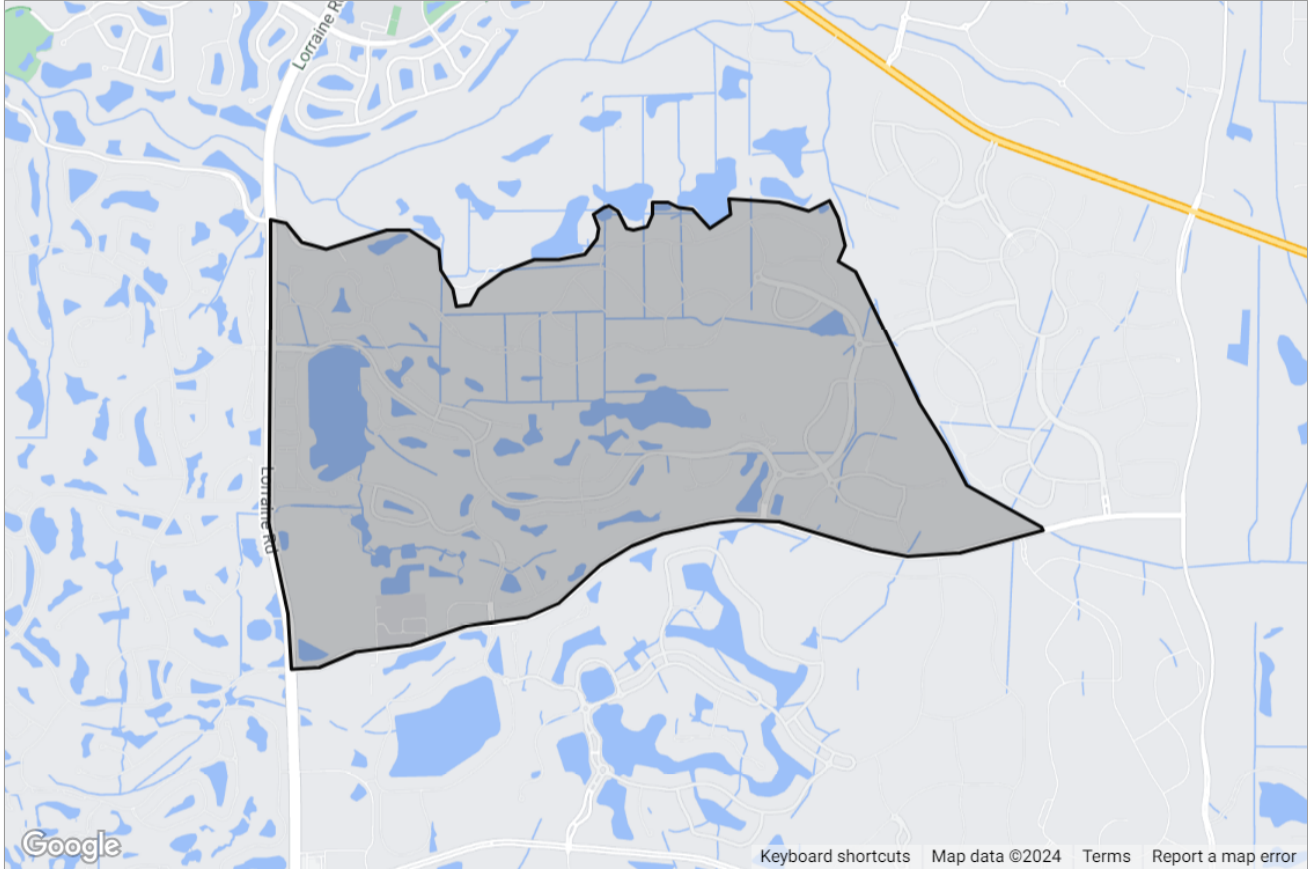


MARKET ACTIVITY REPORT

## Country Club East in Lakewood Ranch, FL



Presented by

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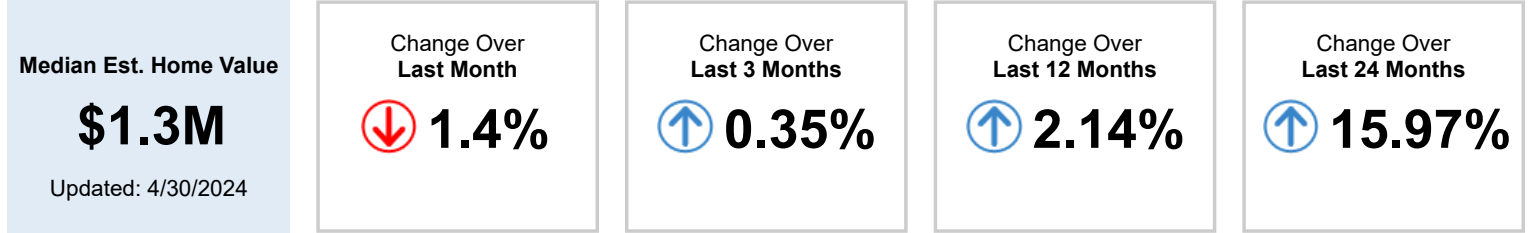
**Michael Saunders & Company**

61 S. Blvd of the Presidents

Sarasota, FL 34236

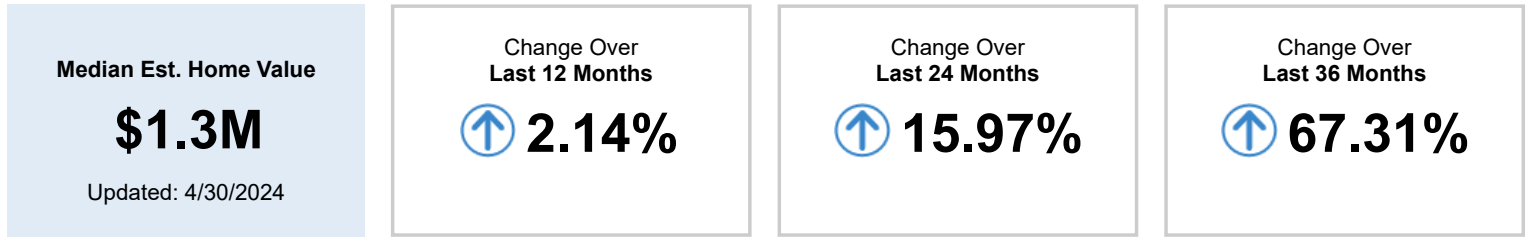
# Country Club East in Lakewood Ranch, FL

## Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



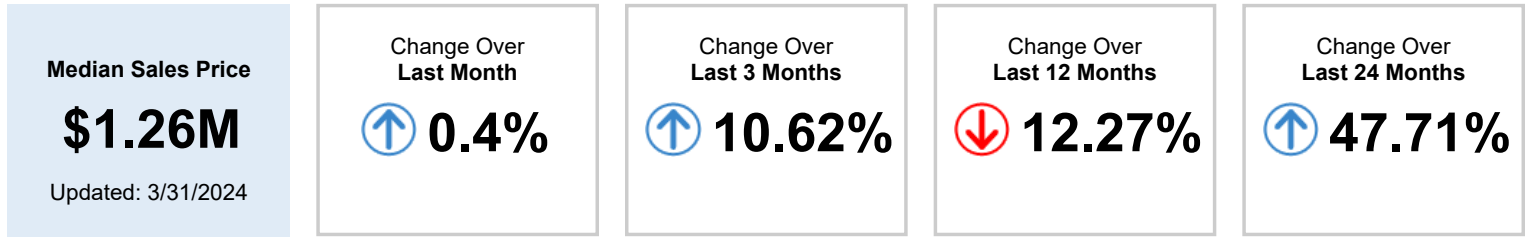
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



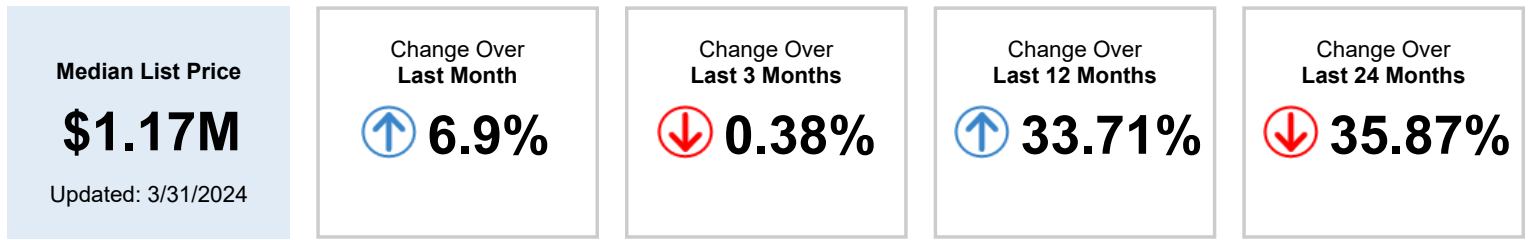
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/2/2024.

Market Snapshot: Sales Price



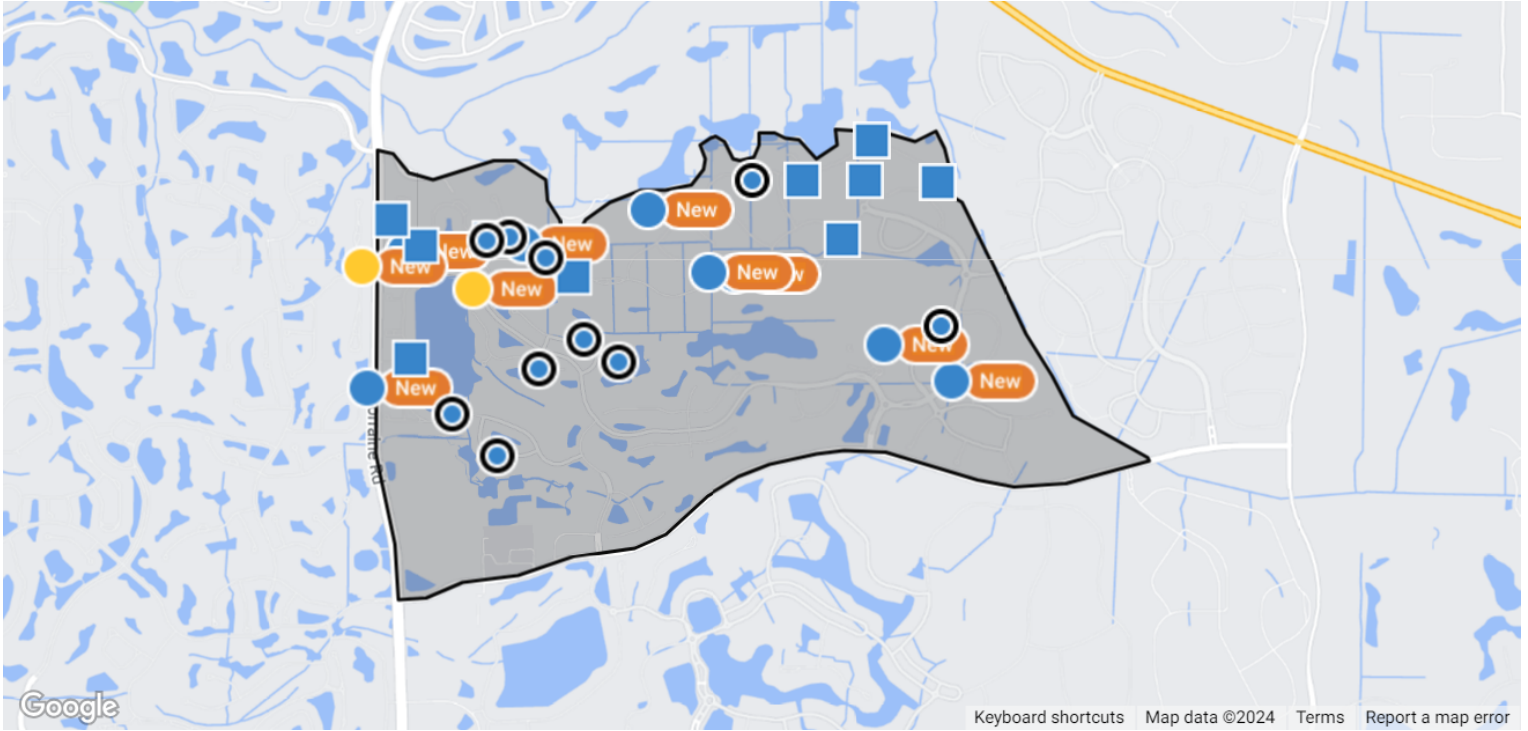
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price



