD RANCH





**FOR SALE** \* Active: 11/12/2013 *MLS ID: T2600945*

**6635 Pirate Perch TRL**

Single Family    3/3    2,483    11/12/2013    \$399,900    \$379,000    4/4/2014    -0.05%

Beautiful Lakefront Home located in Greenbrook Village/RAVINES. 3/3 with added bonus room & oversize 3 car garage complete w/work bench and plenty of attic storage. The bonus room would make a great 4th bedroom or spacious office. This Bruce Williams home was built in 2006 and has plenty of nice upgrades including a neutral travertine master bathroom w/jetted tub & wrap around shower. Modern, light & bright, neutral colors, large laundry room, cherrywood cabinets, GE Appliances, ceiling speakers and volume controls for each room, and 12' ceilings throughout. 2 Step Ceilings in living room, great room, and master bedroom. Newer hot tub on lanai w/ led lights, waterfall, and over 120 jets! SE exposure lot. Gorgeous Lake Views! Vacant and move in ready!

*Listing Courtesy of ADVANTAGE REAL ESTATE SERVICES*



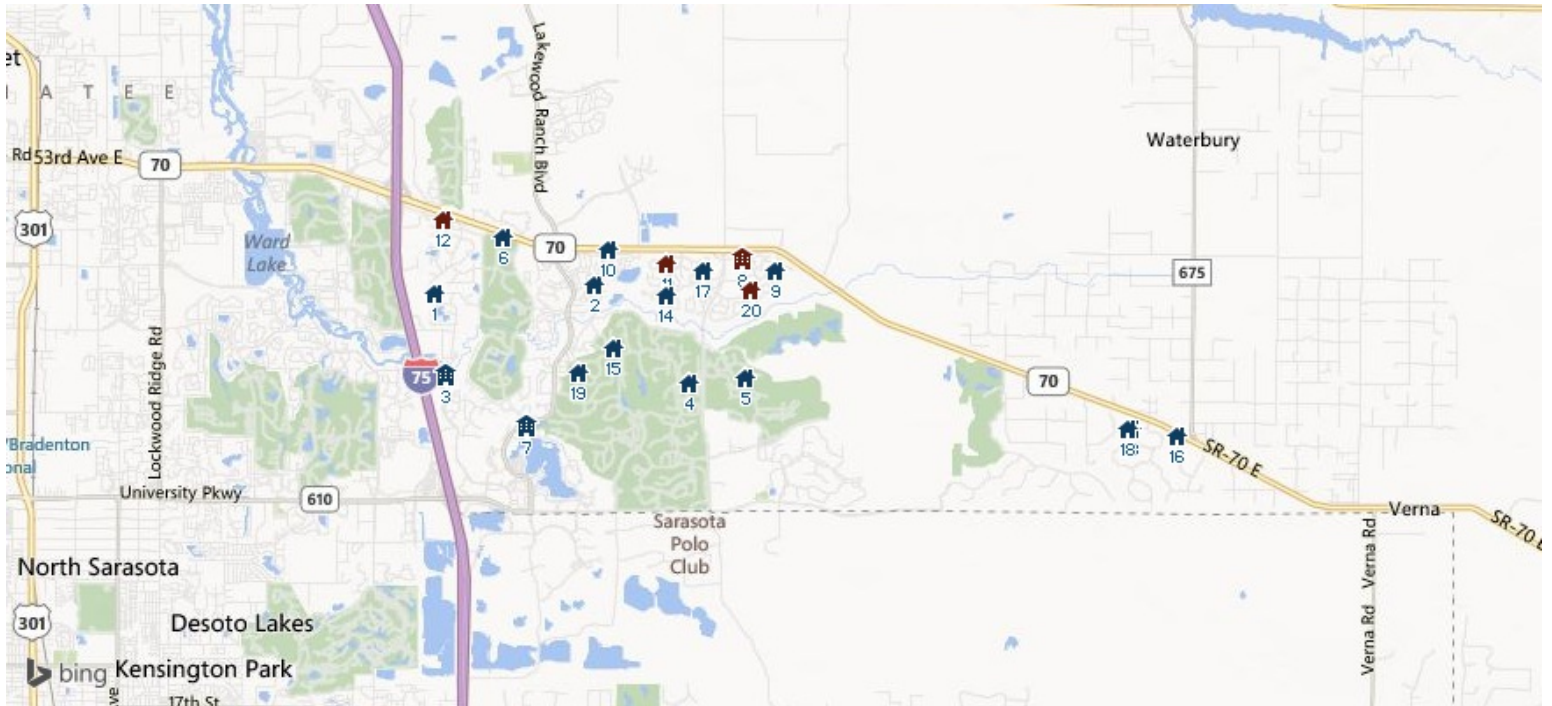
**FOR SALE** \* Foreclosure, REO / Bank Owned Property, Active: 9/6/2013, Fannie Mae HomePath *MLS ID: M5840122*

**6570 Field Sparrow GLN**

Single Family    4/4    2,598    9/6/2013    \$399,900    \$324,900    4/4/2014    -0.19%

SCENE STEALER.. ACCENT ON VIEWS! Pretty & large (2500+ square feet) 4 bedroom, 3.5 bath + den & bonus loft area, 2 story pool home, w/gorgeous lake views in the Village of Greenbrook at Lakewood Ranch. You'll love the light & bright floor plan featuring 2 separate gathering spaces: living/dining room + kitchen/family room which provides ideal family living flow & perfect space for entertaining. Pretty & shiny 18 inch diagonally set tile runs throughout the kitchen, baths, foyer, & utility areas. All bedrooms + 2 baths & bonus loft space, which could be used as an extra gathering space, playroom, office, or media room, reside on the 2nd floor. A private master en suite retreat on the 1st floor includes: walk-in closet, access to pool/lanai area, garden tub, dual sinks, & separate shower. Step outside to relax, sit in a comfy chair, sip your favorite beverage, & enjoy leisure time with family & friends on your caged lanai, w/ cool, sparkling pool & spa, overlooking fabulous, expansive views of the lake beyond. Greenbrook Village community amenities include: Adventure Park- w/pavilion & playground, (walking distance) -inline skating park, ball fields, pavilion, basketball, soccer, paw park, & access to miles of trails to bike, jog, or hike. Ideal location - off of SR 70 w/abundant shopping, restaurants, schools, downtown Lakewood Ranch w/ shops & restaurants, & Lakewood Ranch Medical Center. Fast & easy access for commuting North or South via SR 70 & I-75. Perfection... too good to last!

*Listing Courtesy of KELLER WILLIAMS RLTY MANATEE*



Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
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**1** **SALE PENDING** \* Pending: 3/25/2014 *MLS ID: A3993173*

**9210 66th Avenue DR E**

Single Family 4/3 2,488 45,999 2/19/2014 \$325,000 3/25/2014 \$131

Sitting amongst majestic oak trees and winding, tree canopied streets, you'll find this rare gem of a home. Full of character and charm, this home greets you with a long and oversized driveway, leading to a charming front porch that's just begging for your rocking chairs. Upon entering, you will first be greeted by a true foyer, leading to a dining room on your right and two living room spaces on your left, one of which has a beautiful brick wood-burning fireplace. The kitchen has fantastic views of the private pool and the shimmering lake just beyond. Upstairs are 4 bedrooms, plus a surprisingly large Bonus Room with vaulted ceilings that would be perfect for so many uses; a teenager's haven, game and media room, or Inlaw quarters. A well-kept secret about this home is the extremely large attic that could potentially be finished and turned into the ultimate bonus room! Outside you can enjoy swimming in your very large private pool where you can even swim some laps if so inclined. Sitting on over an acre of land, the property expands along the lake, then along the fence line with a huge grassy area that currently has a treehouse in one of the property's large trees! Recent upgrades include upgraded case & base moldings, newer A/C, tile floors downstairs, new carpet upstairs, double pane windows, slate floors on the large covered lanai and rolled sunshades. This home truly is a must see, so schedule your private showing today!

*Listing Courtesy of ATCHLEY INTERNATIONAL REALTY*



**2** **SALE PENDING** \* Pending: 4/7/2014 *MLS ID: A3994647*

**6517 Sundew CT**

Single Family 3/2 2,190 13,416 3/14/2014 \$338,000 4/7/2014 \$154

THIS ONE HAS IT ALL! From the gorgeous lake view that greets you the moment you walk through the door to the marvelous oversized lot nestled on a cul-de-sac. This charming 3BD, 2BA, W/Den, Pool Home won't disappoint with its serene lake views, extra-large backyard and oversized 2 car garage. The kitchen will make any chef smile with its abundance of cabinets, newer stainless steel appliances, granite counters and tumbled stone back splash. Enjoy peaceful morning coffees or your evening meals on the screened, brick paver lanai overlooking the sparkling pool and lake. The master suite offers a large master bathroom and generous walk-in closet. Tile floors are laid on a diagonal throughout the living areas with wood floors in the living and den. Other appointments include: New A/C 2012, Plantation Shutters, Crown Molding thru-out, Neutral Color Palette, Hunter Douglas Blinds 2012, Exterior Paint 2012 and New Additional Gutters and Landscape Edging 2012. Ideally located in the award winning master planned community of Lakewood Ranch, where you can enjoy miles of nature trails, parks, fishing lakes, A-rated schools, public and private golf courses and within close proximity to upscale restaurants, shopping and the beautiful white sugary sand beaches of the Gulf Coast.

