

# GREYHAWK LANDING

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## Professional Real Estate Market Update



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Home Listed	Great Value
Any Town, USA \$500,000 7M   12.5M	Any Town, USA \$850,250 3M   17M
Any Town, USA \$390,000 7M   15.5M	

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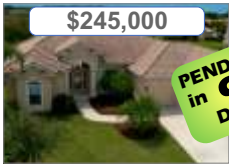


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**# 1**  
**Realtor**  
**Greyhawk**  
**Landing**

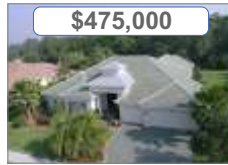
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May 2011

## Kim's Featured Listings



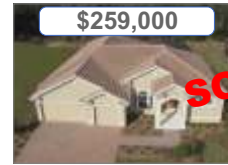
\$245,000

Short Sale - Lovely Sam Rodgers Bermuda Floorplan. Featuring 4 bedrooms, 3 baths and an oversized premium lot. Bright and Open with large rooms. Lovely pool and preserve views.



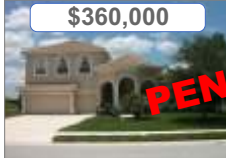
\$475,000

Arthur Rutenberg's Nassau V perfectly balances family and formal spaces. Former Model w/ Magnificent details. From the artfully designed wood flooring with tile accents to the art niches and much more...



\$259,000

Stunning York Model featuring 3 bedrooms plus a large den/office (possible 4th bedroom). Beautifully maintained home, loaded with upgrades. Gorgeous Kitchen with solid surface counters and solid wood 42" cabinets...



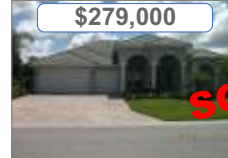
\$360,000

Grand Chatham featuring 6 BR 4 BA huge upstairs bonus room. Perfect for large families entertaining. Gourmet kitchen. Great pool area. This home is situated on a gorgeous, oversized lakefront lot.



\$279,800

Beautiful Coquina Model loaded with upgrades. Cherry cabinet. Tile on diagonal in kitchen. Gas, upgraded Corian, Double tray ceilings. Large covered lanai overlooking oversized, private fenced yard. Well for irrigation (saves \$)



\$279,000

Fabulous Chatham model with 4 BR + office. Double tray ceilings, granite counters, solid wood cabinets and stainless appliances overlooking leisure room and pool. situated on a premium preserve lot with majestic oak trees.

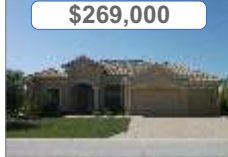
**NEW PRICE**



\$182,500

Bright and Open home Soaring 13' ceilings, large Island kitchen with granite, maple glazed cabinets. Master Bedroom sitting/office area 2.5 car garage is great for storage. Lovely conservation views

**NEW LISTING**



\$269,000

Bright, open plan, tray ceilings, crown molding, lots of tile, Large rooms and a marvelous kitchen with Granite counters, Solid wood cabinets with pull outs, Fantastic pool/spa overlooking sparkling lake.



**Kim Simone**  
GreyHawk Landing Specialist  
(941) 746-5525

**#1**  
Realtor  
Greyhawk  
Landing

Kim Simone sells GreyHawk Landing homes faster and for more money...  
That's a Fact! Why list with anyone else?

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[www.GreyhawkLandingProperties.com](http://www.GreyhawkLandingProperties.com)



**Kim Simone**, Realtor<sup>®</sup>, ASP<sup>™</sup>  
**Dependable and Professional**



**GreyHawk Landing Activity 02/04/2011- 04/28/2011**

**ACTIVES**

Address	List Price	BR	BA	Sq Ft	Pool
12362 LAVENDER LOOP	\$ 182,500	3	3	2214	N
12331 LAVENDER LOOP	\$ 194,000	4	3	2230	N
12647 CARA CARA LOOP	\$ 199,900	4	3	2230	N
328 SNAPDRAGON LOOP	\$ 229,000	4	3	2409	N
111 CALADIUM CT	\$ 243,036	3	2	1887	N
12278 LAVENDER LOOP	\$ 244,791	3	2	1887	N
13078 PEREGRIN CIR	\$ 245,000	4	2	2463	Y
12271 LAVENDER LOOP	\$ 254,600	3	3	2164	N
115 CALADIUM CT	\$ 257,115	3	3	2164	N
12706 PENGUIN DR	\$ 269,000	4	3	2756	Y
1102 BRAMBLING	\$ 279,900	4	3	2552	Y
110 PEONY CT	\$ 279,990	5	4	3173	N
12419 ASTER AVE	\$ 284,905	4	3	3000	Y
12467 NATUREVIEW CIR	\$ 305,000	4	3	2962	N
259 DOVE TRL	\$ 325,000	4	3	2625	Y
12815 PENGUIN DR	\$ 330,000	4	3	3067	Y
251 PETREL TRL	\$ 339,900	4	3	2643	Y
360 SNAPDRAGON LOOP	\$ 349,900	4	3	2618	Y
343 PETREL TRL	\$ 407,912	4	3	3452	N
12520 NATUREVIEW CIR	\$ 429,000	5	4	3318	Y
12815 MAGPIE PL	\$ 559,000	5	4	3880	Y