About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

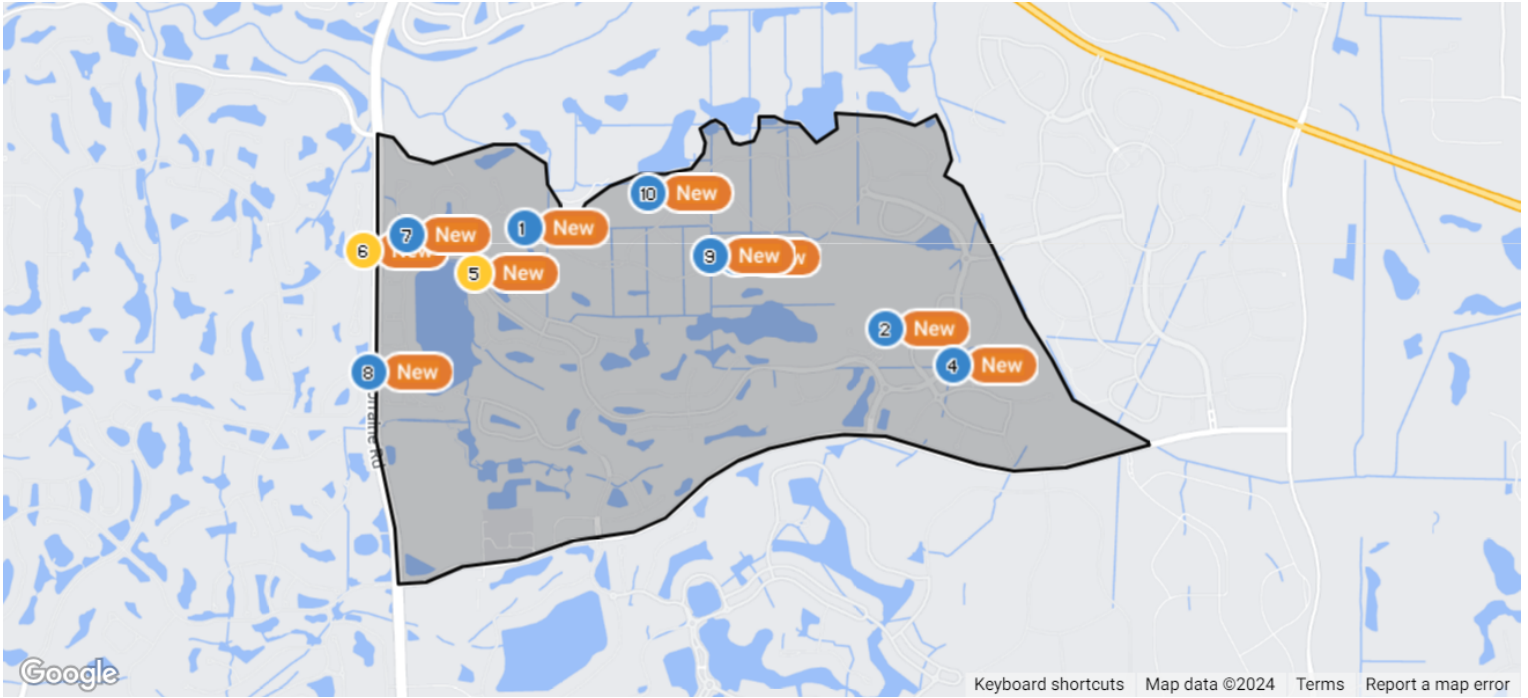
# Market Activity Summary Stats



**Search Criteria** | **Location:** Country Club East in Lakewood Ranch, FL; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>
<b>Number of Properties</b>	10	10	10
<b>Low Price / Value</b>	\$3,500	\$867,000	\$575,000
<b>Median Price / Value</b>	\$972,500	\$1,244,500	\$1,412,500
<b>High Price / Value</b>	\$2,200,000	\$2,449,000	\$2,550,000
<b>Average Price / Sq. Ft.</b>	\$386	\$519	\$527
<b>Median Price / Sq. Ft.</b>	\$422	\$516	\$482
<b>Average Days in RPR</b>	39	59	97
<b>Median Days in RPR</b>	33	57	71
<b>Total Volume</b>	\$10,633,722	\$15,633,990	\$15,664,000

# Country Club East in Lakewood Ranch, FL



## New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 3/28/2024 *MLS ID: A4604884*

**14725 Castle Park Ter**      Single Family      3/2      2,300 sq ft      9,167      2014      3/28/2024      \$1,199,000      \$521

Experience the epitome of luxury living in the Highlands neighborhood of Country Club East, where privacy meets maintenance-free convenience in this jewel box home. Meticulously designed, this home boasts a spacious great room floor plan, three bedrooms, and two full baths, spanning over 2,300 square feet of luxurious living space. Step into the gourmet kitchen, adorned with new Thermador stainless appliances, including built-in ovens and a five-burner gas cooktop. The recently upgraded exquisite quartz counters and backsplash, painted cabinets and large center island with storage and wine rack, create an inviting space for culinary exploration. A generous dinette area completes this culinary haven. The great room is the heart of the home, featuring a stunning stacked stone wall detail with electric fireplace, and sliders that seamlessly blend indoor and outdoor living. Retreat to the primary suite, offering double door entry, tranquil preserve views, tray ceiling, two walk-in closets with custom wood shelving, separate vanities, and a spacious walk-in shower. Entertain year-round in true Florida style on the spacious lanai, complete with clear view screens, lush landscaping, brick pavers, an outdoor grill, and a custom-designed heated saltwater pool and spa. This home is adorned with numerous upgrades, including freshly painted interior, exquisite light fixtures, upgraded landscaping, neutral tile floors, wood plank tile flooring in the third bedroom/office, crown moldings, tray ceilings, plantation shutters, Levolor cellular shades, a tankless hot water heater, central vacuum, and a laundry room with cabinetry, utility sink, and leathered granite counter. Country Club East offers gated security, three resort pools, a fitness center, and a club room with billiards. Situated in Lakewood Ranch, the number one best-selling, multigenerational community in the country, this home is conveniently located near world-class shopping, dining, entertainment, and top-rated schools. With easy access to I-75, beaches, and medical facilities, this is Florida living at its finest.

*Listing Courtesy of COLDWELL BANKER REALTY*

**New Listings: 10 (cont.)**

	<b>Prop Type</b>	<b>Bed /Ba</b>	<b>Living Area (sq ft)</b>	<b>Lot Size (sq ft)</b>	<b>Year Built</b>	<b>List Date</b>	<b>List / Lease Price</b>	<b>Price per sq. ft.</b>
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**2 ● Active** • *New, Active: 4/25/2024* *MLS ID: A4608039*

**7462 Divot Loop**                      Condo/Townhouse/Apt. 3/2    2,332 sq    –                      2018                      4/25/2024                      \$895,000                      \$384  
ft

This rarely available, immaculate condo has a MILLION-DOLLAR EXPANSIVE VIEW overlooking the beautiful golf course. Enjoy convenience, luxury, and maintenance-free living with nearly 2,400 sq ft of a light and bright floor plan including three bedrooms, two full baths, den, and screened-in balcony. The kitchen has a large island, pantry closet, stainless steel appliances, gas range, and soft-close cabinetry. The great room has 2 dining areas and two sets of sliders to balcony. The owner's suite has glass door access to balcony with built-in blinds, huge walk-in closet, over-sized linen/storage closet, and dual sink vanity. Additional guest rooms are set away from main living area offering privacy for guests. The den is the perfect work-from-home office. The home is well appointed including IMPACT glass windows and sliding doors throughout, tankless water heater, updated porcelain tile, backsplash and designer tile on face of kitchen island, designer lighting and ceiling fans inside and on the balcony. There is a pre-constructed elevator shaft for ease of adding an elevator if desired. Clubside is a small enclave within Country Club East- a gated community whose amenities include three community pools, fitness center, social hall and miles of sidewalks and park settings for residents. Membership to the coveted Lakewood Ranch Golf and Country Club is optional. This home is a short walk or golf cart ride to The Lodge, one of the Club's members-only restaurants. The Country Club amenities include 4 championship golf courses, 20 tennis courts, 20 pickleball courts, 24-hour fitness center, 2 heated swimming pools, and 3 club houses. This is the lifestyle you envisioned! This is a MUST SEE as there are very few condominiums within the gates of Country Club East overlooking the course and they are rarely available. Close to shopping, dining and entertainment of Lakewood Ranch Main Street, Waterside, University Town Center and Downtown Sarasota. Minutes to medical facilities, great schools and beaches. CDD Fees included in Tax. Annual HOA and Quarterly condo fees.

*Listing Courtesy of COLDWELL BANKER REALTY*




**3 ● Active** • *New, Active: 4/1/2024* *MLS ID: A4605353*


**15915 Castle Park Ter**                      Single Family                      4/5    3,150 sq    15,590                      2017                      4/1/2024                      \$1,980,000                      \$629  
ft

Discover your own piece of paradise in this stunning custom pool home, nestled within the serene confines of the gated community of Country Club East. Boasting meticulous maintenance and situated on an expansive corner lot within a gated community, this 2017-built Chandler model by Stock Homes presents a luxurious retreat with 4 bedrooms, 4.5 baths, and a 3-car garage. Embrace the privacy of this residence, where no neighbors flank one side, allowing for uninterrupted enjoyment of breathtaking water views and abundant natural light flooding in from every angle. The grand entrance, marked by double glass doors and a sprawling paver driveway, welcomes you into over 3,150 square feet of meticulously designed living space spread across a single level. Inside, soaring ceilings and warm wood floors set the stage for elegant living and dining areas, complemented by oversized sliders and custom lighting that accentuate the open layout. Safety and peace of mind are assured year-round with hurricane impact glass throughout. A gourmet chef's kitchen beckons with custom cabinets, quartz countertops, and top-of-the-line GE Profile appliances, including a refrigerator, range, double oven, and warming drawer. Step outside to discover a captivating outdoor oasis, complete with a generous pool featuring cascading water features, an expansive outdoor kitchen equipped with a refrigerator, sink, and extractor fan, and over 500 square feet of covered patio space, all overlooking a private lake. The oversized owner's suite is a sanctuary unto itself, boasting premium lake views, dual walk-in closets, and a spa-inspired en-suite bath with his-and-hers vanities, a walk-in shower, and a soaking tub. Three additional spacious bedrooms, each with its own ensuite bath, provide comfortable accommodations for family and guests. The fourth bedroom is currently used as a bonus room with 90 degree sliders to the lanai. Additional features include a 240-volt outlet in the large 3-car garage, a storage closet, utility sink, and custom fan. Other highlights include a large laundry room, tankless water heater, central speaker system, plantation shutters, crown and custom molding, custom cabinets in the fourth bedroom, and a whole-house water filtration system. Country Club East offers resort-style living with amenities such as three pools, fitness center and club room, all within a tranquil setting just moments away from Sarasota's vibrant dining, entertainment, and cultural offerings. With A+ rated schools, world-class beaches, and an array of recreational and medical facilities nearby, seize this opportunity to make this exceptional property your own in Lakewood Ranch.