*Listing Courtesy of Michael Saunders & Company*



**3** **SALE PENDING** \* Pending: 4/7/2014 **MLS ID: A3995707**

**8918 White Sage LOOP** Condominium 2/3 1,064 - 4/2/2014 \$129,900 4/7/2014 \$122

This 2/2.5 bath townhouse is immaculate, and ready to move right in. The first floor is a two car tandem garage, with extra space for storage. On the second floor is a combo living and dining room, with sliders leading onto a screened and private balcony. Quiet serene preserve views, make this an ideal spot for morning coffee. The kitchen features black appliances and a breakfast bar. A half bath completes the second floor. On the third floor you have two bedrooms, both with en-suite bathrooms, and T.V's. The master bedroom also has a balcony for quiet times with a good book. A laundry room is also situated on this floor. Fresh paint, plantation shutters, and Hunter Douglas blinds adds exceptional detail. A short stroll across to the community pool, for a refreshing swim. All this located with convenient access to I-75, Sarasota/Bradenton airport, beaches shopping and restaurants, and a new Mall opening fall of 2014.

*Listing Courtesy of RE/MAX ALLIANCE GROUP*



**4** **SALE PENDING** \* Pending: 4/7/2014 **MLS ID: A3992199**

**7505 Mizner Reserve CT** Single Family 4/3 3,437 12,371 2/4/2014 \$684,900 4/7/2014 \$199

Choice location in Mizner Reserve at the Country Club in Lakewood Ranch.? Overlooking the 4th tee on the Club course...this home is the best value of any home currently on the market with golf course views.? Highlights include the "Volcano" spa and heated pool with fountains, fireplaces on the lanai next to the summer kitchen, double hearth fireplace from the kitchen to formal salon, bonus room...awaiting your game room or home theater, and more! Convenience such as the large 3 car garage, open kitchen, gas tankless water heater, and walk in pantry add to the value.? Very popular and well designed floorplan, constructed with quality by Lee Wetherington in 2003.? All the best upgrades were included...such as the disappearing corners that open the home to the pool and lanai, as well as disappearing corners upstairs in the bonus room looking out over the golf course.? Designer features like the double stepped ceilings, faux finished insets, and crown moulding.? Mizner Reserve is a maintenance free section and the landscape is beautifully cared for.? Also, conveniently located close to everything Lakewood Ranch has to offer.? Main Street, the Aquatic and Fitness Centers, Tennis and the highest concentration of golf courses the Suncoast has to offer.? Call today, to make this exceptional home yours.

*Listing Courtesy of ATCHLEY INTERNATIONAL REALTY*



**5** **SALE PENDING** \* Pending: 4/7/2014 **MLS ID: A3987517**

**14902 Castle Park TER** Residential-Vacant Land 3/3 2,688 - 11/8/2013 \$566,190 4/7/2014 \$211

**BRAND NEW CONSTRUCTION** in highly sought after Highlands, Gated, Private, Golf Course Community with gorgeous Fairway vistas. Maintenance Free Lawn and Landscape care provides ample time for leisure at the Community Resident's Club complete with heated pool and spa, card and game room, BBQ area and covered outdoor lanai area. Twelve foot ceilings in the Main Living and Gallery Areas provide a dramatic and elegant feel to this Great Room Design. Designer selected finishes throughout. Separate en-suite Guest Area.

*Listing Courtesy of Neal Communities Realty, Inc.*



**6** **SALE PENDING** \* Pending: 4/5/2014 **MLS ID: M5845208**

**10306 Baltusrol PL** Single Family 4/3 2,896 38,333 4/2/2014 \$465,000 4/5/2014 \$161

LOCATION, LOCATION, LOCATION with LONG GOLF COURSE and LAKE views on a CUL DE SAC. This 4 bedroom, 3 bath, plus bonus room and 3 car garage home on over three quarters of an acre has everything you need to enjoy the Florida lifestyle. Solar AND Electric Heated Pool and Spa, Large Lanai, Southern Exposure, Soaring 12 ft ceilings, Beautiful Custom Brick and Wood built in with Brick Wood Burning Fireplace in the Family Room, Open Kitchen with Granite and Wood cabinets, Large Master Suite with Oversized Walk In Closet and Bathroom with Spa Tub, Separate Shower and Dual Vanities. Formal Living and Dining rooms, Split Bedrooms and Large Laundry Room. Extras include Multiple Zoned AC system, Central Vacuum, Intercom and a Well for Irrigation. River Club is a Golf Course Community with Clubhouse, no CDD fees and Top Rated Schools, minutes to Lakewood Ranch Main Street with Shopping, Restaurants, Movie Theatre and more. Easy access to I75 and the new International Mall offering World Class Shopping and Restaurants.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



**7** **SALE PENDING** \* Pending: 4/4/2014 **MLS ID: A3994432**

**6350 Watercrest WAY, UNIT 204** Condominium 3/3 2,287 - 3/12/2014 \$499,000 4/4/2014 \$218

Lakefront, golf course condominium for seasonal, year round or vacation living in the heart of one of America's best communities, Lakewood Ranch. This home has it ALL! Perfect condition and spotless. Beautiful views over Lake Uihlien and the signature #4 hole of the Arnold Palmer-designed Legacy Golf Club; a short stroll to the restaurants, shops and theaters of downtown Lakewood Ranch Main Street; a wonderful split plan with huge master suite and sitting area overlooking the lake; upgraded porcelain tile through all living areas; plantation shutters throughout; top of the line walnut, raised panel cabinetry; tumbled marble backsplash and granite counters; a huge, private two car garage; and a short walk to the fitness center, pool, and clubhouse. Great floor plan with three separate suites, each with their own bath. Everything for great Florida living.

*Listing Courtesy of Michael Saunders & Company*





**8** **SALE PENDING** \* Foreclosure, REO / Bank Owned Property, Pending: 4/4/2014, Fannie Mae HomePath **MLS ID: M5844305**

**14739 Amberjack Ter, #102** Residential Income 3/3 1,276 - 2/26/2014 \$107,900 4/4/2014 \$85

Lakewood Ranch! Maintenance free townhome in beautiful Greenbrook Walk at Lakewood Ranch, 3 bedroom, 2 1/2 bath home with screened lanai and pond views. Nice open plan, neutral colors, engineered wood flooring in main living areas, open eat-in kitchen, conveniently located to schools, shopping, restaurants, hospital and popular Lakewood Ranch Main Street. This is a Fannie Mae HomePath property. Purchase this property for as little as 5% down! This property is approved for HomePath Mortgage Financing and for HomePath Renovation Mortgage Financing. CDD Fees are included in the gross taxes.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



**9** **SALE PENDING** \* Pending: 3/12/2014 **MLS ID: O5171705**

**15607 Lemon Fish DR** Residential-Vacant 4/3 2,392 6,264 7/16/2013 \$289,990 3/12/2014 \$121  
Land

THIS BEAUTIFUL HOME OFFERS TILE THROUGHOUT THE LIVING AREAS, GRANITE TOPS A LARGE KITCHEN WITH PLENTY OF COOKING SPACE. YOUR FAMILY WILL ENJOY TIME TOGETHER IN THE OPEN FAMILY ROOM.

*Listing Courtesy of D R HORTON REALTY*



**10** **SALE PENDING** \* Pending: 4/3/2014 **MLS ID: A3994439**

**12327 Tall Pines WAY** Single Family 3/2 1,929 6,621 3/12/2014 \$239,000 4/3/2014 \$124

Situated on a private lot with open lake views this Bruce Williams home is in great condition and ready for the new buyer. Being almost 2,000 square feet this three bedroom and two full bath home features an open floor plan with high ceilings. Spacious formal living and dining room with tile flooring and wall of windows. Oversized family room with laminate flooring and French doors that open to the screened lanai offering serene lake views. The kitchen features newer appliances, countertops, cabinets and tile flooring, pantry and separate eating area. Spacious master suite with sitting area with doors to the lanai plus a private bath with separate tub, walk-in shower and double vanities. Great buy in desirable Summerfield Village right in the heart of Lakewood Ranch located 20 minutes from Downtown Sarasota. Lakewood Ranch has "A" rated top schools, 150 miles of bike trails, parks, playgrounds, tennis courts, and many neighborhood clubs! Short distance to Lakewood Ranch Main Street with shopping, restaurants, theater and hospital and right around the corner and with the new University Mall coming in 2014. Just move in this special home and relax.

*Listing Courtesy of Premier Sotheby's Int'l Realty*



**11** **SALE PENDING** \* Preforeclosure, Short Sale, Pending: 4/2/2014 **MLS ID: A3994123**

**13470 Purple Finch CIR** Single Family 4/3 2,571 8,965 3/6/2014 \$355,000 4/2/2014 \$138

Short sale- 'Under Contract taking backups'...Former model home with upgrades in desirable Lakewood Ranch community. Low annual HOA fee. This true 4 bedrooms/3 baths home plus office lives large with the screen enclosed outside living space. Entertain in the summer kitchen next to the in ground free form pool with spa, which over looks the water front backyard. Wonderful split bedrooms floor plan includes guest suite for extended visits. Additional upgrades include paver walkway, built-ins, large tile with inlays, wall moldings, tray ceilings with accent moldings & columns, light fixtures and ceiling fans, custom window treatments and interior designer color pallets. Large kitchen opens to the family room with dinette area. Property sold As Is, and subject to 3rd party short sale approval. 2013 taxes of 5,122.00 includes CDD. Agents see Realtor Remarks.

*Listing Courtesy of COLDWELL BANKER RES R E*



**12** **SALE PENDING** \* Preforeclosure, Short Sale, Pending: 4/2/2014 **MLS ID: A3994969**

**9215 59th Avenue DR E** Single Family 3/2 1,778 43,908 3/20/2014 \$152,900 4/2/2014 \$86

Short Sale: Property must be listed in the MLS seven days before an offer can be accepted per bank. After seven days please submit best and highest offer to listing agent by 9am 3/29/2014. Located on a cul-de-sac in Braden Woods with over an acre of land this home is waiting for a new owner. Home has great potential, but needs TLC (some repairs include, but not limited to, original roof has leak and needs to be replace, garage door, AC and septic line needs to be replace). Owner added family room (154 square feet under air, which is reflected in square footage of 1778) and lanai with extra attic storage. Home has septic and county water. Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of Property at full listing price may require approval of seller's lender(s).

