

Real Estate Review



99 Lifeguard Loop W
Inlet Beach, FL 32461

Phillip Johns & Wes Grayson

NOVEMBER 16, 2022

Real Estate Review Cover Letter

Scenic | Sotheby's
INTERNATIONAL REALTY

Scenic | Sotheby's
INTERNATIONAL REALTY

Dear Phillip Johns & Wes Grayson,

As your trusted real estate advisor, I want to make sure you are informed about the current real estate sales activity in your area and real-time market conditions.

Included with this letter is a Real Estate Review for your neighborhood. This report includes properties that are currently available by address, a list of properties that are under contract, and what has sold in the past 6 months. Sold prices and a median price per square foot are included in your Real Estate Review.

You purchased your home in 2021 for \$1,850,000 which was \$672.97 per square foot

Please note that this is not intended to take the place of a detailed Broker Price Opinion that I would prepare if you were planning on selling your property.

The Real Estate Review can assist you in the future when making financial decisions concerning your property's valuation range. I am happy to update this property market valuation at any time.

As always, I am here to assist you. I look forward to catching up and hearing more about you

Sincerely,

Mike Vogel
904.476.3191



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicsir.com | <https://vogelgroup30a.com>

Scenic | Sotheby's
INTERNATIONAL REALTY

Summary of Comparable Properties

Scenic | Sotheby's
INTERNATIONAL REALTY

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
93 W Endless Summer Way Way	11/7/22	5	6.00	2,703	\$2,120,000	\$784
70 E Trigger Trail	8/15/22	5	6.00	2,770	\$2,240,000	\$809
48 Surfer Lane	9/26/22	5	5.00	2,736	\$2,175,000	\$795
208 Beach Bike Way	8/19/22	4	5.00	3,057	\$2,736,000	\$895
Averages				2,816	\$2,317,750	\$821

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
163 Beach Bike Way	-	4	5.00	2,037	\$1,674,000	\$822
40 Sand Flea Drive	-	4	4.00	2,820	\$2,665,000	\$945
Averages				2,428	\$2,169,500	\$883

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
3 W Endless Summer Way	-	5	5.00	2,826	\$2,250,000	\$796
65 E Trigger Trail	-	5	6.00	2,420	\$1,999,000	\$826
174 Beach Bike Way	-	5	7.00	3,598	\$3,149,000	\$875
115 Woody Wagon Way	-	5	5.00	2,974	\$2,743,000	\$922
Averages				2,954	\$2,535,250	\$855



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicsir.com | <https://vogelgroup30a.com>

Scenic | Sotheby's
INTERNATIONAL REALTY

Comparable Properties

Scenic | Sotheby's
INTERNATIONAL REALTY



99 Lifeguard Loop West

Inlet Beach, Florida 32461

SUBJECT PROPERTY



93 W Endless Summer Way Way

Rosemary Beach, FL 32461

SOLD 11/7/22

70 E Trigger Trail

Panama City Beach, FL 32461

SOLD 8/15/22

48 Surfer Lane

Inlet Beach, FL 32461

SOLD 9/26/22

Details

MLS #	-	MLS #	900032	MLS #	906064	MLS #	899518
List Price	-	List Price	\$2,250,000	List Price	\$2,400,000	List Price	\$2,245,000
Sold Price	-	Sold Price	\$2,120,000	Sold Price	\$2,240,000	Sold Price	\$2,175,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	11/7/22	Sold Date	8/15/22	Sold Date	9/26/22
\$/Sold	-	\$/Sqft	\$784	\$/Sqft	\$809	\$/Sqft	\$795
DOM	-	DOM	116	DOM	109	DOM	63
Year Built	2013	Year Built	2015	Year Built	2022	Year Built	2005
Sqft	2,749	Sqft	2,703	Sqft	2,770	Sqft	2,736
Lot Size (sqft)	3,310	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area 18 - 30A East, 1804 - East of Camp Creek		Area 18 - 30A East, 1803 - West of Camp Creek		Area 18 - 30A East, 1804 - East of Camp Creek	
Subdivision	-	Subdivision	Seacrest Beach	Subdivision	Seacrest Beach	Subdivision	SEACREST BEACH PH 6
Style	-	Style	-	Style	-	Style	-
Taxes	8407.69	Taxes	-	Taxes	-	Taxes	8782.89
Beds	5	Beds	5	Beds	5	Beds	5
Baths	5.50	Baths	6.00	Baths	6.00	Baths	5.00
Garages	-	Garages	-	Garages	-	Garages	2.0



