



581 E Rocks Dr, Sanibel, FL 33957

PREPARED FOR

Last Chance - 581 Rocks, Sanibel

JANUARY 7, 2015

Analysis of the comparable properties suggests a list price of:

\$599,000

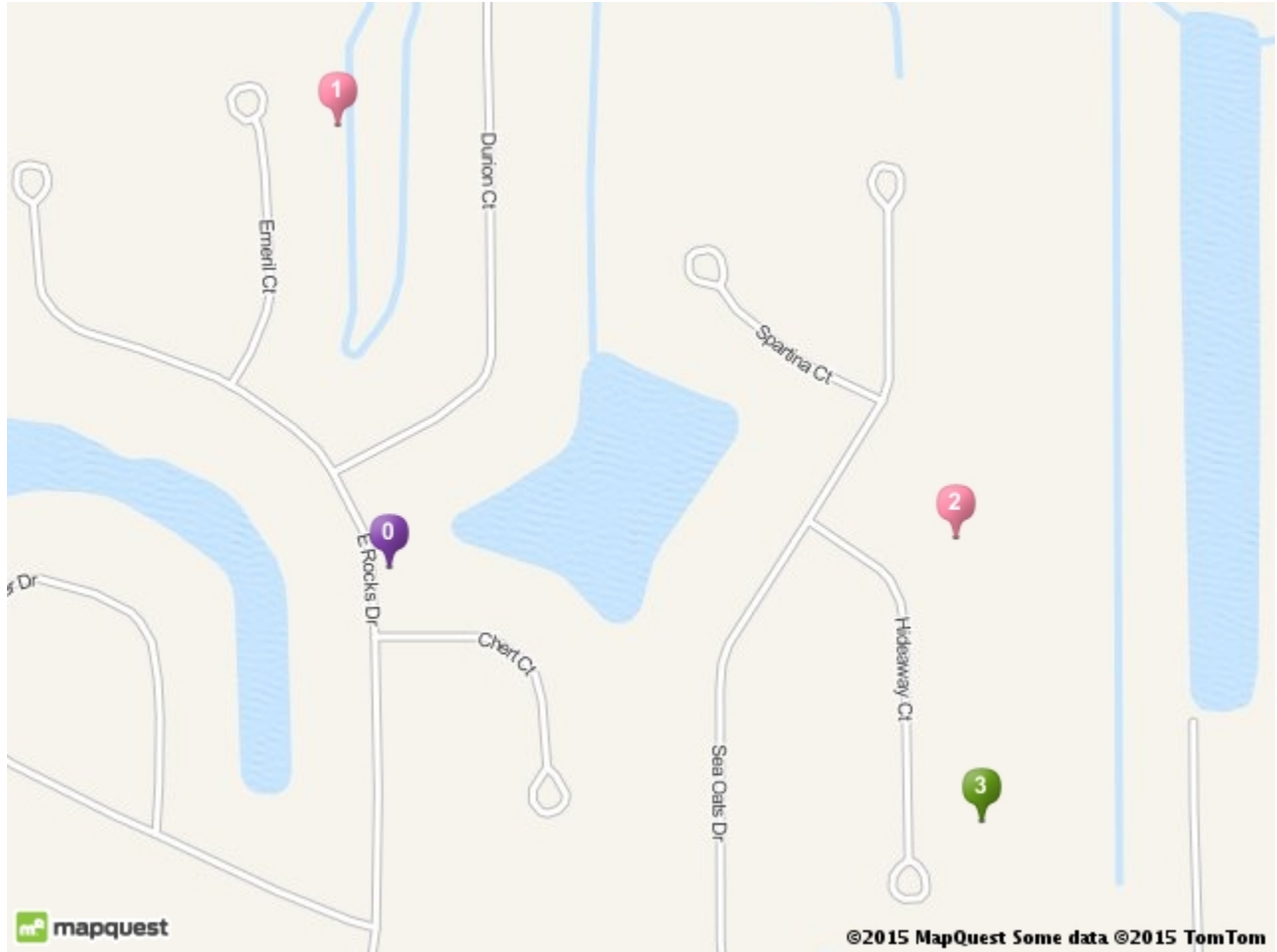
Here are some other pricing factors to consider:

	Low	Median	Average	High
All listings	\$570,000	\$599,000	\$616,300	\$679,900
Active listings	\$599,000	\$599,000	\$599,000	\$599,000
Sold listings	\$570,000	\$570,000	\$624,950	\$679,900

Suggested list price **\$599,000**

Item	Cost
Purchase	\$375,000
Remodel and Updating	\$30,000
Sales Costs	\$48,000
Total selling expenses	\$453,000

Net to seller **\$146,000**



	MLS #	Status	Address	Price
0	Subject		581 E Rocks Dr, Sanibel, FL 33957	
1	214011068	S	706 Emeril CT	\$679,900
2	214031588	S	620 Hideaway CT, Unit 0	\$570,000
3	214019627	A	564 Hideaway CT	\$599,000

Status: S = Sold, A = Active

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
706 Emeril CT	3	2.00	1999	1,913	\$679,900	\$679,900	6/2/14
620 Hideaway CT, Unit 0	3	3.00	2000	1,627	\$575,000	\$570,000	9/11/14
Averages				1,770	\$627,450	\$624,950	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
564 Hideaway CT	3	2.00	2012	1,531	\$599,000		
Averages				1,531	\$599,000		

PROPERTY DETAILS

MLS #214011068

S 706 Emeril CT, Sanibel

\$679,900

Listing information

Courtesy of John Gee & Company, Inc.

