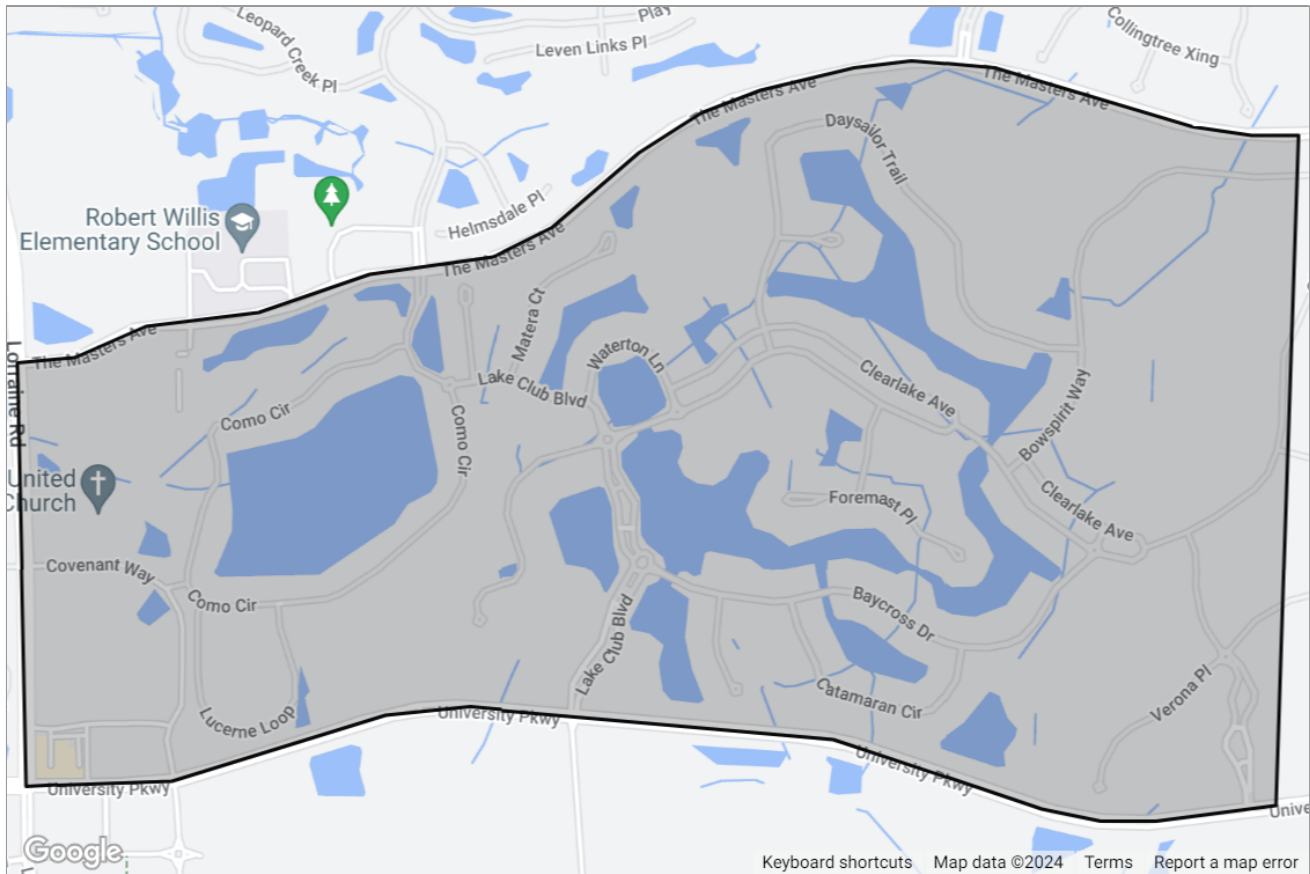


MARKET ACTIVITY REPORT

## The Lake Club in Lakewood Ranch, FL



Presented by

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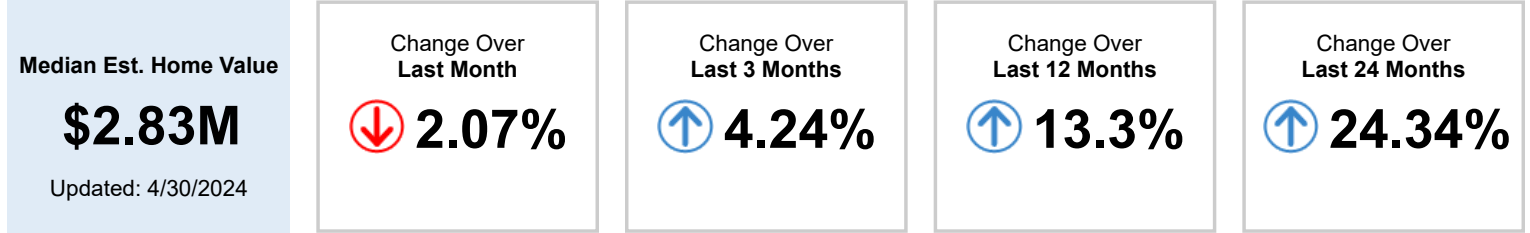
**Michael Saunders & Company**

61 S. Blvd of the Presidents

Sarasota, FL 34236