*Listing Courtesy of Michael Saunders & Company*



**13** **SALE PENDING** \* Pending: 3/17/2014 **MLS ID: A3991550**

**22275 Panther LOOP** Planned Unit Development -/ - 46,187 1/24/2014 \$119,000 3/17/2014 -

Build your dream home on a dream lot in the exclusive Panther Ridge Preserve. More than an acre of privacy on a beautiful lake with mature trees for immediate privacy. Community has playground and tennis courts. Within 10 minutes to shopping, schools and I-75. Easy commute to Bradenton, Sarasota, St. Petersburg and Tampa.

*Listing Courtesy of PREMIER SOTHEBY'S INTL. REALTY*



**14** **SALE PENDING** \* Pending: 4/2/2014 **MLS ID: A3991040**

**6627 Chickadee LN** Single Family 3/3 2,538 12,841 1/17/2014 \$409,000 4/2/2014 \$161

\$10,000 price reduction on this beautifully maintained home with 3 bedrooms and a den. 3 full baths and 3 car garage on a nicely landscaped over sized corner lot. House has many upgrades, from the curved archways, 10ft ceiling, tray ceilings in dining room and dinette. Wonderful open kitchen has granite counter tops, tile back splash, lighting over and under cabinets, center island, gas range. Clothes dryer can either be gas or electric. House is completely networked for internet, TV and has surround sound. New carpet. Owners are presently using the dining room as an office, desk can stay if new owners would like it to purchase. Heated pool offers plenty of outside living space and room for a summer kitchen. Stand alone hot tub is included. Owners are also offering a one year warranty. Property is in excellent condition.

*Listing Courtesy of COLDWELL BANKER RES R E*



**15** **SALE PENDING** \* Pending: 4/2/2014 **MLS ID: A3990259**

**12141 Thornhill CT** Single Family 2/2 1,859 10,001 1/6/2014 \$399,000 4/2/2014 \$215

Refreshingly modern decor brightens your day in this 2 bedroom, den and 2 bath, maintenance free home in The Country Club Of Lakewood Ranch. Enjoy the open floor plan, complete with white-washed oak plank flooring, unique designer lighting, custom window treatments and plantation shutters, decorative glass tile backsplash and shower treatments, stone countertops, ceiling treatments and crown molding. Step out the triple sliding glass door into your private oasis. A beautiful natural view of a lake and preserve enhance your pleasure as you float in the oversized salt water pool surrounded by a gorgeous 40'x 30' travertine pool deck. You won't be disappointed with this immaculately maintained home. Turnkey furnishings can be purchased on a separate Bill of Sale. More detail on the Designer furnishings can be provided. Lakewood Ranch Country Club is a gated community with 52 holes of golf, hartru tennis courts, a junior Olympic sized pool and state of the art work out facility situated in one of the Best Master Planned Communities in the US.

*Listing Courtesy of Mchael Saunders & Company*



**16** **SALE PENDING** \* Pending: 3/31/2014 **MLS ID: M5841986**

**8019 Snowy Egret PL** Single Family 5/3 2,608 52,489 11/19/2013 \$385,000 3/31/2014 \$148

Your own piece of paradise in this Panther Ridge model-perfect home! The master-planned community of Panther Ridge was left in its native state with winding streets, striking pine & oak hammocks, nature paths with numerous lakes & creeks - all inviting Sandhill Cranes & deer to also call this sanctuary home. Set back from the street on a 1+ acre professionally landscaped lot complete with outdoor lighting, this 5 bedroom home boasts porcelain tile throughout set on a diagonal. Double front doors with glass panels & beautiful tile inlay pattern on the foyer floor. Granite counters & stone backsplash with decorative bronze inlay, stainless appliances, 42-inch cabinets, plus a reverse osmosis system complete this cook's kitchen. Large great room with triple sliding doors to lanai plus two large windows bringing nature inside! Master bedroom features sliders to screened lanai, crown molding with tray ceilings, en suite bath with dual sinks, garden tub & separate shower. Guest bathrooms have granite counters & all the windows throughout have been tinted! Step out onto the screened & tiled lanai with plenty of room for a pool & a huge under roof entertaining area protecting you from the sun. Complete with a 3-car garage this magnificent home is located in the A-rated Lakewood Ranch School District & is minutes to Main Street in Lakewood Ranch, championship golf & the new University Town Center Mall scheduled to open in 2014. The Preserve at Panther Ridge offers tennis, walking trails, a park & playground

*Listing Courtesy of KELLER WILLIAMS RLTY MANATEE*



**17** **SALE PENDING** \* Pending: 4/2/2014 **MLS ID: A3995180**

**6333 Royal Tern CIR** Single Family 4/3 2,664 7,823 3/24/2014 \$379,900 4/2/2014 \$143

Incredible value and much curb appeal for this custom built home in Greenbrook situated on a private lake front lot. This open and functional floor plan offers four bedrooms and three full baths with a specious great room concept and separate formal dining room. The Extended caged lanai features a large in ground heated pool, spa and covered entertainment areas. Greet your guests among towering palm trees and a charming porch area wrapped beside gracious columns. Beautiful porcelain 18" tile throughout living areas and newer carpet in bedrooms. Kitchen has wood cabinetry, Corian counter tops with integrated sink, large breakfast bar and separate casual dinette overlooking the pool and the outdoors. Other features to note include: second floor bonus/media room with fourth bedroom and third full bathroom. Deluxe master suite with sitting area and full private bath featuring a separate soaking tub and walk-in shower. Spacious garage and laundry room conveniently located off the kitchen. Plantation shutters, two zoned heating cooling systems, neutral decor and much more. Convenient location with short distance to community park, schools and Lakewood Ranch Main Street. Just move in and start enjoying the Florida carefree lifestyle. CDD figure is included in the tax amount.

*Listing Courtesy of Premier Sotheby's Intl Realty*



**18** **SALE PENDING** \* Pending: 4/1/2014 **MLS ID: M5842333**

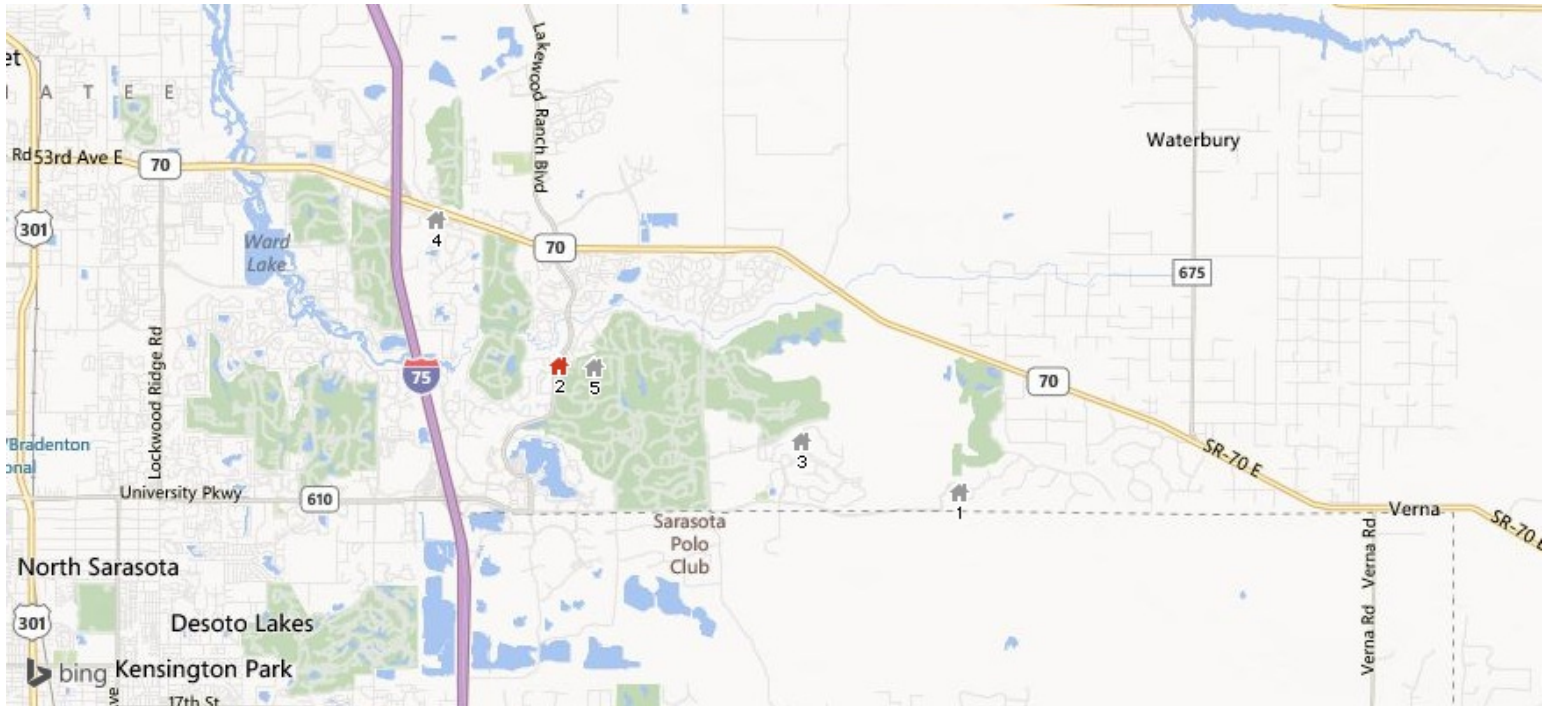
**22285 Panther LOOP** Single Family 3/2 2,221 62,944 12/5/2013 \$364,000 4/1/2014 \$164

Wonderful opportunity to own a quality custom built home with 3 bedrooms plus office. This home has only been visited and never lived in. Beautiful high ceiling with crown molding, large tile, gorgeous bathroom with large tub and walk in shower, extra large master closet, open kitchen, large backyard porch, and sliding windows that look into nature. Home exterior was painted 3/2014. Panther Ridge community is nestled in natural setting, with trails, lakes, and over an acre home sites. The community features parks, tennis court, basketball court, and A schools.