*Listing Courtesy of COLDWELL BANKER REALTY*

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	<b>4 ● Active</b> *New, Active: 4/4/2024 MLS ID: A4604973							
<b>7477 Seacroft Cv</b>	Single Family	3/4	3,012 sq ft	14,597	2016	4/4/2024	\$1,860,000	\$618
<p>***\$20,000 BUYER CREDIT TOWARD FLOORING*** Nestled within the exclusive gated community of Country Club East in Lakewood Ranch, this tailored home epitomizes luxury living with breathtaking scenes of both a serene pond and lush preserve areas. Crafted with meticulous attention to detail, this custom-built home boasts an array of upscale features, ensuring a lifestyle of unparalleled comfort and sophistication. Upon entry, the expansive layout welcomes you with its impressive architectural elements, including tray ceilings, crown molding, and tile flooring that graces the main living spaces. The great room serves as the heart of the home, showcasing built-in shelving and expansive pocketed sliding glass doors that frame picturesque views of the tranquil lake, seamlessly merging indoor and outdoor living. Culinary enthusiasts will fall in love with the chef's inspired kitchen appointed with top-of-the-line stainless steel appliances, rich wood cabinetry, a gas cooktop, and a convenient walk-in pantry. An expansive island with seating, complemented by a wine refrigerator, invites gatherings and culinary creations. A delightful dining area bathed in natural light offers panoramic views of the pond and preserve. Step outside to discover an outdoor sanctuary, perfect for relaxation and leisure. The saltwater pool and spa provide a refreshing oasis, while an outdoor kitchen enhances your entertainment capabilities. Retreat to the opulent master suite, where tranquility awaits amidst tray ceilings, dual walk-in closets, and a lavish en-suite bath featuring dual sinks, a sumptuous soaking tub, and an oversized walk-in shower. Two generously sized guest suites large enough to fit king-size bed, including one with an en-suite bath, ensure luxurious accommodations for family and friends. Additionally, a bonus room with access to the lanai, a private den/office with French doors, and a well-appointed laundry room further enhance the home's allure. Notable highlights include a climate-controlled closet in the 3-car garage, impact-rated Storm Smart remote shutters in the lanai, and a Sonos audio system throughout the home. With the added convenience of a natural gas-powered whole-house generator, this residence offers unparalleled comfort and peace of mind. Elevating the essence of Florida living, this impeccable home redefines luxury with its unparalleled blend of elegance, comfort, and natural beauty. Experience the epitome of refined living in this exceptional retreat.</p> <p><i>Listing Courtesy of BETTER HOMES &amp; GARDENS REAL ES</i></p>								

	<b>5 ● Active</b> *New, Active: 3/11/2024 MLS ID: A4602733							
<b>14551 Whitemoss Ter</b>	Single Family	3/2	2,148 sq ft	9,148	2012	3/11/2024	\$3,925 mo.	\$2
<p>Welcome to this wonderful home in the gated Belleisle community, nestled within Lakewood Ranch's Country Club East. This stunning three-bedroom residence offers the perfect blend of luxury, comfort, and views. Situated on a cul de sac lot, this home sits behind the Royal Lakes Golf Course. Whether you're an avid golfer or simply appreciate the tranquility of waterfront living, this location offers the best of both worlds. As you step inside to discover over 2100 square feet of living space, an open floor plan with a mix of modern updates. The heart of the home is the spacious great room, featuring scraped hickory hardwood floors and 10-foot ceilings adorned with crown molding. A large 3-panel pocket slider seamlessly connects the indoors with the extended lanai, complete with outdoor speakers and ample room for entertaining against the backdrop of stunning views. The kitchen is a chef's delight, boasting Timberlake cherry cabinets, stainless steel appliances, and luxurious granite countertops, including a tiered island perfect for casual dining or hosting gatherings. Outside, the Belleisle community invites you to relax and unwind with resort-style amenities, including a heated pool, hot tub, and clubhouse perfect for neighborhood gatherings and private events. Don't miss the opportunity to experience living in this Lakewood Ranch Community offering the perfect blend of lakefront serenity and golf course views. Schedule your showing today and make this dream home yours!</p> <p><i>Courtesy of GULF INCOME PROPERTIES, LLC</i></p>								

New Listings: 10 (cont.)



6 ● **Active** • *New, Active: 2/21/2024* *MLS ID: N6131236*

**7214 Belleisle Glen**      Single Family      3/2      1,794 sq ft      8,856      2013      2/21/2024      \$3,500 mo.      \$2

Presenting this perfect LONG-TERM RENTAL at 7214 Belleisle Glen, an enchanting dwelling nestled within Lakewood Ranch's esteemed Country Club East enclave. This flawless abode epitomizes opulent living, blending elegance, comfort, and contemporary design seamlessly. With superior craftsmanship and an abundance of amenities, this residence offers an unparalleled opportunity for those in pursuit of sophistication and serenity. Upon arrival, you'll be greeted by meticulously landscaped grounds and a captivating facade exuding charm and curb appeal. Enter through the grand doorway and prepare to be enraptured by the sheer magnificence of this extraordinary home. Inside, a true masterpiece unfolds with lofty ceilings, expansive windows, and a thoughtfully curated layout maximizing both space and natural light. The expansive living area facilitates seamless gatherings or moments of relaxation in your personal sanctuary. The kitchen, a haven for culinary enthusiasts, features stainless steel appliances, bespoke cabinetry, a substantial center island, and ample counter space, igniting inspiration for epicurean endeavors. The master suite is a haven of tranquility, offering respite with its generous proportions, lavish en-suite bathroom, and spacious walk-in closet, ensuring rejuvenating slumber. Additionally, this remarkable residence boasts several well-appointed bedrooms, each with its own distinct allure and ample storage, easily adaptable to guest quarters, home offices, or hobby spaces. Outside, a sprawling screened back porch awaits, providing a private oasis ideal for entertaining or unwinding, poised to create enduring memories with loved ones. Situated within the coveted Country Club East community, residents of 7214 Belleisle Glen enjoy access to a plethora of world-class amenities, including championship golf courses, exclusive country clubs, scenic parks, and nature trails, fostering a vibrant lifestyle. Moreover, this home's prime location affords convenient proximity to an array of shopping, dining, and entertainment options, with major highways and airports mere moments away, granting swift access to the vibrant city life of Sarasota and the pristine Gulf Coast beaches. Note: home is only available unfurnished.

*Courtesy of KELLER WILLIAMS ISLAND LIFE REAL ESTATE*



7 ● **Active** • *New, Active: 2/11/2024* *MLS ID: A4598379*

**14407 Whitemoss Ter**      Single Family      3/3      2,176 sq ft      8,712      2014      2/11/2024      \$850,000      \$391

Upscale Florida Living in highly desirable golf community Country Club East! This Custom Neal home with designer details throughout, and beautiful Water View, has been recently Renovated (Just over 2 yrs ago). Home Warranty included. It sits on a large corner lot, close to the beautifully landscaped Entrance with Lake views and across from one of the 3 Community Pools. This 3 bedroom, plus a den, 2 1/2 bath home has Tall 10 ft. Ceilings, All upgraded Custom Lighting, Open Concept, Great for Entertaining, New White Quartz Kitchen Countertops, Stainless Steel Appliances; Gas stove (2022), Microwave (original), Garbage disposal (2021), Refrigerator (original) White/light grey "floating" Laminate flooring in Great room and Guest bedrooms, which is Comfortable to walk & stand on and doesn't make your legs hurt! The Primary bedroom has it's own Wing, with Ultra soft Carpet in the hall & Primary Bedroom, Porcelain tile in the Bath that looks like Marble, Double sinks, Separate vanities in EnSuite are pure White Quartz Vanities Imported from Pompeii, Italy, Custom Shower, Linen closet, & 2 walk-in closets w/Built-in Drawers in Primary Bedroom. Both the Kitchen Pantry & one Guest bedroom have Custom (white painted) Solid wood shelving. Custom Hunter Douglas Roman Shades in Great room, Den & Primary Bedroom. Top down, bottom up custom shades throughout & Motorized Roman Shade for triple Sliding Glass Door/s. Molding with LED rope lighting in Tray ceiling (with multiple lighting colors/settings) in Great room with Shiplap detail on ceiling. It has beautiful Landscaping in the front with 3 Royal Palms, & Triple Foxtail in backyard next to the water. Triple sliding glass doors to the Lanai open up to allow indoor/outdoor living to relax & enjoy your very own water view! All Country Club East residents have access to the Retreat with resort style pool, splash pad area, Club house, Fitness center, 2 additional pools – one just steps from your door. Social & Golf memberships are available. Lakewood Ranch is a gorgeous, master-planned community with highly rated schools, dining, shopping and sports galore! Just a short drive to SRQ Airport, UTC Mall (with activities like outdoor movies, awesome Christmas Lights, the Circus...), Waterside dining and shops, Food trucks & Corn-hole nights, Lakewood Ranch Main Street, with it's "First Fridays", etc.. downtown Sarasota, St. Armands Circle, Art Fairs, And don't forget our world-famous white beaches which are about a half hour away. Come experience it all at Country Club East! Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of KELLER WILLIAMS REALTY SELECT*



New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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8 ● **Active** • New, Active: 4/11/2024 MLS ID: A4604903

**14220 Woodhall PI** Single Family 3/3 2,312 sq ft 12,537 2015 4/11/2024 \$1,050,000 \$454

Step into the Avalon model, where contemporary luxury meets timeless charm in the esteemed enclave of Country Club East, located in the heart of Lakewood Ranch. Crafted by Cardel Homes in 2015, this residence is a pinnacle of architectural finesse and meticulous craftsmanship. Beyond the inviting entrance lies a sanctuary of comfort and sophistication. This home has 3 bedrooms, 2-1/2 bathrooms, and 2312 square feet of living space (3137 sq ft under roof), which exudes elegance and functionality. The 12-foot ceilings and 8-foot interior doors amplify the sense of space, creating an ambiance of openness and grandeur. Outside, a private oasis awaits you, where a heated saltwater pool and spa beckon, surrounded by lush landscaping that enhances the home's curb appeal. It's a place where relaxation knows no bounds, promising endless days of leisure and tranquility. Besides the home's luxurious features, the gated confines of Country Club East offer exclusive access to various amenities, including a large resort pool, a satellite pool, a clubhouse, and an exercise facility. It's a lifestyle of unparalleled convenience and indulgence, where every need is easily met. The location is also convenient, as the residence offers proximity to the UTC Mall, SRQ airport, Sarasota, and the vibrant Tampa-St. Pete area. If you love golf, you can also take advantage of the optional golf membership at Lakewood Ranch Country Club, which promises endless days of recreation and leisure. In summary, the Avalon model in Country Club East is more than just a home—it's a statement of refined living. Don't miss the opportunity to make this exquisite residence your own and embark on a journey of unparalleled luxury and comfort.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