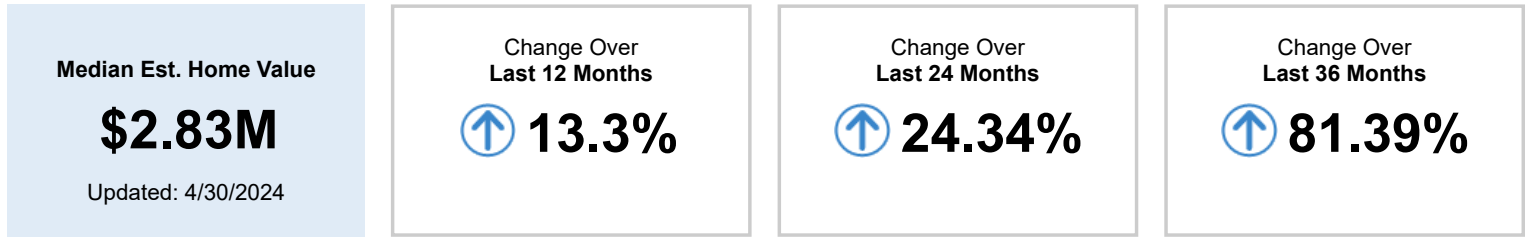
# The Lake Club in Lakewood Ranch, FL

## 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 **SFR** data.

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



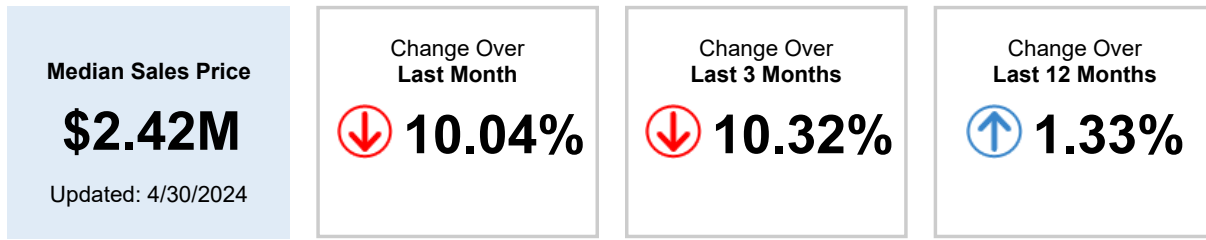
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