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicsir.com | <https://vogelgroup30a.com>

Scenic | Sotheby's
INTERNATIONAL REALTY

Comparable Properties

Scenic | Sotheby's
INTERNATIONAL REALTY



99 Lifeguard Loop West

Inlet Beach, Florida 32461

SUBJECT PROPERTY



208 Beach Bike Way

Inlet Beach, FL 32461

SOLD 8/19/22

163 Beach Bike Way

Inlet Beach, FL 32461

PENDING 10/25/22

40 Sand Flea Drive

Inlet Beach, FL 32461

PENDING 11/5/22

Details

MLS #	-	MLS #	900147	MLS #	903395	MLS #	892410
List Price	-	List Price	\$2,782,000	List Price	\$1,674,000	List Price	\$2,665,000
Sold Price	-	Sold Price	\$2,736,000	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	8/19/22	Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$895	\$/Sqft	\$822	\$/Sqft	\$945
DOM	-	DOM	40	DOM	106	DOM	246
Year Built	2013	Year Built	2020	Year Built	2022	Year Built	2022
Sqft	2,749	Sqft	3,057	Sqft	2,037	Sqft	2,820
Lot Size (sqft)	3,310	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area 18 - 30A East, 1804 - East of Camp Creek		Area 18 - 30A East, 1804 - East of Camp Creek		Area 18 - 30A East, 1804 - East of Camp Creek	
Subdivision	-	Subdivision SEACREST BEACH		Subdivision SEACREST BEACH PH 2		Subdivision SEACREST BEACH	
Style	-	Style	-	Style	-	Style	-
Taxes	8407.69	Taxes	6398.06	Taxes	-	Taxes	2570.79
Beds	5	Beds	4	Beds	4	Beds	4
Baths	5.50	Baths	5.00	Baths	5.00	Baths	4.00
Garages	-	Garages	1.0	Garages	-	Garages	-



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicir.com | <https://vogelgroup30a.com>

Scenic | Sotheby's
INTERNATIONAL REALTY

Comparable Properties

Scenic | Sotheby's
INTERNATIONAL REALTY



99 Lifeguard Loop West

Inlet Beach, Florida 32461

SUBJECT PROPERTY



3 W Endless Summer Way

Seacrest, FL 32461

ACTIVE 10/27/22



65 E Trigger Trail

Seacrest, FL 32461

ACTIVE 9/2/22



174 Beach Bike Way

Inlet Beach, FL 32461

ACTIVE 6/30/22

Details

MLS #	-	MLS #	910892	MLS #	907384	MLS #	902511
List Price	-	List Price	\$2,250,000	List Price	\$1,999,000	List Price	\$3,149,000
Sold Price	-	Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$796	\$/Sqft	\$826	\$/Sqft	\$875
DOM	-	DOM	20	DOM	75	DOM	139
Year Built	2013	Year Built	2019	Year Built	2017	Year Built	2022
Sqft	2,749	Sqft	2,826	Sqft	2,420	Sqft	3,598
Lot Size (sqft)	3,310	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area 18 - 30A East, 1804 - East of Camp Creek		Area 18 - 30A East, 1804 - East of Camp Creek		Area 18 - 30A East, 1804 - East of Camp Creek	
Subdivision	-	Subdivision SEACREST BEACH PH 6		Subdivision SEACREST BEACH		Subdivision SEACREST BEACH	
Style	-	Style	-	Style	-	Style	-
Taxes	8407.69	Taxes	9024.61	Taxes	-	Taxes	2429.41
Beds	5	Beds	5	Beds	5	Beds	5
Baths	5.50	Baths	5.00	Baths	6.00	Baths	7.00
Garages	-	Garages	-	Garages	-	Garages	1.0