*Listing Courtesy of WAGNER REALTY*







Expired Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
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**RECENTLY EXPIRED** \* Recently Expired, Public Record *MLS ID: A3966761*  
**8341 Farington CT** Single Family 6/7 7,819 24,616 2008 \$2,849,000 4/4/2014 \$364

Elegant two-story custom Pruett home ideally positioned on cul-de-sac with 180 degree sweeping lake views; fully stocked with blue gill, bass & catfish. Opulent double door w/arched transom welcome you into the grand salon with floor-to-ceiling windows, gas fireplace w/stone surround & built-ins that reach up to your 23' ceiling. Gathering room is the perfect place for relaxing or any gathering. Built-in entertainment center, Palisades fan, wet bar complete w/icemaker, wine refrigeration & motorized window treatments complete this space. Chef's kitchen is equipped w/36" side-by-side paneled refrigerators, built-in Miele cappuccino maker, 3 dishwashers, 6 burner gas range w/griddle & double oven, hidden pantry, veggie prep sink in large center island complete w/chandelier, 3 cm granite & detailed coiffured ceiling make this kitchen a masterpiece. Sweeping staircase invites you upstairs into a spacious game room w/room for a regulation size pool table, a large dance floor or media area, wet bar w/chisel edged granite, dishwasher, frig, sink & wrapping balcony to watch sunsets. Undulating catwalk leads you to your exercise room w/adjoining steam shower, theater, second office & guest suite 5. Entire home is monitored w/a state-of-the-art Control 4 system which controls cameras, security, music, videos, TVs & lights at a touch of a button from anywhere in your home or around the world. The master suite is the culminating retreat at the end of any day including a closet that is a dream for any fashion diva.

*Courtesy of Coldwell Banker Residential R.*



**OFF MARKET** \* Preforeclosure, Short Sale, Recently Expired, Public Record *MLS ID: A3975909*  
**7317 Wexford CT** Single Family 2/2 1,562 6,329 2006 \$160,000 3/29/2014 \$102

Short Sale! Active with contract. Located in Lakewood Ranch Country Club - Beautiful maintenance free 2+ bedrooms & den, 2 baths. Very bright and open floor plan, with a great kitchen for the chiefs of the home. Fully appliances, stainless steel appliances, cabinets are 42" high with crown molding. An awesome home, location and price. Heated Community pool & Spa as well as community gas grilling for those special parties. Minutes to I-75, Great dining & shopping

*Courtesy of Re/Max Alliance Group*



**RECENTLY EXPIRED** \* Recently Expired, Public Record **MLS ID: M5841238**

**15903 Clearlake AVE** Residential-Vacant 3/3 2,999 25,788 - \$1,100,000 3/27/2014 \$367  
Land

Build this tuscan inspired Masterpiece on this special home site across from the prestigious linear park in the exclusive gated community of The Lake Club. This custom John Cannon home offers 3 bedrooms, 3 baths, bonus room, study, & huge covered lanai area & can be built to your specifications. This is a home site where due to its size & shape allows you to create a "Tropical Paradise" & garden w/lush landscaping that will be the envy of all. This Builder finish package offers the finest architectural details including tray ceiling in GR, custom wood cabinetry, granite counters, tile floors in main living areas & elegant wood flooring in study & bonus room. A well designed outdoor kitchen & oversized pool cage w/custom pool & gas heated spa will allow you to enjoy entertaining w/friends & family in style. Other features include walk-in closets, a Smart Home Automation System, & impact glass windows. The Lake Club is a premier gated community w/amenities galore including beautiful bridges, waterfalls, lots of green areas/gardens, spa w/Concierge services, spectacular resort style pool w/Clubhouse, pristine landscaping w/100 miles of paver brick nature trails & sidewalks. The Lake Club offers the ultimate Florida lifestyle & is located in Lakewood Ranch where you will find 3 private golf courses, 1 public course, state of the art tennis facility, athletic club, polo club, restaurants, shopping & short distance to downtown Sarasota, beaches, theaters & the arts.

Courtesy of MICHAEL SAUNDERS & COMPANY



**RECENTLY EXPIRED** \* Recently Expired, MLS Record **MLS ID: A3988733**

**9023 59th Avenue Cir E** - 3/2 1,836 - 1988 \$265,500 3/27/2014 \$145

Find this vibrant home to be your next, in Braden Woods Subdivision. Celebrating contemporary, architectural design. See this well-built & especially cared for home featuring a unique, drop-level, floor elevation which sets the living room apart. As you enter into the main living area, comforting views from an illuminated atrium, vaulted ceilings, soothing lighting, & a private pool all unite to satisfy the senses. This split plan, 3/2/2 with wood burning fireplace, lake-front, pool home rests on just over a 1/2 acre. For eat, drink & merriment, the kitchen & dining area inspire culinary delights. Indulge in the cool, sparkling waters of a refreshing pool that sports a new Krystal Krete surface. Out to the yard where mature landscaping featuring mango, papaya, lemon, sugarcane, fruit trees & more are; even a herbal garden for the freshest of home cooked food! From garden for inspiration, to calming lake views, this home offers a gentler world. And when it's time to shop & stock up on the essentials, quickly arrive at stores, shops, & many more neat places to explore. Additional Home Features Included Are: 2 refrigerators, counter top microwave, clothes washer & dryer, all items within the atrium, master bedrm. TV stand, 2 pool patio tables with umbrellas & 8 matching patio chairs, & a porch amoire. Eclectic tiling of garage floor makes for a multi-use space, a handy inside laundry rm. & a cool attic fan! Property is being offered "as is with right to inspect." 2nd refrig. in garage.

Courtesy of EVERGREEN REALTY CORPORATION

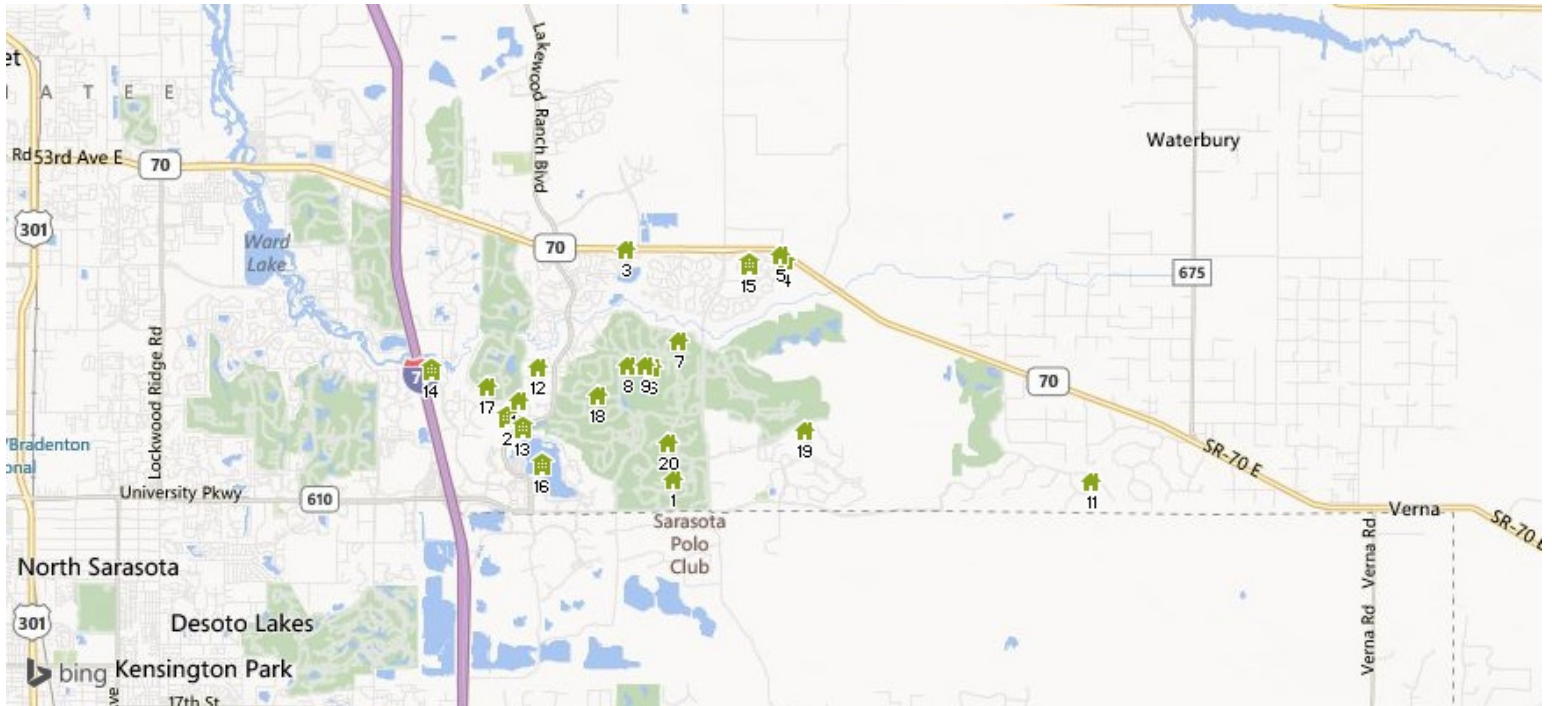


**RECENTLY EXPIRED** \* Recently Expired, Public Record **MLS ID: M5840539**

**7314 Edenmore ST** Single Family 3/2 2,172 10,393 2008 \$389,900 3/26/2014 \$180

This is the popular "Burgundy" Model in the charming Edenmore community in the Lakewood Ranch Country Club surrounded by lush landscaping and situated with the private golf course right across the street. This well-designed great room floor plan offers volume ceilings, separate dining room, spacious master bedroom suite w/coffered ceiling and access to lanai, double pocket doors to den/office, sliders off great room to lanai where you will enjoy your private preserve view, and an adorable kitchen. The kitchen features stainless steel appliances and sink, under the counter lighting w/glass block backsplash on one side to let all kinds of daylight in, solid quartz counters, maple wood cabinetry, tumbled marble backsplash, pull outs and drawers, breakfast bar, and closet pantry. Throughout the home you will enjoy architectural details including crown molding, and all floor tile is on the diagonal. Other features include wood cabinetry, tile details and framed mirrors in both baths, jetted tub in master, recessed lighting, laundry tub w/cabinets over washer and dryer, gas stub out on lanai, pull down attic stairs, painted garage floor w/ extra storage space in garage, surge protector, radiant barrier in attic, pre-wired for pool pump and heater, window treatments including plantation shutters, and hurricane shutters stored in garage. Five years remaining on A/C Manufacturer's Warranty. Some furniture available under separate contract.