## Market Snapshot: Concentration of Distressed Properties



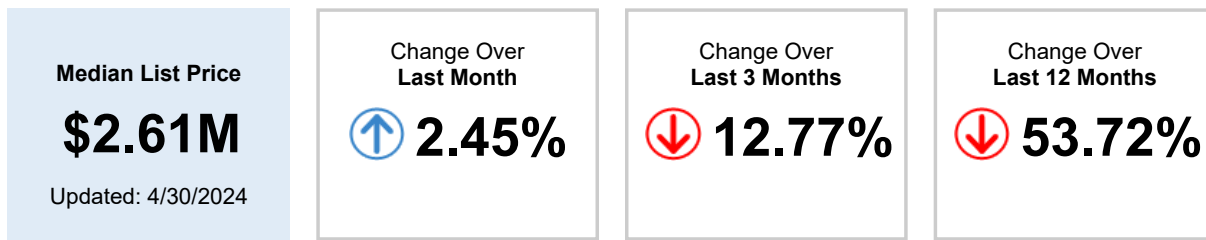
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 5/6/2024.

Market Snapshot: Sales Price



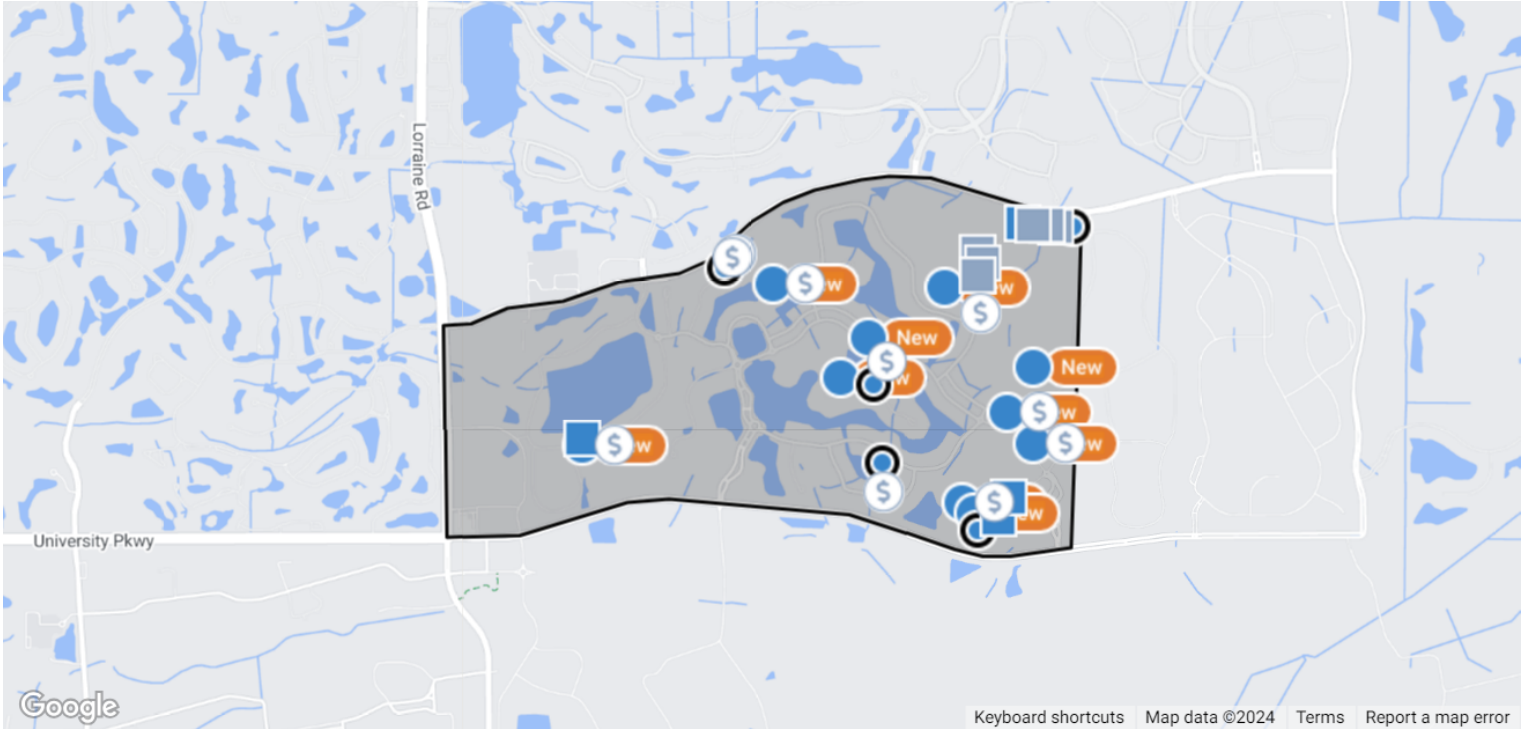
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price