9 ● **Active** • New, Active: 3/7/2024 MLS ID: A4602265

**15809 Castle Park Ter** Single Family 3/3 4,200 sq ft 12,567 2018 3/7/2024 \$2,200,000 \$524

The sellers are giving up their golf membership. Buyers can go to the top of the list. In Country Club East, 15809 Castle Park Terrace stands as a testament to unparalleled elegance. This magnificent property boasts three bedrooms, three baths, and an expansive 4,200 square feet of living space, promising a lifestyle of refined comfort and sophistication. As you step through the grand foyer, framed by a soaring ceiling with custom trim and windows, you're immediately enveloped in a sense of grandeur, setting the tone for exceptional craftsmanship and attention to detail that defines this residence. The formal living room exudes an air of relaxation or entertainment with its custom ceilings, crown molding, and an array of custom windows adorned with remote controlled blinds, offering natural light and privacy. The adjacent office mirrors the living room, creating a harmonious space perfect for productivity and sophistication. The kitchen is a culinary haven, featuring an abundance of cabinetry with display shelving, an enormous center island topped with thick granite, and top-of-the-line Wolf stainless steel appliances, ensuring style and functionality meet seamlessly. Completing this exquisite kitchen is a completely customized pantry with special pullouts and other conveniently unique features. The formal dining room boasts high ceilings and a large bank of windows adorned with plantation shutters, creating an inviting atmosphere for hosting memorable gatherings with friends and family. A nearby wine room adds a touch of sophistication, featuring cabinets, a wine cooler and bottle storage, ideal for the connoisseur or casual aficionado. The great room beckons with its impressive beams across high ceilings, an accent wall, and expansive sliders that seamlessly blend indoor and outdoor living. The primary bedroom offers a serene sanctuary with its custom ceiling, abundant windows offering natural light and direct access to the lanai. Two huge walk-in closets provide ample space for even the most discerning wardrobe. The primary bath is a spa-like retreat, featuring an enormous glass-enclosed custom shower, a water closet with additional built-in storage, and a large window adorned with plantation shutters. Outside, the lanai is an oasis of relaxation, boasting a paver deck, a fireplace, and a fully equipped outdoor kitchen with a grill, sink, ice maker and beverage cooler, all accented by the travertine countertop. For guests or extended family, the bonus room offers a private retreat, complete with built-in cabinets with granite countertops and a beverage cooler, an en-suite bath and a spacious walk-in closet. The two guest bedrooms are generously proportioned, featuring high ceilings, ample windows, walk-in closets and a shared bath for added convenience. In every detail, 15809 Castle Park Terrace epitomizes luxury living at its finest, offering a harmonious blend of elegance, comfort and functionality in an unparalleled setting in Country Club East.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*

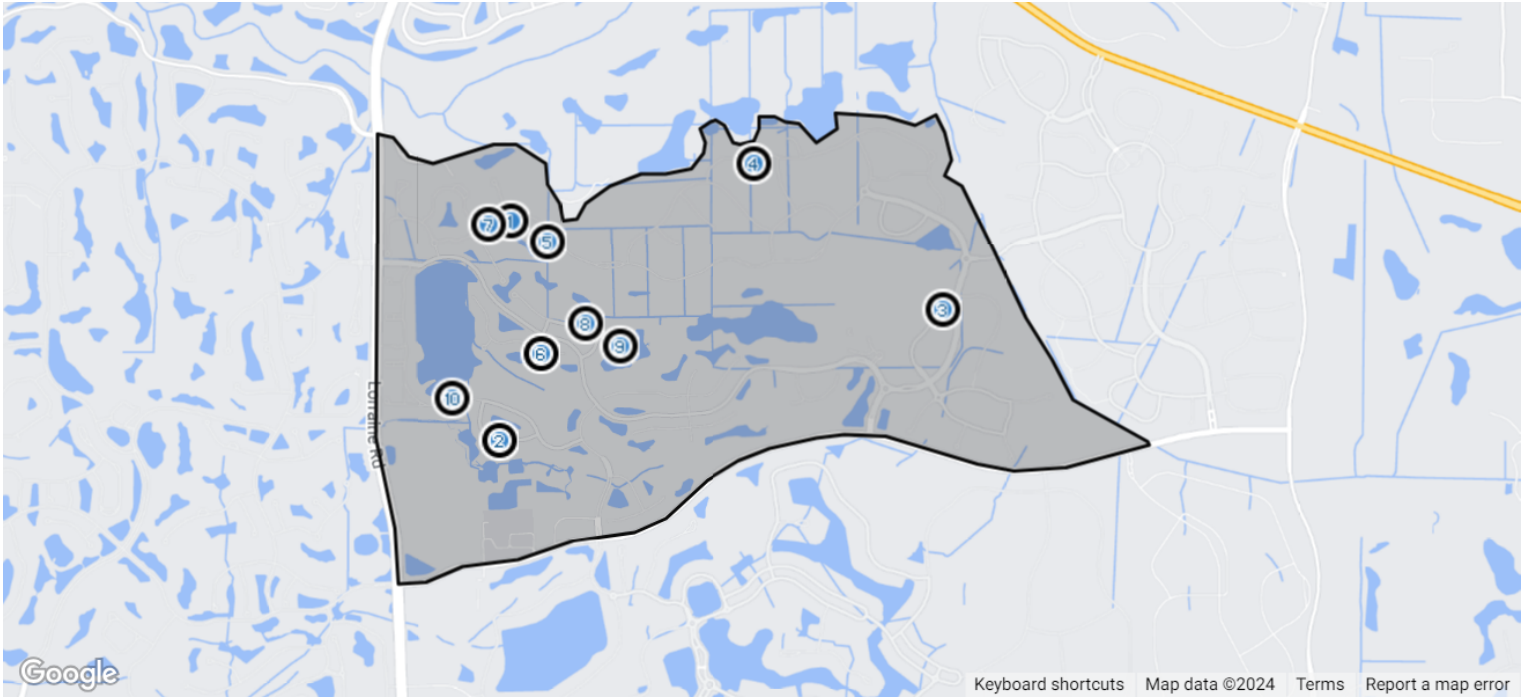


10 ● **Active** • New, Active: 4/24/2024 MLS ID: T3521337

**7233 Sutton Ln** Condo/Townhouse/Apt. 3/3 1,759 sq ft 2,294 2024 4/24/2024 \$592,297 \$337

Under Construction. This spectacular end unit TownHome embodies modern living while giving you close proximity to the amenity center. The oversized garage will allow for parking of 2 cars with ample room for bikes or a golf cart. We are a 12 min walk to waterside place with all of its shopping and restaurants. Come visit emerald landing to see what waterfront living is all about!!!

*Listing Courtesy of WEEKLEY HOMES REALTY COMPANY*



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Pending as of 4/6/2024 *MLS ID: A4599462*

**14614 Castle Park Ter**      Single Family      3/3      2,576 sq ft      9,862      2/15/2024      \$1,299,000      4/6/2024      \$504

Under contract-accepting backup offers. Discover the epitome of luxury living in this Neal home, a sprawling masterpiece spanning just over 2500 sqft. Boasting three bedrooms, an office/den, and two and a half bathrooms, this residence also features a coveted three-car garage. The allure of this home is further heightened by the captivating pocketing glass doors that seamlessly connect the indoor and outdoor spaces, revealing an entertainer's dream with heated pool and spa overlooking a picturesque golf course. Upon entering, be prepared to be enchanted by the grandeur of tray ceilings and crown molding that adorn this stunning residence. The thoughtfully designed floor plan effortlessly combines elegance with functionality, offering both a formal dining room and a cozy dinette area adjacent to the kitchen. The kitchen itself is a culinary delight, featuring beautiful backsplash, granite countertops, a kitchen island for casual dining, and solid wood cabinets, complemented by a convenient dry bar - an embodiment of the coveted Florida lifestyle. The living room is a luminous and open space, distinguished by detailed ceilings and a seamless flow to the lanai, providing an indoor-outdoor experience. The master bedroom, tucked away for optimal privacy, boasts engineered hardwood floors, walk-in his and her closets with built-ins, the master bath offers dual sinks, and a walk-in shower, creating a luxurious haven. Additional highlights include plantation shutters throughout, hurricane impact glass at the front, and a hurricane screen at the back. Wood ceiling on covered lanai. The laundry room offers practicality with a utility sink, linen closet, and cupboards, while luxury vinyl graces both guest bedrooms. Beyond the confines of this exquisite residence lies the renowned Country Club East community, celebrated for its array of amenities. Exclusive to residents, The Retreat awaits with a resort-style pool, a state-of-the-art fitness center, an outdoor kitchen, and a community gathering area, promising unparalleled leisure. As part of Lakewood Ranch, this home opens the door to a world of sophistication, including the esteemed Lakewood Ranch Golf & Country Club, Waterside Place, A-rated schools, parks, upscale shopping, delectable dining, and captivating entertainment. With easy access to renowned Gulf beaches, this residence stands as a testament to seamless design, elevated ceilings, meticulous attention to detail, and a breathtaking lanai - truly a perfect embodiment of paradise. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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**2 Pending** • Pending as of 4/26/2024 *MLS ID: A4600166*

**14652 Newtonmore Ln**      Single Family      3/3      2,579 sq ft      11,517      2/20/2024      \$1,170,000      4/26/2024      \$454

Under contract-accepting backup offers. Nestled within Lakewood Ranch Country Club East, this Neal home exemplifies meticulous care and timeless elegance. Spanning 2,579 square feet, the residence boasts a thoughtfully designed layout featuring 3 bedrooms, 3 bathrooms, and a dedicated office/den. Upon entry, the 12-foot ceilings, accentuated by 14-foot tray ceilings, creates an immediate sense of sophistication. Crown molding, 8-foot doors, and plantation shutters grace each room, elevating the overall aesthetic. The master bedroom, a true sanctuary, indulges in luxury with dual walk-in closets featuring custom built-ins. The en-suite bathroom offers a spa-like retreat with dual sinks, a walk-in shower, a tub, linen closet, and a private water closet. Luxurious vinyl flooring enhances each bedroom and the office/den, seamlessly blending style with practicality. Glass sliding doors seamlessly connect the interior to the expansive lanai, where outdoor living reaches new heights. Bordered by a serene preserve view, the lanai boasts an outdoor kitchen, heated pool and spa, and an inviting outdoor fireplace – an idyllic setting for both entertaining and private relaxation. Strategically placed for both guests and pool users, the third bathroom adds convenience and functionality. The gourmet kitchen, featuring a central island and beautiful granite countertops, is complemented by an adjacent casual dinette area, catering to diverse needs. Beyond the allure of the home itself, Country Club East offers an unparalleled lifestyle. Private roads ensure security whilst providing access to three community pools, a clubhouse, and a fitness center. With downtown in close proximity, convenient access to Sarasota and Tampa airports, and a short drive to the nation's most beautiful beaches, this property transcends mere residency – it's a haven inside and out, promising an exquisite living experience in one of Lakewood Ranch's most coveted communities. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*



**3 Pending** • Pending as of 4/8/2024 *MLS ID: A4602141*

**7363 Divot Loop**      Condo/Townhouse/Apt. 3/2      1,748 sq ft      32,675      3/6/2024      \$939,000      4/8/2024      \$537