Courtesy of MICHAEL SAUNDERS & COMPANY



Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
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**RECENTLY SOLD** \* Sold Date: 4/7/2014, Public Record *MLS ID: A3994134*

**7176 Whitmarsh CIR** Single Family 3/2 2,356 9,065 2002 4/7/2014 \$390,000 \$166

EXCEPTIONAL LIGHT AND BRIGHT HOME in Lakewood Ranch Country Club @ Whitmarsh! This handsomely decorated model-like home boasts 12' ceilings with extensive use of trim, crown moldings, wainscoting, and mirrored accents. With 2,356 air-conditioned square feet, this highly desirable split floor plan has two bedrooms plus den/office, two full baths, and oversized two-car side load garage. Marble floor inlays @ the foyer, wainscoting and crown moldings in the formal living and dining room, mirrored accents in the living room and master suite entry, and the family room with a beautifully crafted built-in entertaining center and window seat make this home ideal for full-time or seasonal living. The kitchen features white raised panel cabinetry, custom backsplash, indirect lighting, center island, newer SS Bosch and GE appliances and more. There is an oversized utility room complete with new Samsung washer and dryer, utility sink and 7' folding table. Neutral 16" tile on diagonal in all primary living spaces and wet areas along with Karastan wool carpeting in the bedrooms and den/office. Master suite is separate from all other bedrooms and features walk-in closets, dual vanities, separate tub and shower. The den/office has a functional built-in desk and custom bookcases and can easily accommodate an overnight guest. A/C replaced in 2011. Exterior repainted in 2012. Beautiful grounds with evening featured lighting. Short walk to community pool. Whitmarsh is a maintenance free landscaping community.

*Courtesy of REMAX ALLIANCE GROUP*



**RECENTLY SOLD** \* Sold Date: 4/4/2014, Public Record *MLS ID: A3985879*

**7702 Lake Vista CT, UNIT 404** Condominium 3/3 1,762 - 2007 4/4/2014 \$275,000 \$156

This Lake Vista Residence Victoria Condominium features an open floor plan with 3 bedrooms and 2 ? baths. As you enter the unit you are greeted by a large foyer with 18" ceramic tile laid on a diagonal, a guest ? bath and 2 bedrooms open off the foyer. The foyer opens to a large open plan which integrates a living room, kitchen, dining area, and great room. The kitchen features hardwood maple cabinets with beige granite counter tops, separate pantry, GE Profile black appliance package including a side-by-side refrigerator/freezer with beverage center, smooth surface electric range and stove, double bowl stainless sinks with disposal, and dishwasher. The master bedroom features carpeting, a tray ceiling with ceiling fan, a private entrance to the lanai, his and her walk-in closets. The master bath has 18" ceramic tile flooring, a large vanity with black granite, dual sinks, ample drawers, designer mirrors, corner spa tub, a large shower with glass door and floor to ceiling tile, separate water closet room with Kohler fixture, and linen closet. The guest bathroom features an oversize cultured marble vanity with 18" ceramic tile flooring, a large shower with glass door and floor to ceiling tile. The laundry is in a separate room with 18" ceramic tile, GE Profile washer, dryer, overhead cabinet work, broom closet, clothes folding table, and utility sink. The Lake Vista Residences at Lakewood Ranch is a gated deed restricted condominium community built in 2007 comprised of 6 buildings with 133 condos.

*Courtesy of BSA REALTY*





**RECENTLY SOLD** \* Sold Date: 3/28/2014, Public Record **MLS ID: M5841541**

**6216 Tupelo TRL** Single Family 3/2 1,772 7,057 1998 3/28/2014 \$200,000 \$113  
 Spacious Single Family Home in Lakewood Ranch - 3 bedrooms 2 baths 2 car garage, Kitchen/Family Room Combo, Separate Dining Room plus a Den, Split Bedroom Design, Beautiful Kitchen, Dual sinks in Master Bath, Screened Lanai and Corner Lot  
 Courtesy of FLORIDA RESIDENTIAL REALTY



**RECENTLY SOLD** \* Sold Date: 4/4/2014, Public Record **MLS ID: A3987558**

**15692 Lemon Fish DR** Single Family 3/2 2,081 9,156 2006 4/4/2014 \$250,000 \$120  
 Spacious rooms, Large lot, light and bright, and a very well kept home, if that fits your criteria this is the one! Move right in to this 3 bedroom and a den home located in beautiful Lakewood Ranch. This immaculate home has a great room floor plan with split bedrooms, a large den/office, and you'll love the floor plan. A fabulous kitchen overlooks the great room with 42" cabinets, granite countertops, gas range, and a breakfast bar. Other nice features are a separate dining room, wired for surround sound to include the speakers, sliding glass doors to lanai, room sizes are very generous, and architectural niches to add to the design of the home. Extended covered lanai looks out to a large back yard and nature area. Room for a pool and or playground equipment. Home has recently been painted on the exterior. Another plus is the schools are A rated! Lakewood Ranch has an active lifestyle with sidewalks to walk the neighborhoods, playgrounds, soccer fields, and nature trails. Mainstreet Lakewood Ranch has restaurants, shops, theater, and activities for all ages. What a great place to call home.  
 Courtesy of Coldwell Banker Residential Re



**RECENTLY SOLD** \* Sold Date: 4/3/2014, Public Record **MLS ID: A3993364**

**15619 Butterfish PL** Single Family 4/4 2,524 6,643 2006 4/3/2014 \$315,000 \$125  
 Grand entrance into this beautiful home. This home has everything you need. Great kitchen with wood staggered cabinets, granite countertops, breakfast bar, and lots of counter space. Breakfast nook next to the kitchen looks out to your back yard. Kitchen is open to the family room and has sliding doors leading out to a large paver brick patio. Great floor plan with the master suite, master bath, den, half bath, living room, dining room, family room, kitchen, and laundry room all on the ground floor. Upstairs you'll find 3 bedrooms, 2 baths, and a nice size bonus room. Private back yard has room for a pool. Located in the neighborhood of Lakewood Ranch with it's A rated schools. Enjoy the playgrounds, parks, and sidewalks in Lakewood Ranch.  
 Courtesy of Coldwell Banker Residential Re



**RECENTLY SOLD** \* Sold Date: 4/4/2014, Public Record **MLS ID: A3974170**

**13211 Palmers Creek TER** Single Family 6/6 5,455 22,320 2007 4/4/2014 \$1,630,000 \$299  
 This Lakewood Ranch Country Club executive home on a private preserve is a study in excellent design. Featuring rarely available 5/6 bedrooms & 5.5 baths, this spectacular home will please those with discriminating taste. The exquisite entry boasts turned stone columns, custom forged scrolled iron & glass doors and a 2-story foyer. The welcoming living & dining rooms greet you with high ceilings, hand-blown Tuscan glass chandeliers, a custom wood & granite buffet and butler's bar. The island kitchen with custom wood cabinetry offers granite counters, stainless steel appliances; 6-burner Wolf stove, gas, electric and microwave ovens, oversized refrigerator-freezer, two sinks and walk-in pantry. The breakfast bar, highlighted by Ogetti hand-blown pendant lighting, flows easily to the casual dining area & family room, complete with built-in media center, sound system, crown molding and "pocketing" walls of sliding glass doors out to the spectacular screened pool & spa lanai area with an outdoor covered living room, fireplace and dining area. The luxurious owner's suite, with direct access to the pool, features a spa-like bath with soaking tub and dual entry shower with a private courtyard view. First level includes 3 additional bedrooms (one with a mini "secret" clubhouse), 3.5 baths and full laundry. Upstairs a bonus game room is complete with kitchen, multiple sliders to a wide wrap-around balcony, 2 bedrooms and bath. Air conditioned garage w/storage system, generator. Circular paver driveway.  
 Courtesy of PREMIER SOTHEBY'S INTL. REALTY