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

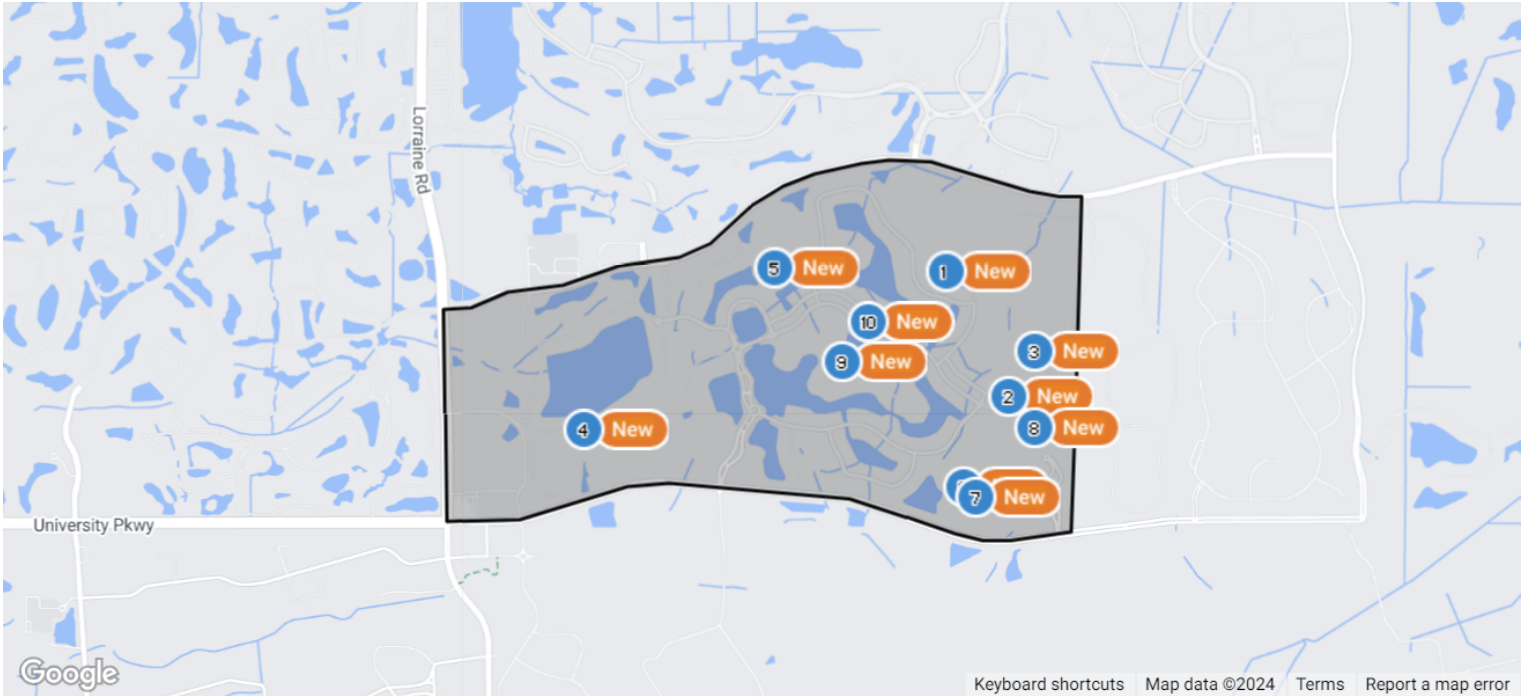
# Market Activity Summary Stats



**Search Criteria** | **Location:** The Lake Club in Lakewood Ranch, FL; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Distressed, Pending, Closed, Price Change; **Property Types:** Single Family; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Price Changes
<b>Number of Properties</b>	10	9	10	10
<b>Low Price / Value</b>	\$1,650,000	\$1,550,000	\$1,325,000	\$1,550,000
<b>Median Price / Value</b>	\$2,562,500	\$1,999,000	\$2,122,253	\$2,562,500
<b>High Price / Value</b>	\$4,100,000	\$2,700,000	\$2,550,000	\$3,700,000
<b>Average Price / Sq. Ft.</b>	\$762	\$663	\$631	\$704
<b>Median Price / Sq. Ft.</b>	\$790	\$659	\$679	\$721
<b>Average Days in RPR</b>	67	89	31	108
<b>Median Days in RPR</b>	63	60	—	88
<b>Total Volume</b>	\$26,915,000	\$19,514,000	\$20,201,828	\$24,964,000

# The Lake Club 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: 2/19/2024 *MLS ID: A4600016*

### 7973 Bowspirit Way

Single Family    4/5    3,054 sq ft    15,128    2023    2/19/2024    \$2,500,000    \$819

Welcome to luxurious living at The Lake Club in Lakewood Ranch! This exquisite residence was just completed in December 2023 and boasts elegance and sophistication at every turn. Nestled within the serene surroundings of a preserve view lot, this home offers both tranquility and privacy. As you step through the grand entrance, you'll be greeted by the spacious open living area, perfect for entertaining guests or relaxing with with the view. The den provides a versatile space for a home office or cozy reading nook, adding to the home's flexibility. This stunning home features four generously sized bedrooms, providing ample space for family members and guests alike to unwind in