Indulge in the epitome of refined living with this impeccably crafted condominium, boasting a premium renovation by the esteemed Westwater Construction of Sarasota. Nestled in Clubside at Lakewood Ranch Country Club East, this end unit residence exudes elegance and sophistication. Situated on a coveted corner lot, this home offers panoramic vistas of tranquil water and lush landscaping, providing a picturesque backdrop for everyday living. Enjoy the convenience of maintenance-free living complemented by resort-style amenities, including a sparkling pool and state-of-the-art fitness center at The Retreat. Relax knowing the home has hurricane rated impact glass and 24 hour security gates. Step into a culinary paradise in the sleek kitchen adorned with European high gloss cabinets, onyx hard surfaces, and top-of-the-line Bertazzoni appliances. The primary suite is a sanctuary of luxury, featuring an opulent en-suite bathroom complete with a deep soaking tub, glass-enclosed marble shower, bidet and a custom closet system, ensuring a pampering retreat. Privacy and comfort abound in the second and third bedrooms, sharing a stylishly appointed bathroom highlighted by beautiful glass tile accents and a sprawling super waterfall shower with a linear drain. Every closet in the home is meticulously customized with drawer and hanging systems, optimizing organization and functionality. The interior is adorned with exquisite details, including engineered hardwood floors throughout (excluding the primary bath), custom walls and ceilings, designer lighting, silk grass cloth wallpaper, remote-controlled blinds, custom drapery, and artisan millwork and solid doors, culminating in a harmonious blend of luxury and functionality. Step outside to the private lanai and immerse yourself in the serene surroundings, or step onto the sparkling epoxy floors of the attached 2-car garage with ample storage solutions for added convenience. The property tax bill includes the CDD fee, offering hassle-free ownership. For those seeking the ultimate lifestyle, optional membership at The Lakewood Ranch Golf and Country Club awaits, completing the unparalleled living experience offered by this remarkable residence. Residence was featured in the 2021 LWR Life Summer Edition

*Listing Courtesy of RE/MAX ALLIANCE GROUP*

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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**4 Pending** \*Pending as of 4/2/2024 *MLS ID: A4604393*

**15922 Kendleshire Ter** Single Family 3/5 3,137 sq ft 11,430 3/22/2024 \$2,449,000 4/2/2024 \$781

Under contract-accepting backup offers. Nestled within the highly sought-after gated community of Country Club East in Lakewood Ranch, this exquisite home offers a haven of elegance and luxury living. Golf enthusiasts will delight in the seamless access to Lakewood Ranch Golf and Country Club, with the seller generously offering to transfer their current membership at closing (buyer to assume applicable fees). Upon entering through the grand iron double doors, guests are greeted by a captivating open floor plan meticulously crafted for entertaining. The great room boasts soaring 12-foot beamed ceilings, an architecturally designed feature wall, and two sets of triple sliders that effortlessly pocket into the wall, seamlessly merging indoor and outdoor spaces. A stunning 15-foot tray ceiling adorns the formal dining room, which can easily transition into an office space if desired. The gourmet kitchen is a chef's dream, showcasing a spacious island, and top-of-the-line KitchenAid appliances including a gas cooktop, warming drawer, wine cooler, and additional sink. Elegant cabinetry with glass doors and pull-out drawers complement the large walk-in pantry, complete with built-in cabinets, quartz counters, and outlets for all your prep needs. Retreat to the luxurious owner's suite featuring a dramatic 13-foot tray ceiling, two custom-designed closets—one with full-length three-way mirrored doors—and a French door providing private access to the lanai. The opulent owner's bath boasts dual sinks, a soaking tub, and a sizable walk-in shower. Two additional guest suites, each with en suite bathrooms, offer privacy as they are thoughtfully separated from the owner's suite. A spacious bonus room at the rear of the home, complete with an en suite bath and direct lanai access, offers versatility as a third guest suite, family room, or office space with custom built-in desk and quartz counters. Step outside to the expansive lanai, offering nearly 2,000 square feet of outdoor living space with panoramic screens, southern exposure, and serene lake views. Entertaining is a delight with a full outdoor kitchen featuring a Lynx grill, sink, beverage cooler, and cooktop burner, alongside a saltwater pool and spa with remote-controlled features. Additional highlights include a third A/C stall in the garage—ideal for a golf cart, hobby room, or workshop—hurricane-rated windows and doors, a motorized hurricane-rated screen system for the lanai, a Kohler whole-house gas generator, and remote-controlled shades in the great room and primary bedroom. Community amenities include a fitness center, clubhouse, and pool, all conveniently located near shopping, dining, and entertainment options. With its impeccable design, curb appeal, mature landscaping, and abundance of upgrades, this maintenance-free home is sure to exceed the expectations of even the most discerning buyer.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*



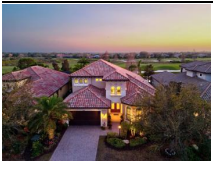
**5 Pending** \*Pending as of 4/3/2024 *MLS ID: A4604512*

**14806 Castle Park Ter** Single Family 3/2 2,455 sq ft 9,265 3/22/2024 \$1,190,000 4/3/2024 \$485


Under contract-accepting backup offers. Lakewood Ranch Golf & Country Club premier golf membership may convey with this home. Welcome to your dream oasis on the Royal Lakes Golf Course located in Country Club East. This Neal Signature Entrare model embodies luxury and modern living at its finest. Step through the double front doors to discover an inviting open floor plan adorned with contemporary finishes and soaring ceilings. Neutral tiles and tasteful window treatments enhance the abundant natural light as every corner of this home exudes warmth and charm. A den and formal dining room with glass French doors sit off the entry foyer and gallery. The home's functional design includes an expansive great room with a tray ceiling and decorative wall treatment. Connected to the great room is the heart of this home, a chef's kitchen featuring an oversized island, extra storage, and top-of-the-line stainless steel appliances. With an eat-in space overlooking the sparkling saltwater pool and spa, every meal feels like a five-star experience. Exit the great room through the pocketing glass sliders to your screened travertine lanai. Entertain in style with an outdoor kitchen, perfect for hosting gatherings while enjoying breathtaking sunsets over the sixth tee of the golf course. Retractable electric sunshades ensure comfort and privacy, while hurricane-impact windows and shutters provide peace of mind during storm season. Your saltwater-heated pool and spa are the perfect setting to unwind after a day on the golf course or tennis courts. Back inside, indulge in relaxation within the primary suite, strategically positioned at the rear of the home for ultimate privacy. Wake up to serene views of the lanai, pool, and golf course, or pamper yourself in the spa-like ensuite bath featuring a walk-in shower and dual sinks. The primary suite offers plenty of storage with dual walk-in closets equipped with custom built-in storage options. Two additional bedrooms and guest bath are discretely nestled towards the front of the residence, with both rooms offering closets equipped with storage solutions for effortless organization. This maintenance-free retreat offers a seamless blend of indoor and outdoor living. Country Club East residents enjoy exclusive access to The Retreat, a neighborhood amenity center boasting a resort-style pool, fitness center, and billiards room. Additionally, The Residents Club offers another pool, spa, and a volleyball court for residents to indulge in leisure and recreation. For those seeking even more recreational options, just a few streets away lies the Lakewood Ranch Golf & Country Club, featuring 54 holes of golf, 20 Har-Tru tennis courts, multiple pools, and the Lodge bar/restaurant. Residents have the option to avail themselves of these facilities through various membership packages. Discover this gem in Lakewood Ranch, America's top best-selling, master-planned multigenerational community. Call today to schedule your showing.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	<b>6 Pending</b> *Pending as of 4/18/2024 <i>MLS ID: A4603386</i>							
<b>14810 Secret Harbor PI</b>	Single Family	4/6	3,987 sq ft	10,829	3/14/2024	\$2,145,000	4/18/2024	\$538
<p>Under contract-accepting backup offers. Luxury awaits in this gorgeous Keystone Grand II - Former Model Home - in the prestigious and amenity rich community of Country Club East! If you are looking for the WOW factor, you will get it as soon as you walk through the double front doors and take in the stunning open foyer with high ceilings, custom marble and hardwood flooring throughout, custom wood details including crown molding, wainscoting and designer coffered ceilings! And that view!! Situated perfectly to soak up all that glorious sun with southwestern exposure overlooking the vast greens of the 15th hole, you may never want to leave! With an expansive floor plan and 4000 sf of living space, you will find that this home offers the perfect space to entertain while also allowing for privacy! The main floor features a large master bedroom with fabulous soaking tub, oversized walk-in shower and a dreamy closet, additional bedroom with ensuite, amazing great room and formal dining room, oversized laundry room, office/den space with french doors that can easily be transformed into a 4th bedroom and expansive gourmet kitchen equipped with all GE Monogram appliances, custom hardwood cabinets, granite countertops and Ecowater filtration system. The break away sliders allow for true indoor - outdoor living space as you are greeted by the large brick paved lanai, perfect for watching those cotton candy sky sunsets or for entertaining with its outdoor summer kitchen, gas fire pit, half bath exclusive to the lanai and heated saltwater pool/spa with outdoor shower. Second floor features a third bedroom with ensuite and ample possibilities with a large bonus room, wet bar and french doors that overlook the open patio and golf course. Current owners have spent over 100k in upgrades from landscaping, whole house paint, lighting throughout the entire home, whole house generator, HVAC, pool system and brand new pool pump! Other features include On-Q whole home integrated music system, hurricane impact windows and sliders. The long, extended two car garage allows for storage of two vehicles in addition to a golf cart! The lovely golf community of Country Club East offers a variety of amenities such as 3 community pools with the large heated Retreat pool, a social area with a pool table, bar and outdoor grilling area. The Retreat clubhouse also offers a fitness area featuring the latest work out equipment. Perfectly situated in the heart of Lakewood Ranch, you will find everything you need is right at your fingertips, from premiere shopping and dining, LWR Main St, Waterside, UTC and of course those award winning white sand beaches!</p>								

*Listing Courtesy of KELLER WILLIAMS ON THE WATER S*

	<b>7 Pending</b> *Pending as of 4/1/2024 <i>MLS ID: A4600766</i>							
<b>14508 Stirling Dr</b>	Single Family	3/2	2,419 sq ft	12,001	2/23/2024	\$867,000	4/1/2024	\$358
<p>Under contract-accepting backup offers. Why wait to build when this stunning home is move-in ready right now? Capturing the serenity of nature poolside with an awesome pond and long golf course view will be yours in this Neal-built Windsong gem in the much sought-after Country Club East community. This immaculate three-bedroom, two-bath home with an office/den and an oversized two-car garage offers a bright and open floor plan. Upgrades include a new refrigerator (2022), a new microwave (2022), a newer dishwasher, large porcelain tiling throughout the home with exception of wood flooring in the office/den, striking glass entry door, tankless gas water heater, custom niches and tiled backsplash in the kitchen. In addition, there are plantation shutters and crown molding throughout, with double crown molding in the tray ceiling in the owner's suite and GE Profile stainless steel appliances with gas cooking to delight all chefs! The beautiful and refreshing pool provides a beach/splash area, and the soothing heated spa is there to relax in, after a day of golfing, boating, fishing or other activities. The lanai has a gas connection built in for your grill and it offers a private and peaceful retreat, and the garage is air conditioned with a separate air conditioning unit. Within the Belleisle neighborhood, just a short distance from this home, is one of several community pools offered throughout Country Club East and the large resort-style pool that is open to all its residents. The Retreat also has a fitness center, clubhouse, game room and park. Optional membership to the Lakewood Ranch Golf and Country Club, with corresponding additional fees, includes the use of The Lodge restaurant and bar with its scenic golf course views, and inside or outside dining. Enjoy living in paradise in the No. 1 ranked primary-planned community not just in Florida, but in America. Dining room chandelier, a family heirloom, does not convey.</p>								

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*

Pending: 10 (cont.)