**RECENTLY SOLD** \* Sold Date: 4/4/2014, Public Record **MLS ID: A3991545**

**13651 Legends Walk TER** Single Family 3/3 2,980 13,582 2004 4/4/2014 \$720,000 \$242  
 Breathtaking one-story home. Golf course lot on 7th hole of Cypress. Complete privacy. Three bedrooms and three full baths. Single glass entry door with glass side panels. Great room floor plan. Brazilian cherry wood floors and tile. Pillars at entryway while a knee wall separates the dining room and entry. Tray ceilings, crown moulding. Plantation shutters. Office with built-ins and glass french doors. Family room fireplace. Tile hearth. Built-ins and cabinets. Sliding doors and transom window off to lanai. Gourmet kitchen with island. Long eat-at counter. Pull-out drawers. Custom cabinets. Granite. Four-burner cooktop. Stone backsplash and hood. Stainless appliances. Double stainless sink. Separate breakfast area. Pass-through bar area. Master with dual sinks, Corian counters, walk-in shower, tub, private water closet. Bonus room. Pool and two covered lanai areas. New lanai screen in September of 2012. Pool pump is two years old. Entire home was painted in July 2013. Rear of the property has a western exposure. Surround sound. Furniture available in separate package. Interior freshly painted, all except two side bedrooms. Custom blinds, lighting and plantation shutters.  
 Courtesy of PREMIER SOTHEBY'S INTL. REALTY



**8** **RECENTLY SOLD** \* Sold Date: 4/1/2014, Public Record **MLS ID: M5843993**

**12718 Stone Ridge PL** Single Family 4/3 2,784 13,778 2008 4/1/2014 \$699,900 \$251

If you are looking for perfection, you just found it! Every upgrade was chosen for this popular Neal Salerno sitting right on the private LWR golf course. The golf & lake view is breathtaking as the morning sun adorns the living areas. This home is on a cul de sac offering added privacy. As you step inside, you are met w/columns in the foyer, a mosaic floor tile detail, DR/LR combo w/grid ceiling & crown, & built-in DR buffet. The kitchen is like the center of the universe open to FR w/built-in entertainment center, staggered cherry wood cabinets, granite counters, under the counter lighting, tiled backsplash w/glass block, walk-in pantry, a butler pantry w/wine frig, & lots of light making it a cheery space to enjoy. FR has pocket sliders to paved lanai w/salt water pebble tec pool w/water feature, gas & solar heat, outdoor kitchen w/frig, & a spectacular lake & golf course view you will cherish for entertaining. Impact glass all around & a hurricane screen w/remote for the outdoor area provides peace of mind. Master suite is spacious w/pool access, tray ceiling w/crown, wood cabinets, quartz counters, & classic tile details. Suite in rear has 4' added making it the perfect 2nd Master bedroom. Other features include: 2' added to garage, built-in desk in 2nd bedroom, surround sound, painted garage floor, 8' interior doors, alarm system, & exquisite window treatments. FR & outside furniture available under separate contract.

Courtesy of MICHAEL SAUNDERS & COMPANY



**9** **RECENTLY SOLD** \* Sold Date: 3/28/2014, Public Record **MLS ID: A3992970**

**7224 Teal Creek GLN** Single Family 4/6 5,837 24,925 2006 3/28/2014 \$1,850,000 \$317

MULTIPLE OFFERS: deadline for submission 02.23.14. Extraordinary Opportunity in The Country Club at Lakewood Ranch. Stunning custom (Pruett) built home with the best views in the Country Club. Overlooks the 18th hole of King's Dune, with long lake view, the Clubhouse and beautiful sunsets. Designed with personality and functionality, this home allows for terrific in-door and out-door living. Two story lanai, large second floor balcony, outdoor fireplace for our cool winter evenings, summer kitchen with Viking grill, a resort style salt-water pool for cooling off and a separate spa for warming up. There is plenty of space for entertaining or cocooning, working or relaxing. Work from home in the first floor Executive Office or play in the upstairs media/multi-purpose room with Entertainment Kitchen and a 5th bedroom or extra office with built-ins. Each bedroom has en suite bath and custom walk-in closet. And don't forget the wine! - room for over 300 bottles. A lot of thoughtful touches in design and finish throughout this home. This home is owned by a bank, so there are no disclosures. Buyers please verify anything and everything that you deem important to your purchasing decisions including: room sizes, square footage, schools, HOA restrictions, etc. This is an AS-IS purchase. This is a rare opportunity to possess timeless beauty in quality construction at an incredible price.

Courtesy of PRIME RESIDENTIAL BROKERS



**10** **RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: M5840458**

**7602 Partridge Street CIR** Single Family 3/3 2,449 16,901 1997 3/31/2014 \$393,000 \$160

For your consideration, is a spacious, home centrally located in the beautiful community of River Club. This absolutely stunning 3 br 2.5 bath den home offers the ultimate in beauty, comfort and the ease of a Florida lifestyle. Perfectly situated on an expansive, lushly landscaped corner lot, you will feel like you are living in paradise and realize you actually are. Living in River Club, you will enjoy easy access to Sarasota, beaches and high quality medical care. Top rated schools in this district are within close proximity. In addition, you are surrounded by the newest restaurants, shops and other amenities of Lakewood Ranch, without the CDD fees. This home is immaculate and has been loved and well cared for. It is model-perfect and move in ready. The living area is very light and bright. The large family room and the living room, overlook the sparkling pool area with fountain feature. The kitchen has a breakfast bar just off of the eating area surrounded by an aquarium window, also looking out over the pool and lanai. The guest suite is quiet and private with its own bath. The River Club golf course is open to the public and a great playing course for both the beginners and scratch golfers. With continual updates throughout the years (a list is available). This home is absolutely stunning. Current flood insurance under \$500. per year. Minimal flood area. Elevation Certificate is available.

Courtesy of COLDWELL BANKER



**11** **RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: M5844959**

**20931 Parkstone TER** Residential-Vacant -/- 73,712 - 3/31/2014 \$299,000 -  
Land

Located inside The Concession

Courtesy of Keller Williams On The Water



**12** **RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: M5841156**

**7335 Arrowhead RUN** Single Family 4/3 2,352 13,547 2001 3/31/2014 \$322,500 \$137

Great opportunity to own in well desired Lakewood Ranch. This 4 bedroom 3 bath home offers a nice sized lanai with screened in pool and an outdoor kitchen. Great location for commuters going North and South on I75.

Courtesy of WAGNER REALTY



**RECENTLY SOLD** \* Sold Date: 4/1/2014, Public Record **MLS ID: A3981497**

**6330 Watercrest WAY, UNIT 202** Condominium 3/2 1,742 163,829 2005 4/1/2014 \$330,000 \$189

Now available at Lakewood Ranches finest waterfront living! Secured elevators leads to this MOVE IN READY 3 Bedroom, 2 bath. This unit has a private oversized 2 car garage with access to the lobby and elevator. Enjoy the STUNNING views of Lake Uhlein! The living area is perfect for entertaining and showing off your views and the screened patio allows for perfect cross ventilation and mosquito free days and nights. Upgrades throughout include crown molding, designer tile, plantation shutters, custom pillars, gourmet kitchen with granite countertops and GE appliances including the Advantium oven/microwave. Master bath includes double sinks, separate garden tub and shower, volume ceilings, laundry room with washer and dryer and formal dining room! \$1000 allowance included for carpets. The Watercrest community offers a beautiful 2 story clubhouse including full kitchen, meeting, social, fitness and media rooms with internet access AND heated pool and spa! You are just a walk away from the famous Lakewood Ranch Main Street, hospital and numerous restaurants and entertainment! Bring your offers for this one of kind unit.

Courtesy of RE/MAX ALLIANCE GROUP



**RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record, Fannie Mae HomePath **MLS ID: M5840719**

**8605 Majestic Elm CT** Condominium 3/3 1,388 - 2007 3/31/2014 \$132,000 \$95

THE GOOD LIFE! Lovely & secure, maintenance-free, gated, 3 bedroom, 2.5 bath, pet friendly, 3 story townhouse, end unit, w/ a ground level tandem garage/entrance + open patio & stairway to the 2nd floor, + peaceful preserve views - in the heart of the master planned community of Lakewood Ranch. Great opportunity for a first time home buyer, real estate investor, or perfect winter 'Nest' for 'Snow Birds.' You'll adore the open Great room plan, accented by lots of windows providing a cheerful ambience, & offering ideal family living flow & perfect space for entertaining. The elegant kitchen boasts: raised panel cabinetry, granite counter tops, & stainless appliances & is open to the gathering space so that the chef can be a part of conversation & activity. Both the master (w/access to outdoor patio) & other bedrooms are on the 2nd floor offering a private retreat from the stresses of the day. Lovely serene view of lake & preserve from the breezy, open patio on 2nd floor. Willowbrook is a gated community at Lakewood Ranch, w/ community pool & close to: A rated schools, public transportation, restaurants, plentiful shopping, medical facilities, & loads of entertainment options that the Lakewood Ranch community has to offer. Commuting North or South is fast and easy via I-75 or SR 70. Don't miss this one!

Courtesy of KELLER WILLIAMS RLTY MANATEE



**RECENTLY SOLD** \* Sold Date: 4/1/2014, Public Record **MLS ID: A3988863**

**14880 Skip Jack LOOP** Condominium 3/3 1,360 - 2006 4/1/2014 \$122,000 \$90

Don't miss this warm and inviting move in ready condo next to A rated schools and park! Enjoy serene lake view from screened in lanai. Hard to come by extra storage space off of lanai. Impeccably and lovingly maintained with upgrades and improvements that include new dishwasher (2013), refrigerator, washer & dryer, and microwave (new 2010), large capacity sink (2012), new garbage disposal (2013). Transferable HVAC repair and maintenance contract in place through May, 2014. All window treatments and washer and dryer convey. Single car attached garage! Amenities include a community pool and spa just steps away from your front door! Walk to Greenbrook Adventure and Nature Parks playground, skate rink, ball fields, paw park, pavilions, and hiking/biking trails! Enjoy the Florida lifestyle all year around! Real estate taxes include the CDD fee. Condo Association application/ approval process required.

