

Real Estate Review



**127 Lakewood Drive, Santa Rosa Beach,
Florida 32459**

Donevon Storm

SEPTEMBER 1, 2022



Mike Vogel

Scenic Sotheby's International Realty

September 01, 2022

Dear Donevon Storm,

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 2018 for \$840,000 which was \$277.96 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

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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
67 Tresca Lake Court	2/11/22	4	5.00	2,630	\$1,675,000	\$637
114 Eastern Lake Court	2/4/22	3	4.00	2,237	\$1,475,000	\$659
93 Eastern Lake Court	3/25/22	4	5.00	2,498	\$1,899,000	\$760
18 Playalinda Court	3/24/22	4	4.00	1,992	\$1,350,000	\$678
68 Eastern Lake Court	1/10/22	5	3.00	2,016	\$1,300,000	\$645
Averages				2,274	\$1,539,800	\$676

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
37 Eastern Lake Court	-	4	4.00	2,544	\$1,995,000	\$784
Averages				2,544	\$1,995,000	\$784

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
42 Tresca Lake Court	-	4	3.00	2,428	\$1,699,999	\$700
Averages				2,428	\$1,699,999	\$700



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Comparable Properties



127 Lakewood Drive

Santa Rosa Beach, Florida...

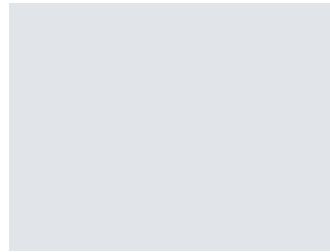
SUBJECT PROPERTY



67 Tresca Lake Court

Santa Rosa Beach, FL 32459

SOLD 2/11/22



114 Eastern Lake Court

Santa Rosa Beach, FL 32459

SOLD 2/4/22



93 Eastern Lake Court

Santa Rosa Beach, FL 32459

SOLD 3/25/22

Details

MLS #	-	MLS #	884812	MLS #	879042	MLS #	887675
List Price	-	List Price	\$1,759,000	List Price	\$1,549,500	List Price	\$1,899,000
Sold Price	-	Sold Price	\$1,675,000	Sold Price	\$1,475,000	Sold Price	\$1,899,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	2/11/22	Sold Date	2/4/22	Sold Date	3/25/22
\$/Sold	-	\$/Sqft	\$637	\$/Sqft	\$659	\$/Sqft	\$760
DOM	-	DOM	75	DOM	150	DOM	27
Year Built	2015	Year Built	2021	Year Built	2017	Year Built	2021
Sqft	3,022	Sqft	2,630	Sqft	2,237	Sqft	2,498
Lot Size (sqft)	4,573	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area	18 - 30A East, 1806 - South of 30 A East Beaches	Area	18 - 30A East, 1806 - South of 30 A East Beaches	Area	18 - 30A East, 1802 - East of Hwy 395
Subdivision	-	Subdivision	Cottages At Eastern Lake	Subdivision	COTTAGES AT EASTERN LAKE	Subdivision	COTTAGES AT EASTERN LAKE
Style	-	Style	-	Style	-	Style	-
Taxes	6289.32	Taxes	1725.63	Taxes	5927.84	Taxes	1833.57
Beds	5	Beds	4	Beds	3	Beds	4
Baths	6.00	Baths	5.00	Baths	4.00	Baths	5.00
Garages	-	Garages	-	Garages	1.0	Garages	1.0



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Comparable Properties



127 Lakewood Drive

Santa Rosa Beach, Florida...