8 Pending \*Pending as of 3/27/2024 MLS ID: A4598073

**15003 Camargo PI** Single Family 4/4 4,042 sq ft 31,019 2/2/2024 \$2,325,000 3/27/2024 \$575

Under contract-accepting backup offers. Positioned on an expansively stunning .71 acre fenced golf front setting in the sought-after enclave of Camargo in Country Club East, this great room plan delivers 4,042 square feet of open living showcasing generously sized spaces both inside and out, engineered hardwood flooring, impact windows/sliders/doors, and a spectacularly rare oversized fenced back yard. Seamlessly connected to the serene outdoors via a wall of disappearing 10' impact glass doors is the inviting large great room with gas fireplace just off the home's office, open to the dining area and the chef's kitchen showcasing wood cabinetry with dovetail soft-close drawers, granite counters, high-performance appliances, hidden walk-in pantry, and a breakfast nook area adorned with the surrounding views. Continuing on main level, step into one of the home's two large bonus room just off the resort-styled lanai boasting a large heated saltwater pool and spa with pebbletech surface, 2019 pool heater and 2021 pool pump; plus, abundant under cover and open entertainment space, pecky cypress ceilings, accent lighting, an outdoor kitchen, and, of course, the fenced backyard with the surrounding golf and lake vistas. Unwind in the owner's retreat positioned on its own private wing on the main level, offering two customized walk-in closets, engineered hardwood floors, direct lanai access, and well appointed spa-like bath with separate vanity stations and stand-alone shower, and soaking tub. Family and overnight visitors alike will be right at home with two generously sized guest suites on the main level both with walk-in closets, one with a private ensuite full bath, while the other located just off the pool bath. Upstairs resides the home's fourth bedroom and fourth full bath, as well as the home's second bonus room with a screened veranda overlooking the breathtaking golf and lake view. Other notable highlights include architectural and landscape lighting, large laundry room with cabinetry, closets and sink, a new 2022 water filtration/softener/reverse osmosis system, two 2021 AC units, solid interior doors, and an oversized 3-car garage with epoxy flooring. Country Club East provides its residents with the privacy of gated-community living, three community pools, and fitness center, all within a renowned community infamous for its vibrant Lakewood Ranch lifestyle near dining, shopping, polo, golf, tennis, community events and still close to the UTC area, the beaches of Sarasota, and, of course, in an A-rated school district near Out-of-Door Academy and just a few miles from IMG. Residents also have the non-mandatory option to become members of the Lakewood Ranch Golf and Country Club, which offers three championship golf courses, two clubhouses, tennis, pickleball, fitness center, heated pools, full social calendar and so much more.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



9 Pending \*Pending as of 3/27/2024 MLS ID: A4604273

**15112 Camargo PI** Single Family 5/4 4,171 sq ft 20,425 3/21/2024 \$2,199,990 3/27/2024 \$527

Under contract-accepting backup offers. Outstanding former Lee Wetherington model - perfectly poised in one of the most desired locales in all of Lakewood Ranch - Camargo in Country Club East. The setting is sublime - a half-acre with golf and water vistas providing endless views of nature and its sunsets. Custom details and luxurious upgrades are the hallmark of this 5 bed, 4 bath home with dual offices, game room and almost 4200 sf. Lush landscaping leads you past the paved circular drive to the custom 12 ft iron entry doors. You're greeted by expansive tray ceilings and a cast coral stone fireplace - the ideal spot to entertain guests in your living and dining rooms. The most demanding chef will enjoy the kitchen's stainless appliances, gas cooktop, pot filler, wine cooler, display cabinets and stone countertops. Open and inviting, the kitchen flows seamlessly into the family room - complete with a disappearing wall of 10-ft pocketing sliders. Working from home is a breeze with built-in bookshelves and desks. The owner's retreat offers quiet luxury with a sitting area, outdoor access, two oversized custom closets as well as an ensuite bathroom with dual vanities, soaking tub and generous walk-in shower. This true split plan provides the family with a separate downstairs wing of the home complete with two bedrooms and a jack-n-jill bath; or an additional private suite off the pool and rear office. Guests and teenagers alike will appreciate the upstairs - outfitted with a game/tv room, extra bed and bath, wet bar and screened balcony overlooking the fantastic water views. Outdoor living at its finest! Your own private resort awaits with a custom PebbleTec heated pool and spa, outdoor kitchen, cast stone fireplace, cypress ceilings and a separate cabana with sunken fire pit. And there's plenty of room for all the toys with a tremendous 3-car garage, built-in storage and epoxy floors. Loaded with architectural details and endless upgrades, you'll find the impact windows, tankless hot water heaters and WHOLE HOUSE generator especially impressive! Country Club East is a premier gated Lakewood Ranch neighborhood - featuring three community pools, fitness center, and clubhouse. Enjoy A-rated public schools, plus Out-of-Door Academy and IMG are nearby. Join Lakewood Ranch Country Club for golf and dining at the nearby Retreat - plus have access to two additional championship courses, tennis, pickleball, fitness, clubhouses and social activities. Just a short drive to UTC Mall, SRQ airport, beaches and the vibrant Sarasota downtown area - teaming with upscale dining, shopping and cultural venues. Start living your Florida dream!

*Listing Courtesy of COLDWELL BANKER REALTY*

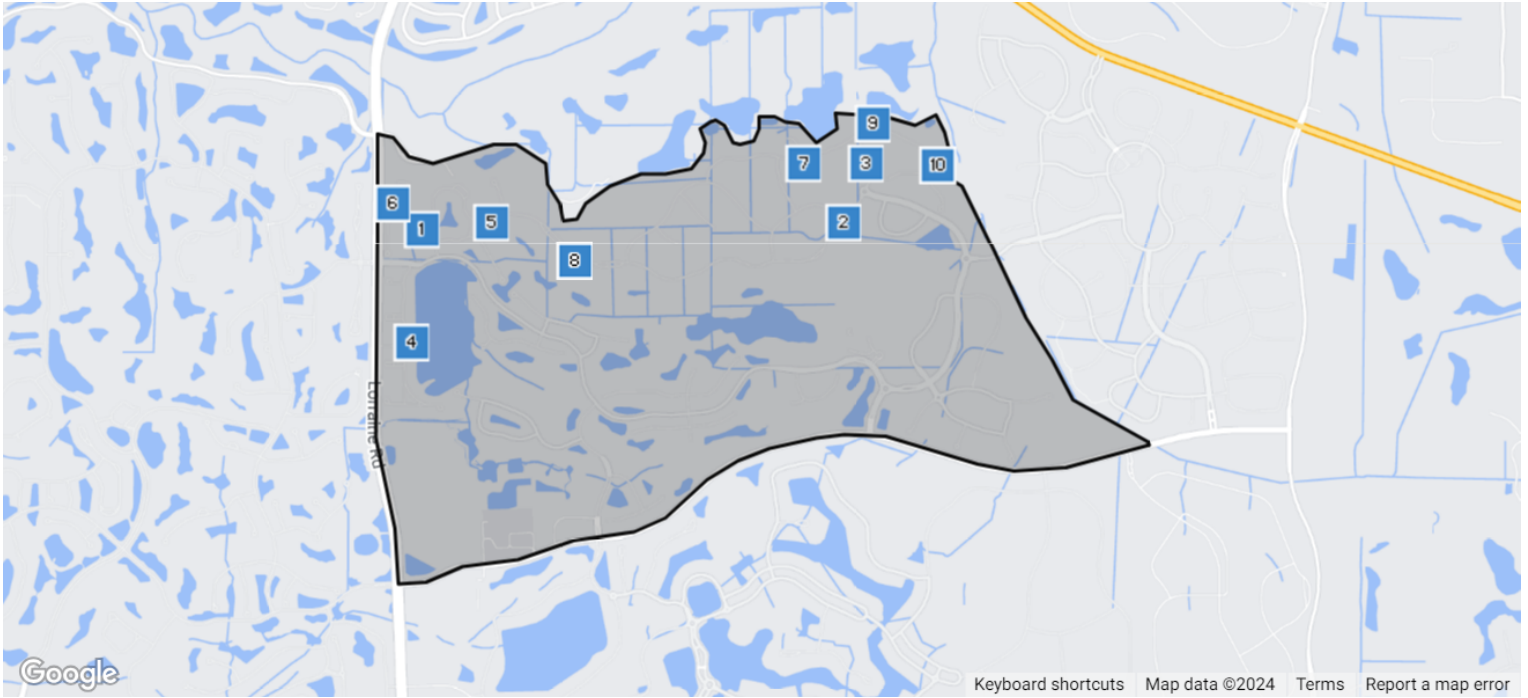
Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
10  Pending	* Pending as of 4/9/2024 <i>MLS ID: A4601782</i>							
<b>14506 Leopard Creek PI</b>	Single Family	3/3	2,427 sq ft	8,751	3/7/2024	\$1,050,000	4/9/2024	\$433

This exquisite home epitomizes elegance. Enter through the iron adorned glass front entrance and find a discerning tropical oasis. The entire main living area provides unobstructed views of the resort style private lanai with custom glistening pool and inviting spa that beckons guests to enjoy Florida's open-air lifestyle. At every turn, this home redefines opulent living, seamlessly merging tasteful design, with a warm neutral color palate, warm real wood finishes, custom millwork, tray ceilings, and custom niches. This custom built home provides exclusive amenities and a harmonious connection to nature's splendor. Escape to the split primary bedroom with direct access to lanai, beautiful hardwood floors, spa-like bath, and large walk-in closet. The additional bedrooms are separate so guests and homeowners alike can enjoy their privacy. The large garage provides additional storage and features a new epoxy floor. With its blend of amenities, location, breathtaking views, and luxurious features, this home leaves nothing to be desired. It encapsulates the epitome of Florida life within the esteemed Country Club East community in Lakewood Ranch. Its prime location offers close proximity to renowned beaches, top-rated schools, parks, upscale shopping including UTC mall, fine dining, and entertainment options. First class healthcare is around the corner, and transportation options abound with SRQ, TPA, PIE, and PGD. Access to Country Club East is facilitated through two gated entrances, leading to private roads, community pools, and scenic walking trails. While membership in the Country Club is optional, it provides an opportunity to golf, play pickleball, tennis, athletic center, dining, social events and access to the Lodge at Country Club East. Free use of the fitness facilities are always available at The Retreat. It's no wonder Lakewood Ranch has earned recognition as one of the nation's top-selling master-planned communities. Live the quintessential Florida lifestyle you've always dreamed of and savor all that the Sunshine State has to offer, Call Today for Your Tour of this Wonderful Opportunity!