Courtesy of Wagner Realty



**RECENTLY SOLD** \* Sold Date: 4/1/2014, Public Record **MLS ID: A3985205**

**6516 Moorings Point CIR, UNIT 202** Condominium 3/3 2,344 - 2004 4/1/2014 \$413,577 \$176

Very well maintained 2nd floor unit in the Moorings at Edgewater, a gated community featuring boat dock, fishing pier, picnic area, clubhouse with heated pool and spa as well as a fitness facility. Spacious condo with plenty of storage in addition to garage space. Lots of countertop space including island in the kitchen, dry bar for extra seating, as well as room for large eat-in kitchen table. Quality finishes throughout including built-in speakers for surround sound, granite countertops & wood cabinetry throughout as well as separate laundry room and tub. Both the master and the second bedroom are en-suites with attached bathrooms. Third bedroom has bathroom with sliding door for extra separation. Completely split floorplan for the utmost privacy; great if you have guests. Large tiled lanai overlooks the manicured green space. No elevator in this unit but one could be installed in the 2nd garage stall space. The Moorings is located in such a convenient and highly-sought after location to include Lakewood Ranch Main Street's boutique shops, theater, and restaurants within walking distance, as well as the University Pkwy mall being completed in October 2014 that will feature 150+ shops and is about a 3-minute drive. Not to mention Siesta Key Beach rated top 3 in the US year after year, and the entertainment and cultural events that Sarasota affords.

Courtesy of RE/MAX ALLIANCE GROUP



**RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: A3986527**

**9602 Governors Club PL** Single Family 4/3 3,289 21,998 1998 3/31/2014 \$450,000 \$137

Fantastic mother-in-law home! Beautiful floor plan with moms own kitchen, bedroom, living room and separate entrance. The whole home has new 18" ceramic tile except for the bdms which have new carpet. New granite in the kit with ss appliances, fresh paint, etc. Great view of the lake from your pool. Hurry! Seller will remove 2nd kitchen and make this a five bedroom home if buyer doesn't need in law suite at sellers expense.

Courtesy of BRIGHT REALTY





**RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: A3989222**

**7621 Portstewart DR** Single Family 3/2 2,422 9,601 2010 3/31/2014 \$510,000 \$211

This dazzling Neal home has all of the right features to make any buyer feel right at home. From the paver driveway to the lush landscaped entrance, this home presents a sachet of style, warmth and comfort throughout this meticulously designed floor plan. Upon entering, the rich African Ebony wood flooring sets the perfect tone and flow for the abundant custom features and upgrades throughout. Spacious dining room and combined kitchen/family room is perfect for today's desired lifestyle with granite counters, stainless appliances, wine cooler, wood cabinets with glass front and walk in pantry. This floor plan flows perfectly with two guest bedrooms, an office or den and a luxurious master suite. Louise Stewart of Stewart Interiors selected the interior paint and custom features which showcase a very comfortable and up to date interior. The spacious covered lanai boasts fabulous views and becomes an extension of the great room. This coveted location provides expansive views of the preserve with mature Oak canopies and natural Florida landscaping. Enjoy the heated pool and spa complete with paver decking and ample room for an outdoor kitchen. To complete this package, an oversize 3 car garage with plenty of room for work bench and storage. This gated, maintenance free neighborhood eloquently provides the Florida lifestyle with world class amenities including golf courses, tennis, athletic center and dining options. Easy access to I-75 and #1 beach in USA, Siesta Key.

Courtesy of MICHAEL SAUNDERS & COMPANY



**RECENTLY SOLD** \* Sold Date: 3/31/2014, Public Record **MLS ID: M5845151**

**16022 Topsail TER** Single Family 4/3 4,000 22,913 2013 3/31/2014 \$1,199,000 \$300

Another breathtaking Todd JOHNSON Estate

Courtesy of COLDWELL BANKER RESIDENTIAL RE

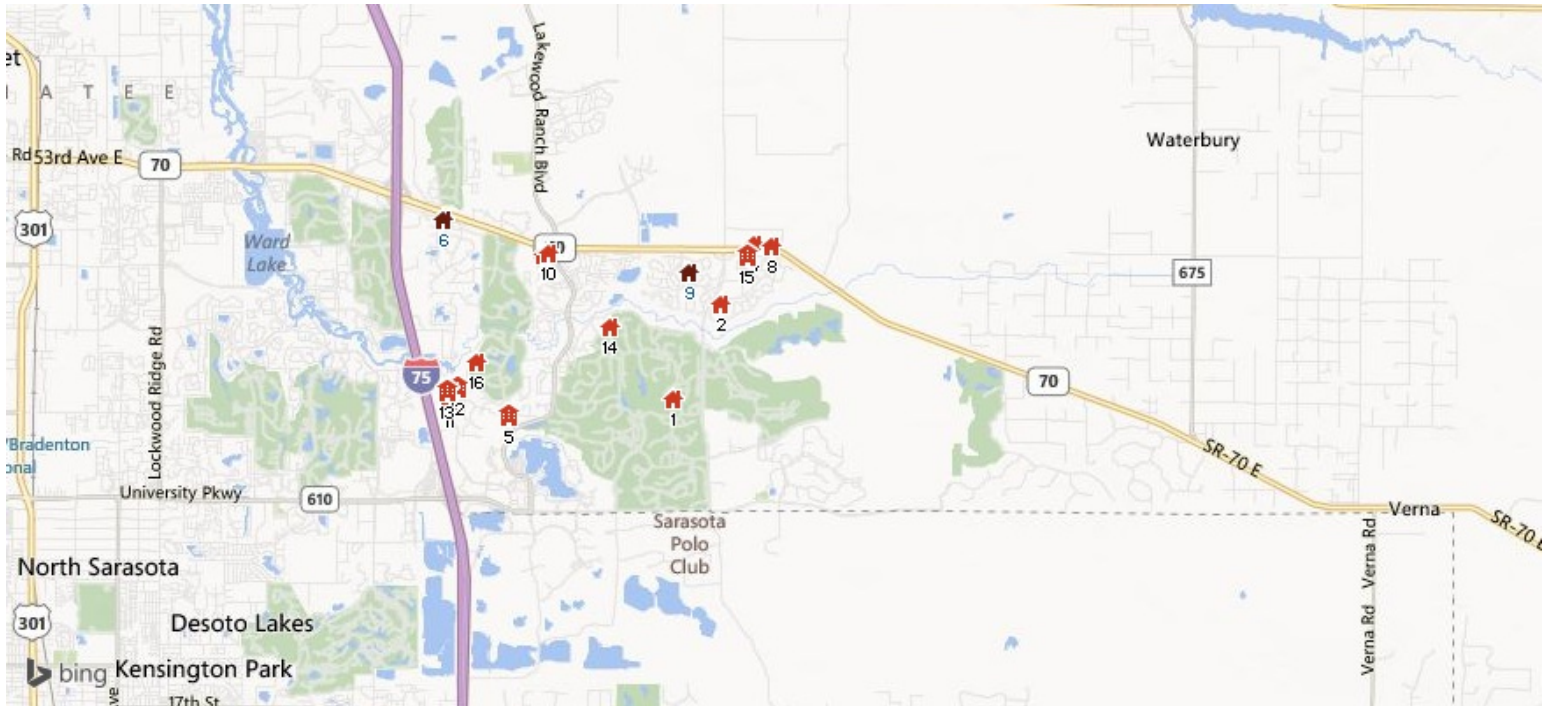


**RECENTLY SOLD** \* Sold Date: 3/28/2014, Public Record **MLS ID: A3984510**





**7042 Twin Hills TER** Single Family 4/3 3,371 18,204 2003 3/28/2014 \$608,750 \$181

Great opportunity in the Lakewood Ranch Country Club that will not last long. This is a completely updated 4-5 bedroom and 3 bath pool home on one of the nicest streets in the Country Club. The home sits on close to a half acre on a corner lot with mature landscaping. The back yard is fenced in making it perfect for families or dogs. The pool is just 2 years old with pebble-tec, an electric heater and fountain jets. In 2011, the current owners added more than 750 square feet to include the theater and pool table room, study (which can be used as a fifth bedroom), and an extra bathroom. The home is full of high-end upgrades including travertine floors and bathrooms, custom marble accents, a custom California closet, a wet-bar complete with two GE Monograms wine refrigerators, plantation shutters, pre-wiring for speakers throughout the house including surround sound in theater room as well as a security system. The floor plan is open, bright and conducive to entertaining. The cabinetry in the kitchen and the bathroom were completely re-done this summer.

