

## Subject Property Description



<b>Address</b>	1053 Makarios ST AUGUSTINE, FL 32080
<b>Area</b>	331
<b>Address</b>	
<b>City</b>	ST AUGUSTINE
<b>Approx. Heated SqFt</b>	1544.00
<b>Baths: MBR Bath Tub W/Shwr</b>	
<b>Bedrooms</b>	2
<b>Sold Price</b>	
<b>Year Built</b>	2002
<b>Private Remarks</b>	Please contact (904-687-8907)agent for lockbox code. Leave a card at Townhouse after showing.
<b>Public Remarks</b>	Upgraded Carriage Style 1st flr Townhouse overlooks Nature Preserve. Roomy 2 bdr, 2 bth + den, lates
<b>Unit Location: Ground Level</b>	
<b>Fireplace</b>	Mantle; Electric Fireplace
<b>Interior Amenities: French Door(s)</b>	
<b>Additional Rooms: Library/Office</b>	
<b>Price</b>	389900.00
<b>Pool/Hot Tub</b>	
<b>Appx. Lot Dimensions</b>	
<b>Lot Description</b>	2008-04-28
<b>Common/Club Ament: Club Pool</b>	
<b>Parking Facilities: 1 Car Garage</b>	
<b>Listing Date</b>	A

<b>Under Contract Date</b>	
<b>Sold Date</b>	
<b>Status</b>	

## Price Analysis

Summary of Closed Listings							
List #	Address	List Price	Days on Market	Sold Date	Sold Price	Total Adjustments	Adjusted Price
338427	1357 Makarios DR, ST AUGUSTINE BC FL	\$397,000	159	05/17/2007	\$380,000	-	\$380,000
350911	1555 MAKARIOS DR, ST AUGUSTINE FL	\$389,900	140	07/20/2007	\$372,500	-	\$372,500
393298	1 Ocean Trace RD, ST AUGUSTINE FL	\$389,000	147	03/07/2008	\$390,000	-	\$390,000
349556	103 VILLAGE DEL PRADO CIR, ST AUGUSTINE BC FL	\$387,000	159	05/11/2007	\$377,000	-	\$377,000
365406	285 Atlantis CIR, ST AUGUSTINE BC FL	\$410,000	63	12/30/2007	\$378,500	-	\$378,500


Low, Average, Median, and High Comparisons		
	Closed	Overall
Low	\$372,500	\$372,500
Average	\$379,600	\$379,600
Median	\$378,500	\$378,500
High	\$390,000	\$390,000

Overall Market Analysis (Unadjusted)										
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx. Heated SqFt	Avg. List \$/Approx. Heated SqFt	Avg. Sold \$/Approx. Heated SqFt	Avg. DOM
Closed	5	1,972,900	394,580	1,898,000	379,600	0.96	1,611	260.78	251.85	134
<b>Overall</b>	<b>5</b>	<b>1,972,900</b>	<b>394,580</b>	<b>1,898,000</b>	<b>379,600</b>	<b>0.96</b>	<b>1,611</b>	<b>260.78</b>	<b>251.85</b>	<b>134</b>

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Prepared by **MARIANNA TOTINO** on Thursday, May 15, 2008 5:04 PM


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<b>Address:</b> 1357 Makarios DR , ST AUGUSTINE BC , FLORIDA ; 32080 <b>County:</b> St. Johns					
	<b>List Number</b>	338427	<b>Status</b>	Sold	
	<b>Property Type</b>	Condominiums	<b>Price</b>	\$ 397,000	
	<b>Region</b>	33-ST JOHNS COUNTY-SE	<b>Area</b>	331-ST AUGUSTINE BCH	
	<b>Subd</b>	MAKARIOS			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Approx. Heated SqFt</b>	2,089	<b>Year Built</b>	2003	<b>Waterfront Y/N</b>	N
<b>Gated Community</b>	Y				
<b>Common Amenities:</b> Sprinkler System; Pest Control-Exter; Heated Pool; Pool Security Fence		<b>Parking Facilities:</b> Attached Parking; 1 Car Garage; 1 Car Space			
<b>Directions:</b> A1A Beach Blvd to Anastasia Dunes entry immediately turn rt to unit on left just beyond pool.					
<b>Remarks:</b> No detail overlooked on the fabulous upstairs 3BR/2BA condo with den & garage. Upgrades are endless, block construction to the roof and concrete floors plus paver balconies and driveways. This one is a great home. Short walk to the beach with future access even closer. Lake and creek views. Tour link attached.					
<b>Sold Date</b>	5/17/2007	<b>Sold Price</b>	\$ 380,000		

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<b>Address:</b> 1555 MAKARIOS DR , ST AUGUSTINE , FLORIDA ; 32080-8765 <b>County:</b> St. Johns					
	<b>List Number</b>	350911	<b>Status</b>	Sold	
	<b>Property Type</b>	Condominiums	<b>Price</b>	\$ 389,900	
	<b>Region</b>	33-ST JOHNS COUNTY-SE	<b>Area</b>	331-ST AUGUSTINE BCH	
	<b>Subd</b>	MAKARIOS			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Approx. Heated SqFt</b>	2,083	<b>Year Built</b>	2004	<b>Waterfront Y/N</b>	N
<b>Gated Community</b>	Y				
<b>Common Amenities:</b> Club Facilities; Clubhouse; Club Pool; Heated Pool		<b>Parking Facilities:</b> Attached Parking; 1 Car Garage			
<b>Directions:</b> A1A Beach Blvd. to Anastasia Dunes entrance to 1st right unit on the left.					
<b>Remarks:</b> This 3bd/2ba end unit was built in 2004 and backs up to a private preserve. With over 2000 sq. ft. this spacious condo offers a beautiful lanai to enjoy the wildlife and sunsets, tile throughout, nicely upgraded kitchen with bay window and lake views, and an attached 1 car garage. Located within a gated community that offers both a heated and unheated pool this is perfect for a full time residence					
<b>Sold Date</b>	7/20/2007	<b>Sold Price</b>	\$ 372,500		

