

A REAL ESTATE REVIEW FOR KINGSVIEW



ANY AGENCY REALTY

Daniel & Diane Wheeler
4581 Tuscana Dr
Sarasota, FL 34241

Your home is one of your most valuable investments. With local real estate prices constantly evolving and home values extremely local in nature, it's more important than ever to keep up-to-date about home values where it matters most, in your neighborhood. This is why I've taken the time to deliver your Neighborhood Real Estate Review to you. Every new edition will include up-to-date sales of homes in your neighborhood and similar nearby properties. Those most relevant to you.

If you would like to know your home's current market value, please let me know. It would be my pleasure to perform a Comparable Market Analysis or CMA. It's the best way to determine your home's current and true value. Let my unique knowledge of your neighborhood and proven real estate professionalism and success work for you.

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REALTOR®

Recent sales around KINGSVIEW
can affect your value!



Find out how much with your Complimentary Estimate for
4581 Tuscana Dr

Go to: MyHomeEst.com and Enter: AC-VH-CD



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FEATURED SALES

The report summarizes listings sold for Kingsview and/or other properties in the area. Listings summarized in the table below are based on information from the My Florida Regional MLS. Properties sold were not all listed by Any Agency Realty and were listed by various MLS participating offices. Non-MLS properties are not included.

The most recent 19 sold listings are shown in more detail below as they represent the best indication of change in property values.

Sold Date		Bedrms + F Baths + H Baths	Year Built/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
05/15/17	Berry Hill Manor; 2405 Pimpernel Dr	4 + 3 + 1	1992 / 2782	\$314,930	\$301,000	-4.4%	52
05/12/17	Highgrove; 3847 Tullycross Ct	4 + 2 + 1	2001 / 2598	\$279,930	\$279,930	0.0%	37
04/25/17	Highgrove; 3681 Thornbury Ct	4 + 2 + 1	1997 / 2830	\$300,930	\$297,500	-1.1%	72
04/21/17	Kingsview; 4148 Windsor Heights Pl	3 + 2 + 1	2001 / 2108	\$196,000	\$196,000	0.0%	16
04/05/17	Highgrove; 8030 Bloomsbury Pl	3 + 2 + 1	2002 / 2435	\$227,500	\$237,230	4.3%	200
04/04/17	Strawberry Hill Estate; 7061 Heather Dr	3 + 3 + 1	2001 / 2015	\$206,220	\$210,000	1.8%	27
04/03/17	Strawberry Hill Estate; 6813 Lantana Dr	5 + 2 + 2	2004 / 2743	\$258,930	\$258,930	0.0%	68
03/15/17	Berry Hill Manor; 8963 Cottongrass St	7 + 3 + 1	1998 / 5738	\$385,000	\$385,000	0.0%	23
03/15/17	Strawberry Hill Estate; 6818 Lantana Dr	4 + 2 + 1	2005 / 2356	\$271,530	\$235,200	-13.4%	380
03/07/17	Kingsview; 4315 Castletower Ct	5 + 2 + 2	2000 / 2821	\$266,000	\$255,500	-3.9%	100
03/02/17	Kingsview; 8283 Knighthood Pl	4 + 3 + 1	1996 / 2082	\$214,130	\$213,500	-0.3%	94
02/10/17	Strawberry Hill Estate; 7113 Garden Ct	4 + 2 + 0	1972 / 2145	\$206,500	\$203,000	-1.7%	201
02/06/17	Berry Hill Manor; 8817 Cottongrass St	4 + 3 + 1	1993 / 2640	\$300,930	\$289,800	-3.7%	187
01/09/17	Strawberry Hill Estate; 2236 Rattan Ct	4 + 2 + 1	2003 / 2642	\$252,000	\$245,000	-2.8%	23
01/05/17	Strawberry Hill Estate; 6873 Arbor Ln	5 + 3 + 0	1968 / 2745	\$237,860	\$237,300	-0.2%	127
12/30/16	Highgrove; 3683 Princess Of Wales Pl	4 + 2 + 2	2000 / 2260	\$234,430	\$234,430	0.0%	123
12/14/16	Berry Hill Manor; 2323 Knotweed Ct	4 + 2 + 1	1991 / 2534	\$279,995	\$280,000	0.0%	129
12/02/16	Berry Hill Manor; 2251 Ravenna Ct	5 + 3 + 1	1999 / 3024	\$336,000	\$305,900	-9.0%	131
11/28/16	Kingsview; 8295 Knighthood Pl	3 + 2 + 1	1997 / 2234	\$206,430	\$206,430	0.0%	79

FEATURED PROPERTIES



AVAILABLE **\$319,199**
 Berwyn Heights; 515 Grayson Circle

3 Bdrms + 2 FBths + 1 HBth
 Large family-suited home, perfect for little ones. Best schools. Close to everything. A must see!



AVAILABLE **\$343,000**
 3729 South Granite Avenue

3 Bdrms + 2 FBths
 Beautiful brick home; well windowed. French doors open to back deck. Solid wood flooring throughout.