Courtesy of MICHAEL SAUNDERS & COMPANY



Distressed Listings: 16

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Last Sale Price	Recording Date	Status	Past Due Amt.	
	FOR SALE	Single Family	4/3	2,870	90,140	\$515,000	4/7/2014	Foreclosure	-
<p><b>13506 Montclair PL</b> * Foreclosure, REO / Bank Owned Property, New, Active: 4/7/2014 MLS ID: O5220392</p> <p>BANK OWNED PROPERTY SOLD "AS IS" WITHOUT REPAIR OR WARRANTY. LISTING AGENT HAS NO KNOWLEDGE OF PROPERTY HISTORY, NO DISCLOSURES OR ASSOCIATION DOCS SUPPLIED. BUYER/BUYER'S AGENT IS RESPONSIBLE FOR VERIFYING HOA INFO &amp; FEES, IF ANY, COMMUNITY RULES, SQ FT, LOT SIZE, ROOM DIMENSIONS AND TAXES. THIS PROPERTY IS UNDER AUCTION TERMS. AT CLOSING, IT IS SUBJECT TO A WEB TECH FEE AND MAY ALSO BE SUBJECT TO A BUYER'S PREMIUM PURSUANT TO THE TERMS &amp; CONDITIONS. SELLER WILL NOT ALLOW WATER TO BE ACTIVATED/TURNED ON FOR ANY REASON. BUYER IS RESPONSIBLE FOR ACTIVATING/TURNING ON OTHER UTILITIES.</p> <p><i>Listing Courtesy of REALHOME SVC &amp; SOLUTIONS INC</i></p>									
	FOR SALE	Single Family	3/3	2,439	9,139	\$399,999	4/7/2014	Preforeclosure	-
<p><b>14410 Silver Trout DR</b> * Preforeclosure, Short Sale, New, Active: 4/7/2014 MLS ID: A3996030</p> <p>"Short Sale" Lee Wetherington beauty. This home is a tropical paradise with 2 pools and many upgrades. These items do not convey— all stained glass lights, stained glass front door, 2 aquariums, center island hanging light and rack, living room fan, fam room fan, outside bbq and refrigerator, hot tub and enclosure, and water purification system. Kitchen frig will be replaced with frig in garage. All waterfalls and rocks do not convey but seller will consider sale of outside of closing as personal property.</p> <p><i>Listing Courtesy of ONE STOP REALTY OF SARASOTA</i></p>									
	FOR SALE	Condominium	2/2	996	-	\$87,400	4/3/2014	Foreclosure	-
<p><b>8809 Manor LOOP, APT 101</b> * Foreclosure, REO / Bank Owned Property, New, Active: 4/3/2014 MLS ID: A3995782</p> <p>Village at Town Park 2 bedroom 2 bath condominium with balcony.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Re</i></p>									
	FOR SALE	Single Family	4/2	1,411	5,976	\$188,100	3/29/2014	Foreclosure	-
<p><b>15039 Skip Jack LOOP</b> * Foreclosure, REO / Bank Owned Property, Active MLS ID: U7615599</p> <p>Beautiful Greenbrook Village home backing up to a glistening pond. Pristine community with many amenities such as playground, park, and basketball courts. The home features an open floor plan with large bedrooms and a screened lanai. A bonus room is perfect for an office or guest bedroom. Seller is exempt from completing a disclosure as they have never occupied the property. Sold AS-IS.</p> <p><i>Listing Courtesy of SUNRAYE REALTY</i></p>									



**FOR SALE** \* Preforeclosure, Short Sale, Active: 3/14/2014 **MLS ID: M5844758**

**7612 Lake Vista CT, UNIT 301** Condominium 3/3 2,138 - \$395,000 3/14/2014 Preforeclosure -

Short Sale. RARELY AVAILABLE END UNIT with SPECTACULAR SUNSET and PANORAMIC LAKE VIEWS! This beautiful, light, bright, spacious and open 3 bedroom 2 1/2 bath condo features large rooms with 10ft ceilings. The kitchen has rich wood cabinetry and granite counters. Tile in the entry, kitchen and bathrooms, carpet in the bedrooms. A deluxe master suite with lighted step ceiling and walk-in-closets. Master Bath has granite, wood cabinetry, dual vanities, garden tub and walk-in shower. Large screened in lanai. The digital access entry system provides the comfort of security in this private and secured gated community. Individual deeded storage and parking space in the under building garage with interior and elevator access to the unit. The Grand Clubhouse features a double kitchen, fitness center and resort-style heated pool and spa with outdoor grilling area. Enjoy the Lakewood Ranch lifestyle and Lakewood Ranch Main Street with fabulous dining and shopping even a movie theatre all within short walking distance. Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of Property at full listing price may require approval of seller's lender(s).

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



**SALE PENDING** \* Preforeclosure, Short Sale, Pending: 4/2/2014 **MLS ID: A3994969**

**9215 59th Avenue DR E** Single Family 3/2 1,778 43,908 \$152,900 3/20/2014 Preforeclosure -

Short Sale: Property must be listed in the MLS seven days before an offer can be accepted per bank. After seven days please submit best and highest offer to listing agent by 9am 3/29/2014. Located on a cul-de-sac in Braden Woods with over an acre of land this home is waiting for a new owner. Home has great potential, but needs TLC (some repairs include, but not limited to, original roof has leak and needs to be replaced, garage door, AC and septic line needs to be replaced). Owner added family room (154 square feet under air, which is reflected in square footage of 1778) and lanai with extra attic storage. Home has septic and county water. Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of Property at full listing price may require approval of seller's lender(s).

*Listing Courtesy of Michael Saunders & Company*



**FOR SALE** \* Foreclosure, REO / Bank Owned Property, New, Active: 4/2/2014 **MLS ID: A3995698**

**11231 Beebalm CIR** Single Family 3/2 1,736 8,538 \$269,900 4/2/2014 Foreclosure -

This beautiful single family home is now available! Tile flooring through out the property and a nicely laid out floor plan. Includes enclosed swimming pool. Located near churches, dining centers, shopping centers and much more! Don't miss your chance for this property won't last long! Credit of up to \$500 towards a Home Warranty Plan (buyer's choice) may be available. Restrictions apply.

*Listing Courtesy of HOOK & LADDER REALTY INC*



**FOR SALE** \* Foreclosure, REO / Bank Owned Property, Active: 3/21/2014, Fannie Mae HomePath **MLS ID: M5844994**

**6107 Blue Runner CT** Single Family 3/2 1,536 8,072 \$219,900 3/21/2014 Foreclosure -

A HOME TO WIN THE HEARTS OF ALL! Beautiful custom, 3 bedroom, 2 bath home, freshly painted throughout, w/eye catching detail & stunning curb appeal at Greenbrook Village at Lakewood Ranch. Walk into a open & bright Great room, split plan w/soaring ceilings & accented by neutral colored ceramic tile set on the diagonal (all throughout the home) w/kitchen open to the gathering space offering ideal family living flow. The 'cook's' kitchen features: raised panel cabinetry, breakfast bar, granite counters, & stainless gas appliances. The split plan offers a privacy for the master bedroom en suite, featuring: dual sinks & glassed in shower. Both the Great room & Master open out onto the lanai area that overlooks peaceful views of the lake beyond, w/a fully fenced backyard providing a secure place for little ones & furry family members to romp & play. Greenbrook Village community amenities include: Adventure Park- w/pavilion & playground, (walking distance) -inline skating park, ball fields, pavilion, basketball, soccer, paw park, & access to miles of trails to bike, jog, or hike. Ideal location - off of SR 70 w/abundant shopping, restaurants, schools, downtown Lakewood Ranch w/ shops & restaurants, & Lakewood Ranch Medical Center. Fast & easy access for commuting North or South via SR 70 & I-75. Close by June 30th, 2014 and request up to 3.5% of the final sales price to be used as closing cost assistance! Restrictions apply.

*Listing Courtesy of KELLER WILLIAMS RLTY MANATEE*



**SALE PENDING** \* Preforeclosure, Short Sale, Pending: 3/20/2014 **MLS ID: M5844794**

**6455 Royal Tern CIR** Single Family 4/4 3,167 11,313 \$360,000 3/15/2014 Preforeclosure -

SHORT SALE - Greenbrook Village 4 bedroom, 4 bath, 3-car garage pool home.

*Listing Courtesy of Keller Williams Lakewood Ranch*



**FOR SALE** \* Preforeclosure, Short Sale, Active: 3/13/2014 **MLS ID: A3994658**

**11291 Beebalm CIR** Single Family 3/2 1,738 6,142 \$189,000 3/13/2014 Preforeclosure -

Short Sale. Handyman special. 3 bedrooms, 2 bath, plus a den. Dog Park, Adventure Park, trails and tennis all nearby. Active with Contract.

*Listing Courtesy of Re/Max Alliance Group*



**FOR SALE** \* Preforeclosure, Short Sale, Active: 3/10/2014 **MLS ID: A3994338**

**8932 Manor LOOP, APT 201** Condominium 2/2 1,080 - \$80,000 3/10/2014 Preforeclosure -

Short Sale; "Under Contract / Taking Backups" Great starter home or investment. Needs minor TLC. SEE AGENT REMARKS FOR SHOW INSTRUCTIONS AND SUBMITTING OFFERS. THANK YOU FOR SHOWING.

*Listing Courtesy of ABC REAL ESTATE SERVICES*





**12 OFF MARKET** \* Preforeclosure, Foreclosure Judgment Entered, Public Record **MLS ID: M562597**

**7428 Vista WAY, APT 104** Condominium 2/2 1,470 - \$120,000 3/11/2014 Preforeclosure -

Great location at Lakewood Ranch without the CDD fees. Private and quiet in the back of the community. Has an attached garage. Community offers lovely amenities. Approval is subject to third party approval

Courtesy of RE/MAX ALLIANCE GROUP



**13 OFF MARKET** \* Preforeclosure, Foreclosure Judgment Entered, Public Record **MLS ID: M535213**

**8809 Manor LOOP, APT 201** Condominium 2/2 1,277 - \$215,000 3/13/2014 Preforeclosure -

This spectacular condo is an upstairs end unit. Some of the features include an indoor utility room, vaulted ceilings, breakfast bar, a private lanai and extra storage. This complex offers many amenities including a rec center complete with a workout area, a large heated pool, BBQ picnic area, bike path and child play area.

Courtesy of SARABAY REAL ESTATE INC



**14 OFF MARKET** \* Preforeclosure, Notice of Lis Pendens, Public Record **MLS ID: -**

**6926 Brier Creek CT** Single Family 3/3 2,724 12,711 - 3/12/2014 Preforeclosure -



**15 OFF MARKET** \* Preforeclosure, Foreclosure Judgment Entered, Public Record **MLS ID: -**

**14970 Skip Jack LOOP** Condominium 3/3 1,356 - - 3/13/2014 Preforeclosure -



**16 OFF MARKET** \* Preforeclosure, Foreclosure Judgment Entered, Public Record **MLS ID: -**

**10027 Laurel Valley Avenue CIR** Single Family 3/3 3,123 14,854 - 3/13/2014 Preforeclosure -