*Listing Courtesy of KELLER WILLIAMS ON THE WATER S*



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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**1** Closed • Sold Date: 3/15/2024, MLS Listing A4593974: 1/4/2024 MLS ID: A4593974



**7282 Belleisle Gln** Single Family 3/2 1,784 sq ft 9,182 2013 3/15/2024 \$735,000 \$412

Welcome to your dream home in the maintenance-free neighborhood of Belleisle in Country Club East! This exquisite 3-bedroom, 2-bathroom residence boasts an additional versatile office/den space, offering the perfect blend of luxury, functionality, and style. As you step into the meticulously maintained interior, you'll be greeted by a seamless fusion of modern design and timeless elegance. The home has recently undergone a recent update, ensuring it exudes a fresh, contemporary ambiance throughout. The heart of the home is the inviting living area, ideal for entertaining or unwinding after a long day. The open floor plan seamlessly connects the living room, casual dining area, and kitchen, creating a harmonious flow that enhances the overall sense of space and connectivity. Your culinary aspirations will come to life in the well-appointed kitchen, equipped with new stainless appliances, granite countertops, and ample storage space. Whether you're hosting a dinner party or preparing a casual meal, this kitchen is a chef's delight. The home features three generously sized bedrooms, providing comfortable retreats for both residents and guests. The master suite is a sanctuary of relaxation, complete with two walk-in closets and a luxurious en-suite bathroom featuring a spa-like shower and dual vanities. The office/den space offers flexibility to suit your lifestyle, whether it's utilized as a home office, a cozy reading nook, or a formal dining room. The possibilities are endless. Step outside to discover your private oasis – a sparkling pool surrounded by lush landscaping and preserve views. Whether you're lounging poolside with a good book or hosting a barbecue with friends, this outdoor space is designed for enjoyment and relaxation. This home truly shows like a model, with attention to detail evident in every corner. From the tasteful decor to the quality finishes, every element has been carefully curated to create a living space that is both refined and welcoming. The furnishings are also available for purchase under a separate agreement. Additional upgrades include new HVAC unit, hot water heater, pool pump, laundry room cabinets and more. Located in the highly sought-after Country Club East neighborhood, this home not only provides an exceptional living experience but also offers proximity to top-notch amenities, renowned golf courses, and a vibrant community atmosphere. Don't miss the opportunity to make this stunning residence your own – a place where luxury meets comfort, and where every detail has been thoughtfully considered. Welcome home to Lakewood Ranch living at its finest! Room Feature: Linen Closet In Bath (Primary Bedroom).

Courtesy of COLDWELL BANKER REALTY



Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>2</b> ■ <b>Closed</b> • Sold Date: 3/1/2024, MLS Listing D6133933: 12/21/2023 <b>MLS ID: D6133933</b></p> <p><b>16226 Castle Park Ter</b></p> <p>Single Family 3/3 2,427 sq ft 12,715 2018 3/1/2024 \$1,200,000 \$494</p> <p>Welcome to your dream home in the stunning Country Club East at Lakewood Ranch. This fully furnished gem offers 3 bedrooms &amp; 3 bathrooms, with a double door den. Is spacious &amp; elegant. Meticulously decorated/ designed for style &amp; comfort. Entertain guests in your private oasis, including a free form heated outdoor pool area with a spa and an outdoor kitchen. Country Club East at Lakewood Ranch offers countless upscale amenities, such as golf course, tennis courts, clubhouse with a community pool and pickleball. Don't miss out on this opportunity for luxurious Florida living. The beautiful beaches of Southwest Florida are 45 to 60 minutes away, other attractions are The Polo Club, Miniature Golf, Lakewood Ranch Cinemas, and so much more. Lakewood Ranch is a very exquisite, planned development. Please view the video tour of home and perimeter!! Room Feature: Linen Closet In Bath (Bedroom 2). Room Feature: Linen Closet In Bath (Primary Bedroom).</p> <p><i>Courtesy of COLDWELL BANKER SUNSTAR REALTY</i></p>								
 <p><b>3</b> ■ <b>Closed</b> • Sold Date: 2/23/2024, MLS Listing A4591953: 12/15/2023 <b>MLS ID: A4591953</b></p> <p><b>16335 Castle Park Ter</b></p> <p>Single Family 3/4 3,095 sq ft 12,358 2017 2/23/2024 \$2,200,000 \$711</p> <p>This home qualifies new buyer/seller transfer of Lakewood Ranch Country Club membership without wait list-seller transfers current membership at closing, (all current fee's are applicable to buyer) Eaglescliffe Lakefront Lee Wetherington 2017 built home with 2022-2023 updates. What a spectacular home with a \$\$\$ view!!!! This home has a western exposure lakefront gorgeous landscape, clearview screened pool/spa/cabana/outdoor pellet grill kitchen/gas fireplace and nearly 1000 sf of spectacular outdoor living space. The new interior features include freshly painted interior, new carpeting in bedrooms, updated kitchen cabinets, quartzite countertops, designer backsplash, Kitchen Aid appliances including warming drawer, Franke quartz sink, island, dining and foyer lighting, revisions to the master bathroom/the ensuite created for bedroom #2 and remodeled half bath. The oversized 3 car garage with a Florida basement, custom built in Flow Cabinetry work space, bike storage, utility sink cabinet and a mini split AC seal the deal for anyone looking for extra storage or an extension to the inside living. Hurricane Screen System on the rear lanai, Generx Generator, Solar Hot Water Heater, extended driveway, and new landscaping make this home scream WOW! Call today for your private showing of this " BETTER then New" home. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).</p> <p><i>Courtesy of MATTHEW GUTHRIE AND ASSOCIATES REALTY LLC</i></p>								
 <p><b>4</b> ■ <b>Closed</b> • Sold Date: 2/23/2024, MLS Listing A4582419: 9/15/2023 <b>MLS ID: A4582419</b></p> <p><b>7441 Haddington Cv</b></p> <p>Single Family 4/4 3,454 sq ft 9,544 2014 2/23/2024 \$1,625,000 \$470</p> <p>This stunning custom built John Cannon home is located in one of the most desirable sub-divisions located in Country Club East and nationally acclaimed Lakewood Ranch. The enhanced 3400+ square feet 2 story Baylin model features engineered wood throughout, four bedrooms, three and half baths and a side-facing 3- car garage. The home is situated on the largest lake in Country Club East. The fully screened lanai contains a heated saltwater pool and spa, outdoor hot/cold shower, gas firepit, and a well-equipped summer kitchen with a Wolf gas grill, which is great for outdoor entertainment. You will love the magnificent lake view as you enjoy your morning coffee. Inside, a spacious downstairs master bedroom offers a French door to the lanai and a tray ceiling with 2 walk in closets, and an additional custom-built in shoe closet. The master bath features 2 separate vanities, one with a make-up vanity, soaking tub and walk in shower. The "great room" adjoins a kitchen highlighted by wood cabinetry, wolf appliances, subzero refrigerator, granite counters, and a quartz island with a walk-in pantry, dry bar and wine fridge. The dinette area in the kitchen supplements a more formal dining room. A large office is complemented by custom-built in floor to ceiling shelving and cork flooring. A discerning buyer will appreciate the guest downstairs bedroom with ensuite bathroom and walk-in closet. The 2nd floor offers two large bedrooms, full bath, bonus room with built in cabinetry and a balcony that overlooks the beautiful lake view. Other features include impact glass windows and doors, whole house generator, tankless water heater, zoned HVAC systems, in-wall pest tubes, crown molding throughout, solid 8' doors, beam ceiling in the great room, and "pocket" sliding doors. The downstairs laundry room features a built-in ironing board closet, clothing rack and utility sink. The garage has custom built-in cabinetry in addition to an EV charging plug. Country Club East provides residents gated-community living, three community pools, fitness center, community club house, and is close to world-class shopping, Tampa International and Sarasota/Bradenton Airports are conveniently located. Close by you will find ample dining opportunities at Lakewood Ranch Main Street, Waterside Place, and downtown Sarasota. Siesta Key Beach, St. Armands Circle, and Longboat Key are nearby. Room Feature: Linen Closet In Bath (Primary Bedroom).</p> <p><i>Courtesy of BERKSHIRE HATHAWAY HOMESERVICE</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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5 Closed • Sold Date: 4/18/2024, MLS Listing A4591978: 12/18/2023 MLS ID: A4591978

**14512 Stirling Dr** Single Family 3/3 2,176 sq ft 8,673 2014 4/18/2024 \$809,000 \$372

Discover your dream home in the prestigious gated community of Country Club East. This exquisite property offers a maintenance-free lifestyle, boasts immaculate landscaping and features updated HVAC 2021, new appliances 2023, fresh interior paint 2023, and new pool equipment 2023. Filled with natural light, the great room welcomes you with sliders that open to a spacious lanai, an inviting pool, and a tropical paradise that will make every day feel like a vacation. With the back of the home facing south, you'll enjoy picturesque views of the golf course creating a tranquil backdrop to your daily life. The interior is a canvas of neutral tones, with tray ceilings, and an open floor plan that flows seamlessly. This 3-bedroom home offers two full baths as well as the convenience of a pool bath accessible from both the interior and lanai. The master suite is a sanctuary of its own, featuring a tray ceiling, plantation shutters, sliders to the lanai, and two walk-in closets. Providing a sense of luxury, master bath is spacious and offers split vanities, linen closet for storage, and a private water closet. The guest bedrooms are generously-sized and set privately from the main living area. The kitchen, equipped with a gas range, features a large center island, granite countertops and is open to family and dining room. Working from home is convenient with a sizable office that boasts wood flooring and a double door entry for privacy. Additional features include tile roof, epoxy painted flooring in garage, lanai gas plumbed for outdoor kitchen, and more. Country Club East offers scenic vistas and an array of amenities including access to The Retreat fitness center, resort pool, and club room with billiards. Membership to the Lakewood Ranch Golf and Country Club is optional. This is not just a home; it's a lifestyle, offering elegance, comfort, and the opportunity to enjoy the best of Florida living. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

Courtesy of COLDWELL BANKER REALTY



6 Closed • Sold Date: 4/16/2024, MLS Listing A4590695: 12/28/2023 MLS ID: A4590695

**7146 Westhill Ct** Single Family 3/2 1,987 sq ft 6,373 2013 4/16/2024 \$575,000 \$289

Just Reduced. Great value in Country Club East - Discover the epitome of luxurious living behind the gates of the golfing community in Country Club East, where this impeccable three-bedroom residence awaits in the maintenance-free enclave of Belleisle. Step through the front door to unveil a meticulously maintained home, exuding the owner's pride at every turn. The great room welcomes you with an expansive, open ambiance, courtesy of triple disappearing sliding glass doors leading to the extended screened lanai, an ideal space for relaxation and outdoor entertaining. The functional kitchen, tailored for the gourmet chef, boasts an abundance of wood cabinetry featuring rollout shelves and deep drawers for seamless access. A convenient breakfast bar with thick granite countertops complements a separate casual dinette area, ideal for your morning breakfast rituals. Accent lighting under the cabinetry, a double pantry, subway tile backsplash walls and a seamless flow into the formal dining room add to the kitchen's allure. The primary bedroom offers a generous retreat, featuring two separate walk-in closets with custom organizers and shelving. This haven opens to the primary owner's bath with a double sink vanity and an oversized walk-in shower. Two additional bedrooms, ideal for overnight guests, share access to the second full bath. Recent enhancements by the seller include an eight-month-old HVAC system with UV light, Kevlar hurricane screens in the lanai, hurricane shutters, some windows were replaced with hurricane-impact glass, installation of plantation shutters and a fresh interior paint job. The spacious garage showcases Polyaspartic flooring and an efficient storage system. Don't miss the laundry room, complete with a washer and dryer, laundry sink, and an additional storage room with shelving. Other features include tile flooring set on the diagonal on all formal spaces and carpets in the bedrooms, tray ceiling in the great room, crown molding, welcoming foyer, ample storage areas, lush mature landscaping on all sides, rain gutters, no flood insurance required and more. This home seamlessly blends elegance and practicality, making it a haven for those seeking refined living in a prestigious golfing community. Enjoy the resort lifestyle in Country Club East with three community pools and resident-only amenity center, The Retreat, featuring a resort-style and lap pool with a water feature, fitness facility, social gathering space and outdoor kitchen, and numerous nature trails for walking and biking. All this included with your HOA fees. Other packages are available to belong to the LWR Golf and Country Club that includes golf, fitness, dining and social-type memberships. Close to the new Waterside shops and The Mall at UTC area also provides A-rated schools, shopping, fine dining, medical facilities, Lakewood Ranch Hospital, arts and culture, and famous white-sand beaches, everything is here! Tax amount includes CDD. Room Feature: Linen Closet In Bath (Primary Bathroom).