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**Address:** 1 Ocean Trace RD 245 , ST AUGUSTINE , FLORIDA ; 32080 **County:** St. Johns


 <p>©2007 NEFMLS, Inc.</p>	<b>List Number</b>	393298	<b>Status</b>	Sold	
	<b>Property Type</b>	Condominiums	<b>Price</b>	\$ 389,000	
	<b>Region</b>	33-ST JOHNS COUNTY-SE	<b>Area</b>	331-ST AUGUSTINE BCH	
	<b>Subd</b>	VERIFYING SUBDIVISION			
<b>Bedrooms</b>	2	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Approx. Heated SqFt</b>	1,100	<b>Year Built</b>	1973	<b>Waterfront Y/N</b>	Y
<b>Gated Community</b>	Y				
<b>Common Amenities:</b> Clubhouse; Club Pool; Tennis Court(s)		<b>Parking Facilities:</b> Assigned Parking			
<b>Directions:</b> From A1A take Ocean Trace Road east until Spanish Trace, the last building on the right. Unit is on 2nd floor of south building.					
<b>Remarks:</b> Relax and enjoy sunrise over the ocean with the best view on the beach! This second floor townhome in Spanish Trace boasts a direct ocean view. Fully furnished, this unit includes everything you need to move in or to rent, including all kitchen appliances. Complex includes private beach access and a spacious in ground pool. Gated and fenced. Tennis and clubhouse.					
<b>Sold Date</b>	3/7/2008	<b>Sold Price</b>	\$ 390,000		

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**Address:** 103 VILLAGE DEL PRADO CIR , ST AUGUSTINE BC , FLORIDA ; 32080 **County:** St. Johns

 <p>©2007 NEFMLS, Inc.</p>	<b>List Number</b>	349556	<b>Status</b>	Sold	
	<b>Property Type</b>	Condominiums	<b>Price</b>	\$ 387,000	
	<b>Region</b>	33-ST JOHNS COUNTY-SE	<b>Area</b>	331-ST AUGUSTINE BCH	
	<b>Subd</b>	OCEAN GALLERY CONDO			
<b>Bedrooms</b>	2	<b>Full Baths</b>	2	<b>Half Baths</b>	1
<b>Condo Fees</b>	\$ 798	<b>Approx. Heated SqFt</b>	1,320	<b>Year Built</b>	1986
<b>Waterfront Y/N</b>	N	<b>Gated Community</b>	Y		
<b>Common Amenities:</b> Clubhouse; Hot Tub Pool; Tennis Court(s); Exercise Room; Pest Control-Interior; Heated Pool; Elevator		<b>Parking Facilities:</b> Assigned Parking; Guest Parking			
<b>Directions:</b> East on St Rd. 312, right on A1A to Ocean Gallery. 2nd entrance.					
<b>Remarks:</b> This beautifully decorated townhome has many upgrades including, flooring, countertops, cabinetry, appliances and much more. Enjoy sitting on your enclosed balcony off the master bedroom suite or relaxing on the enclosed porch, ground level. Plenty of storage in this unit for you to consider this property as a second home or a great investment. Ocean Gallery has a wonderful rental history.					
<b>Sold Date</b>	5/11/2007	<b>Sold Price</b>	\$ 377,000		

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<b>Address:</b> 285 Atlantis CIR 206 G , ST AUGUSTINE BC , FLORIDA ; 32080 <b>County:</b> St. Johns					
 <p>©2007 NEFMLS, Inc.</p>	<b>List Number</b>	365406	<b>Status</b>	Sold	
	<b>Property Type</b>	Condominiums	<b>Price</b>	\$ 410,000	
	<b>Region</b>	33-ST JOHNS COUNTY-SE	<b>Area</b>	331-ST AUGUSTINE BCH	
	<b>Subd</b>	VERIFYING SUBDIVISION			
<b>Bedrooms</b>	3	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Approx. Heated SqFt</b>	1,465	<b>Year Built</b>	2003	<b>Waterfront Y/N</b>	N
<b>Gated Community</b>	Y				
<b>Common Amenities:</b> Clubhouse; Exercise Room; Elevator		<b>Parking Facilities:</b> 1 Car Garage; Other Parking			
<b>Directions:</b> A1A Beach Blvd on Anastasia Island. Seaside @ Anastasia is across from the county fishing pier. Unit is the end unit facing the beach on the second floor.					
<b>Remarks:</b> Island location for this 3 bedroom 2 bath condo across from the beach. upgraded with hardwood floors, crown mouldings, upscale lighting, bead board in baths and natural wood cabinets. All concrete building and a garage.					
<b>Sold Date</b>	12/30/2007	<b>Sold Price</b>	\$ 378,500		