SUBJECT PROPERTY



18 Playalinda Court

Santa Rosa Beach, FL 32459

SOLD 3/24/22



68 Eastern Lake Court

Santa Rosa Beach, FL 32459

SOLD 1/10/22



37 Eastern Lake Court

Santa Rosa Beach, FL 32459

ACTIVE 4/14/22

Details

MLS #	-	MLS #	878879	MLS #	884035	MLS #	895755
List Price	-	List Price	\$1,450,000	List Price	\$1,350,000	List Price	\$1,995,000
Sold Price	-	Sold Price	\$1,350,000	Sold Price	\$1,300,000	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	3/24/22	Sold Date	1/10/22	Sold Date	-
\$/Sold	-	\$/Sqft	\$678	\$/Sqft	\$645	\$/Sqft	\$784
DOM	-	DOM	191	DOM	69	DOM	140
Year Built	2015	Year Built	2012	Year Built	2007	Year Built	2007
Sqft	3,022	Sqft	1,992	Sqft	2,016	Sqft	2,544
Lot Size (sqft)	4,573	Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	-	Area 18 - 30A East, 1806 - South of 30 A East Beaches		Area 18 - 30A East, 1806 - South of 30 A East Beaches		Area 18 - 30A East, 1806 - South of 30 A East Beaches	
Subdivision	-	Subdivision COTTAGES AT EASTERN LAKE		Subdivision COTTAGES AT EASTERN LAKE		Subdivision COTTAGES AT EASTERN LAKE	
Style	-	Style	-	Style	-	Style	-
Taxes	6289.32	Taxes	5483.02	Taxes	5206.01	Taxes	6437.89
Beds	5	Beds	4	Beds	5	Beds	4
Baths	6.00	Baths	4.00	Baths	3.00	Baths	4.00
Garages	-	Garages	4.0	Garages	-	Garages	2.0



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Comparable Properties



127 Lakewood Drive

Santa Rosa Beach, Florida...

SUBJECT PROPERTY



42 Tresca Lake Court

Santa Rosa Beach, FL 32459

PENDING 8/1/22

Details

MLS #	-	MLS #	898209
List Price	-	List Price	\$1,699,999
Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$700
DOM	-	DOM	81
Year Built	2015	Year Built	2012
Sqft	3,022	Sqft	2,428
Lot Size (sqft)	4,573	Lot Size (sqft)	-
Area	-	Area 18 - 30A East, 1806 - South of 30 A East Beaches	
Subdivision	-	Subdivision	COTTAGES AT EASTERN LAKE
Style	-	Style	-
Taxes	6289.32	Taxes	6508.34
Beds	5	Beds	4
Baths	6.00	Baths	3.00
Garages	-	Garages	1.0



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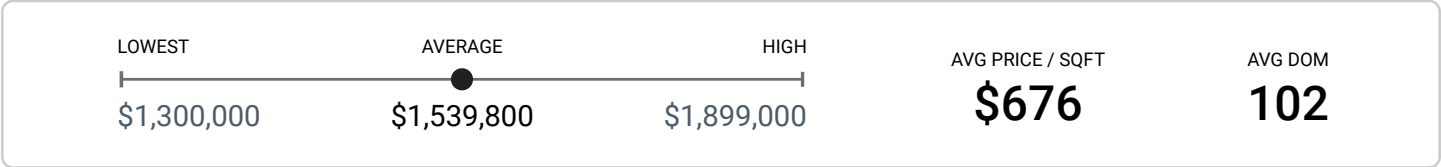
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Comparable Property Statistics

S

5 Sold Listings



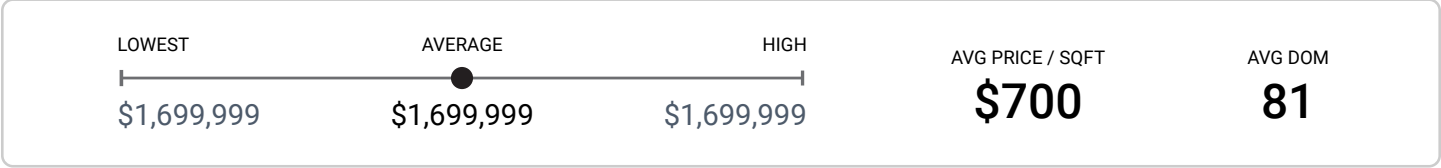
A

1 Active Listings



P

1 Pending Listings



Your Homes Value



Your Home at 127 Lakewood Dr.

Purchased in 2018 for \$840,000 which was \$277.96 per square foot.

Your Home's Value in the Current Market

\$2,037,281.00 - \$2,163,299.00

\$674 - \$715 per square foot



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