Courtesy of PREMIER SOTHEBYS INTL REALTY

Closed: 10 (cont.)



**7** ■ **Closed** • Sold Date: 3/22/2024, MLS Listing A4595059: 1/18/2024 MLS ID: A4595059

**16116 Kendleshire Ter**      Single Family      3/5      3,182 sq ft      12,811      2018      3/22/2024      \$2,450,000      \$770

Discover the epitome of luxury living in this spectacular lakefront home nestled within the prestigious gated community of Country Club East. Once the former model home, this residence boasts a spacious design adorned with a plethora of high-end upgrades and architectural details, showcasing a commitment to quality where no expense was spared on additional customizations. Upon entering through the double dark bronze iron doors, you will be greeted by the expansive great room, a focal point with a feature wall and soaring ceilings adorned with white beams. The open floor plan flows effortlessly with gathering areas central to the home and easy access to outdoor living areas. Guests are assured privacy via the split floor plan, each bedroom featuring en-suite bathrooms for unparalleled convenience. Hardwood floors grace all bedrooms, adding warmth and elegance. A sophisticated office with 15-foot tray ceilings adds an element of grandeur, perfect for working from home. A bonus room at the rear of the residence with an en-suite pool bathroom, custom dry bar and wood panel ceilings, provides versatile space for relaxation or entertainment. The kitchen is a chef's dream with a huge island, abundant storage, gas cooktop, high-end KitchenAid appliances, and an enormous walk-in pantry. The primary bedroom impresses with 13-foot ceilings, custom-built walk-in closets, and a view through double French doors that overlooks the pool and serene lake, bathed in tons of natural light. The primary bathroom exudes opulence with its dual vanities, inviting soaking tub, and spacious walk-in shower, all accented by pristine white tiles and bathed in the soft glow of luxurious light fixtures. The expansive covered outdoor space seamlessly connects with the interior through two sets of sliding glass doors that completely pocket into the walls, creating a harmonious indoor-outdoor living experience. Your lakefront lanai features a custom-built outdoor kitchen with an island, grill, beverage cooler, all complemented by a heated saltwater pool and spa featuring app-controlled temperature, lights, and water features. This home is designed for safety and resilience, featuring hurricane-rated impact glass throughout, and a 22,000-watt natural gas-powered whole-home Generac generator. The spacious 3-car garage is air-conditioned and offers ample storage for all your toys and golf cart. The property is surrounded by new landscaping with custom landscape lighting and an upgraded irrigation system, enhancing the beauty of this already breathtaking home. Indulge in the finest lakefront living, where every detail has been carefully crafted for the discerning homeowner. Country Club East residents enjoy exclusive access to The Retreat, a neighborhood amenity center boasting a resort-style pool, fitness center, and billiards room. Additionally, The Residents Club offers another pool, spa, and a volleyball court for residents to indulge in leisure and recreation. For those seeking even more recreational options, just a few streets away lies the Lakewood Ranch Golf & Country Club, featuring 54 holes of golf, 20 Har-Tru tennis courts, multiple pools, and The Lodge bar/restaurant. Residents have the option to avail themselves of these facilities through various membership packages. Discover this gem in Lakewood Ranch, America's top best-selling, master-planned multigenerational community. Call today to schedule your showing!

Courtesy of PREMIER SOTHEBYS INTL REALTY



**8** ■ **Closed** • Sold Date: 4/26/2024, MLS Listing A4600026: 2/20/2024 MLS ID: A4600026

**14914 Castle Park Ter**      Single Family      3/2      2,278 sq ft      9,740      2015      4/26/2024      \$1,045,000      \$459

This stunning Neal Signature home in Country Club East's Highlands neighborhood offers luxurious living with its 3 bedrooms, 2 bathrooms, and a host of impressive features. As you enter through the double glass doors, you're greeted by a wide hall entry, volume ceilings, and light-filled living spaces. The main living area boasts tile flooring, while the bedrooms feature wood flooring, with no carpeting in sight. The formal dining area is adorned with elegant wallpaper and built-in cabinets, perfect for hosting guests. The kitchen is a chef's dream, with granite countertops, cabinetry with pullouts, a large island with storage on both sides, built-in appliances, a gas range, a pantry cabinet, and a dinette area with an aquarium window. The great room is a focal point, featuring a stacked stone TV wall with a fireplace and a built-in wet bar with a wine fridge. Pocket sliders open to the screened-in lanai, which boasts an outdoor kitchen and a private pool and spa, perfect for outdoor entertaining. The primary suite is a retreat in itself, with a double door entry, tray ceiling, sitting area, two walk-in closets, two separate vanities with quartz countertops, and a walk-in frameless shower. The laundry room offers a utility sink, quartz counter, and cabinet storage. The garage is air-conditioned and features custom flooring. Additional features include landscape lighting, motorized hurricane shades, a tile roof, and crown moldings. Enjoy southern exposure and serene green views of the 6th hole of Lakewood Ranch's Royal Lakes golf course. Country Club East offers gated security, two resort pools including the retreat aquatic center, a fitness center, and a club room with billiards. Optional memberships are available at Lakewood Ranch Golf and Country Club. Located near world-class shopping, dining, and entertainment at Lakewood Main Street, The Green, University Town Center, and downtown Sarasota, this home is also just minutes to I-75, beaches, great schools, and medical facilities. Experience the best of Florida living in this exceptional home.

Courtesy of REDFIN CORPORATION

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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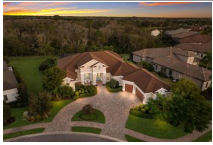


9 **Closed** • Sold Date: 3/1/2024, MLS Listing C7481100: 9/22/2023 MLS ID: C7481100

**16409 Kendleshire Ter**      Single Family      4/5      3,998 sq ft      14,797      2019      3/1/2024      \$2,475,000      \$619

This breathtaking residence is one that truly stands out from the rest. This home exhibits unsurpassed perfection in design and detail. From the moment you enter the double doors, you are welcomed with a spacious and inviting floor plan. Boasting almost 4,000 square feet under air featuring a bright and inviting interior with no detail overlooked. Enjoy the sleek and modern design of every room beginning with the open kitchen, highlighted by the solid wood cabinets, two oversized island spaces, quartz counters, stainless steel appliances, pull out cooling and warming drawers, wine cooler, soft-close drawers and cabinet doors complete the quality finishes in the kitchen. Expansive great room with soaring custom ceilings and crown molding. Truly seamless indoor-outdoor living is offered with pocket sliders in the great room and disappearing sliders in the dining room, both leading to the covered lanai with fireplace. This home has 4 bedrooms all of which have their own full en suite bathrooms. A separate office/den plus an oversized bonus room. Master bedroom is a breathtaking space with high tray ceilings with molding, double doors leading out to your own private pool and spa. Master bathroom is the epitome of luxury with a separate vanities and oversized walk in shower and free standing tub. The expansive outdoor living space includes a custom outdoor kitchen with huge island and built in grill. Enjoy your very own private and custom, heated saltwater pool/spa with water feature overlooking the peaceful and serene landscaped area. Lakewood Ranch has been ranked as one of the best-selling master-planned communities in the nation. Live, work and play in elegance, style and serenity. With an exceptional location, in a sought-after area of Country Club East in Lakewood Ranch, this active, gated neighborhood is a desired choice with the resident only amenity of the Retreat with lap pool and fitness center. Country Club East in Lakewood Ranch is a gated golf community, with several levels of optional Golf and Country Club memberships, including 2 golf courses with world-class practice facilities. Close proximity to great restaurants, golf courses, University Town Center Mall, local shops, Lakewood Ranch Main Street, and a short drive to Downtown Sarasota, St Armands Circle, and our World Famous Siesta Key Beach. Every convenience, just a few miles away! Paradise awaits!

*Courtesy of DOWNING FRYE REALTY, INC.*



10 **Closed** • Sold Date: 4/16/2024, MLS Listing A4596463: 2/6/2024 MLS ID: A4596463

**16543 Kendleshire Ter**      Single Family      3/4      3,802 sq ft      20,482      2017      4/16/2024      \$2,550,000      \$671

Exquisite Lee Wetherington masterpiece nestled among mature landscaping and tranquil preserve views in the prestigious gated community of Eaglescliffe in Country Club East. Situated on a premier lot with almost 1/2 acre of Southeastern exposure located in a cul-de-sac, this stately home is the perfect blend of sophistication and refinement. Beautiful curb appeal welcomes you with a circular paver driveway leading to an oversized 3+car garage with plenty of room for 3 cars plus golf cart. Tastefully designed with a timeless palette and accentuated with gleaming hardwood floors, 11' & 12' ceilings with elegant architectural detailing, hardwood beams and handcrafted millwork this expansive 3,802 sq ft home offers 3 bedroom suites, 4 full Baths, plus a 122 sq ft air conditioned "Florida Basement". IMPACT GLASS for storm protection throughout the entire home. Picturesque views from the panoramic clear view screen entice you as you enter this luxurious home. The oversized covered paver lanai boasts over 2300 sqft of exceptional resort-style outdoor living. Offering multiple seating areas, Summer kitchen with an Alfresco natural gas grill with vented hood, natural gas fire pit, and sparkling gas heated salt water pool and spa, transitions effortlessly into the main living areas with disappearing sliding glass doors, allowing for seamless indoor and outdoor living. The open concept floor plan showcases the chef inspired kitchen with state of the art appliances, Sub Zero refrigerator, Wolf gas range, Wolf microwave, and Bosch dishwasher. Custom cabinetry with soft close drawers and pullout trays is accented with a traditional beadboard on the counter height island, custom stacked hood, Quartzite countertops and a mosaic tile backsplash. A large built-in hidden pantry allows for ample storage and functionality. Built and designed with entertaining in mind, this home features a glass enclosed wine room with 116 bottle dual temperature controlled wine refrigerators, custom cabinetry with quartzite countertops and bar sink. Retire to the owners suite, a tranquil sanctuary with a private entrance to the lanai designed with two generous walk-in closets with custom closet systems, one of which is a 20'x8' "Hollywood" closet with refrigerator and built-in ironing station. The luxurious bath has a large walk-in shower with 2 rain heads, custom cabinets with dual sinks, a sit down makeup vanity and a glorious soaking tub. This home offers two spacious guest bedrooms, each with their own en suite, perfect for hosting family or guests. For those that work from home, a double french door entry leads to a private study with views of the pool and separate lanai entrance. Additional upgrades include; 2 zone A/C heat pump system with WiFi thermostat, 400 amp electric service, pre wired for emergency generator, tankless instant hot water heater, water softener, central vacuum, whole house security system and Ring doorbell. Country Club East, a private gated community, offers its residents amenities including fitness center, 2 clubhouses, and 3 community pools. Opportunities are available to become members of Lakewood Ranch Golf and Country Club, 2 clubhouses for dining, tennis, pickleball, pools and fitness. Country Club East Lakewood Ranch is conveniently located to exceptional shopping, dining, and A rated schools. Don't miss this rare opportunity to live in exceptional luxury.

*Courtesy of FINE PROPERTIES*

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