Mike Vogel

Scenic Sotheby's International Realty

904.476.3191 | mike.vogel@scenicir.com | https://vogelgroup30a.com

Scenic

Sotheby's
INTERNATIONAL REALTY

Comparable Properties



99 Lifeguard Loop West
Inlet Beach, Florida 32461

SUBJECT PROPERTY



115 Woody Wagon Way
Seacrest, FL 32461

ACTIVE 5/31/22

Details

MLS #	-	MLS #	899823
List Price	-	List Price	\$2,743,000
Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$922
DOM	-	DOM	169
Year Built	2013	Year Built	2022
Sqft	2,749	Sqft	2,974
Lot Size (sqft)	3,310	Lot Size (sqft)	-
Area	-	Area	18 - 30A East, 1804 - East of Camp Creek
Subdivision	-	Subdivision	SEACREST BEACH
Style	-	Style	-
Taxes	8407.69	Taxes	2521.95
Beds	5	Beds	5
Baths	5.50	Baths	5.00
Garages	-	Garages	-



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicsir.com | <https://vogelgroup30a.com>

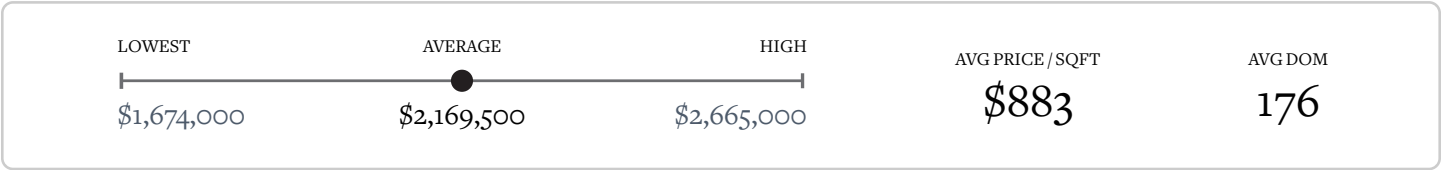
S

4 Sold Listings



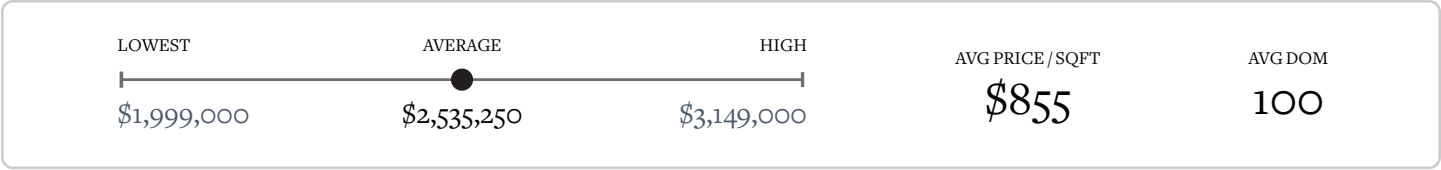
P

2 Pending Listings



A

4 Active Listings



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicsir.com | <https://vogelgroup30a.com>

Your Homes Value

Scenic | Sotheby's
INTERNATIONAL REALTY

Scenic | Sotheby's
INTERNATIONAL REALTY

Your Home at 99 W Lifeguard Loop

Purchased in 2021 for \$1,850,000 which was \$672.97 per square foot.

Your Home's Value in the Current Market

\$2,400,000

\$873.04 per square foot



Mike Vogel
Scenic Sotheby's International Realty
904.476.3191 | mike.vogel@scenicir.com | <https://vogelgroup30a.com>

Scenic | Sotheby's
INTERNATIONAL REALTY