MLS#: 214011068

Beds: 3

Sq Ft: 1,913

Sold Date: 6/2/14

Features

FREE TRIAL
NO CREDIT CARD
NO OBLIGATION
NO TEXT

Remarks

Charming elevated pool home on a sparkling lake was built in 1999 and remodeled with sophisticated international flair with soaring ceilings, floor to ceiling windows, skylights and an abundance of natural light. Contemporary, gourmet kitchen with granite counter tops, custom cabinets and top of the line appliances, tiled floor and light filled dining room with access to screened lanai. Living room is large with high ceiling and skylight. Three bedrooms. Master bedroom has spacious bath, double sinks and jacuzzi tub. The dramatic, unexpected home with many extras and built ins. Sound system throughout home. Outside shower. Meticulously maintained. A MUST SEE to be fully appreciated.



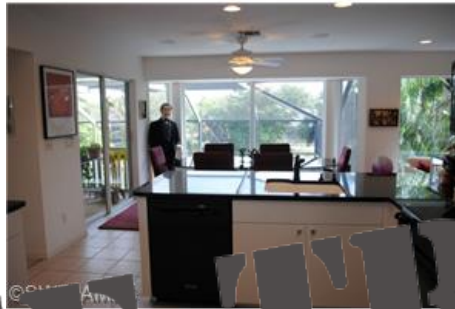
Information is deemed reliable but not guaranteed.

Source: SWFLAMLS

David Helm | Summit Crest Real Estate | Cape Coral, FL | Mobile: 8015502788 | dave@summitcrestre.com | www.summitcrestre.com

S 706 Emeril CT, Sanibel

\$679,900



PROPERTY DETAILS

MLS #214031588

S 620 Hideaway CT, Unit 0, Sanibel

\$570,000

Listing information

Courtesy of RE/MAX of The Islands

MLS#: 214031588

Beds: 3

Sq Ft: 1,627

Sold Date: 9/11/14

Features

FREE TRIAL FULL VERSION

Remarks

This island home is located within the Gulf B subdivision just across the street from W. Gulf Dr. beach. An elevated 3/2.5 screen in tile pool home features privacy and overlooks Conservation Lands. Floor plan includes separate bedrooms suites. Very nice design and well maintained property. Must See!



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www.summitcrestre.com

S 620 Hideaway CT, Unit 0, Sanibel

\$570,000



PROPERTY DETAILS

MLS #214019627

A 564 Hideaway CT, Sanibel

\$599,000

Listing information

Courtesy of RE/MAX of The Islands

MLS#: 214019627	Beds: 3	Sq Ft: 1,531	List Date: 3/17/14
Status: Active	Baths: 2.00	Year Built: 2012	DOM: 223

Features

Amenities: Beach Access, See Remarks; **Construction:** Pool; Ceiling Fans; Central Electric; **Equipment:** Dishwasher, Dish, Refrigerator, Microwave, Smoke Detector, Window Coverings; **Exterior:** None; **Heating:** Central Electric; **Interior:** Bar, Smoke Detectors; **Hot Tub/De-Sac:** Sewer: Central Sewer; **View:** Pool; **Waterfront:** None; **Acres:** 0.2500

Remarks

Take advantage of low maintenance costs with this 2012-built home offering three bedrooms, two bathrooms and a beautiful covered porch overlooking conservation land in the Sea Oats subdivision. Home is fully appointed with granite counter tops, stainless steel appliances, and tile throughout. Covered parking and lots of storage available on the ground level. Home is tenant-occupied and a 5 day advanced notice is required for showing appointments



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Source: SWFLAMLS

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A 564 Hideaway CT, Sanibel

\$599,000



Sold Listings

Number of listings	2
Lowest price	\$570,000
Average price	\$624,950
Highest price	\$679,900
Avg price per sqft	\$353
Avg DOM	10



Active Listings

Number of listings	1
Lowest price	\$599,000
Average price	\$599,000
Highest price	\$599,000
Avg price per sqft	\$391
Avg DOM	223



Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
706 Emeril CT	6/2/14	\$679,900	\$707,969	4.13%
620 Hideaway CT, Unit 0	9/11/14	\$570,000	\$589,524	3.43%
Sold Averages		\$624,950	\$648,746	3.78%

Active Listings

Address	List Price	Zestimate	Difference
564 Hideaway CT	\$599,000	\$559,332	-6.62%

Source: SWFLAMLS



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	Difference	DOM	\$ per Sqft
706 Emeril CT	\$679,900	\$679,900	0.00%	2	\$355
620 Hideaway CT, Unit 0	\$575,000	\$570,000	-0.87%	18	\$350
Sold Averages	\$627,450	\$624,950	-0.40%	10	\$353