**SOLDS**

Address	Sold Price	BR	BA	Sq Ft	Pool
12560 NATUREVIEW CIR	\$ 210,000	4	3	2413	Y
13049 PEREGRIN CIR	\$ 220,000	3	2	2818	Y
12334 LAVENDER LOOP	\$ 215,000	3	2	1887	N
12318 ASTER AVE	\$ 237,000	4	3	2648	N
12559 NATUREVIEW CIR	\$ 255,000	4	3	2643	Y
12211 ASTER AVE	\$ 223,000	4	3	2383	Y
1212 BRAMBLING CT	\$ 220,000	4	3	2246	Y
129 PEONY CT	\$ 246,963	4	3	2413	N
258 PETREL TRL	\$ 260,000	4	3	2465	Y
12330 LAVENDER LOOP	\$ 264,500	5	3	2869	N

**PENDINGS**

Address	List Price	BR	BA	Sq Ft	Pool
1410 BRAMBLING CT	\$ 199,000	3	2	2495	N
263 DAHLIA CT	\$ 204,000	4	3	2214	Y
276 DAHLIA CT	\$ 208,500	4	3	2230	Y
275 DAHLIA CT	\$ 209,000	3	2	2272	Y
216 DOVE TRL	\$ 212,850	4	3	2430	Y
12231 LAVENDER LOOP	\$ 226,900	3	2	2276	Y
12079 ASTER AVE	\$ 230,000	5	3	2948	N
12383 LAVENDER LOOP	\$ 235,000	4	3	2244	Y
1216 BRAMBLING CT	\$ 237,500	4	3	2381	Y
1025 BRAMBLING CT	\$ 245,000	4	3	2263	Y
12455 NATUREVIEW CIR	\$ 249,500	4	3	2427	Y
12354 Lavender Loop	\$ 249,900	4	3		Y
219 PETREL TRL	\$ 259,000	3	3	2525	Y
1122 BRAMBLING CT	\$ 259,900	4	3	2274	Y
12039 ASTER AVE	\$ 259,900	4	3	2648	Y
224 DOVE TRL	\$ 264,900	4	3	2642	Y
13108 PEREGRIN CIR	\$ 269,800	4	3	3090	N
247 PETREL TRL	\$ 279,000	4	3	2887	Y
13057 PEREGRIN CIR	\$ 279,000	4	3	2329	Y
379 SNAPDRAGON LOOP	\$ 289,000	4	3	2613	N
12819 DAISY PL	\$ 289,900	4	4	3869	N
270 PETREL TRL	\$ 320,000	6	4	3929	N
12428 DAISY PL	\$ 325,000	3	4	3125	Y
12024 ASTER AVE	\$ 329,900	4	3	2368	Y
204 DAHLIA CT	\$ 348,000	5	4	3339	Y
215 DOVE TRL	\$ 435,000	4	4	3034	Y

**For additional information visit  
[www.GreyHawkLandingProperties.com](http://www.GreyHawkLandingProperties.com)**

**MANATEE** -- Plunging prices did little to spur home sales in Manatee County last month, recently released data show, but Lakewood Ranch was an exception. The number of single-family homes sold in February dipped from the same month a year ago, despite median prices dropping by a fifth, according to a Broker Metrics analysis of Multiple Listing Service data performed for the Manatee Association of Realtors.

Local agents closed 263 single-family home sales in Manatee last month, 15 fewer than in February 2010. The median sales price was \$152,000, a 20-percent drop from a year earlier. It also was the lowest figure since at least June 2006, the farthest that historical data was available on the association's website

Local agents said Tuesday they were not overly concerned about the price and sales drops, saying both are typical for this time of year.

February closings usually represent contracts that were signed in November and December, when home buying activity is down anyway because of the holidays. And sellers often lower their acceptable sales price during that time because they want to focus on the holidays and/or meet tax deadlines. Last month's price drop might have been more pronounced because of delays in sales of bank-owned properties, This is attributed to lender-initiated slowdowns resulting from revelations of 'robo-signing' and other questionable practices in foreclosure cases by banks and their attorneys.

Home sales typically pick up in March and April as seasonal residents and visitors close deals. There were 479 single-family homes under contract in February, a nearly 25-percent jump from the 361 in February 2010, Broker Metrics said. That helped reduce inventory to 5.8 months; it was 9.1 months a year earlier.

By DUANE MARSTELLER - bradenton.com

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