comfort. The primary suite offers a peaceful retreat, complete with a luxurious en-suite bathroom with a free standing soaking tub and two walk-in closets. One of the highlights of this property is the expansive covered and screened-in lanai, where you can enjoy the beauty of the outdoors while being sheltered from the elements. Whether you're hosting a barbecue or simply enjoying your morning coffee, this outdoor oasis is sure to impress. Crafted by renowned builder Stock Development, this home showcases the finest quality craftsmanship and attention to detail. The Madison II model combines classic elegance with modern amenities, creating a timeless and inviting atmosphere. Located in the stunning community of The Lake Club, residents enjoy exclusive access to a wealth of upscale amenities, including a clubhouse, fitness center, and resort-style pool. With its convenient location near shopping, dining, and top-rated schools, this home offers the epitome of luxury living in Lakewood Ranch. Don't miss your chance to own this exceptional residence in The Lake Club. Schedule your private showing today and experience the height of elegance and comfort in this remarkable home.

*Listing Courtesy of THE SUNSHINE STATE COMPANY*

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.
2 ● Active								
*New, Active: 2/2/2024 MLS ID: A4597549								
<b>16824 Clearlake Ave</b>	Single Family	3/5	3,037 sq ft	31,964	2020	2/2/2024	\$2,550,000	\$840

WELCOME TO YOUR DREAM HOME IN THE LAKE CLUB! This exquisite 3-bedroom, 4.5-bathroom residence offers luxury living on a grand scale. Situated on a sprawling 0.7338-acre lot, this 3,037-square-foot gem boasts a total of 4,704 square feet under roof. As you step inside the foyer, you're greeted by an inviting coastal-inspired atmosphere, highlighted by a thoughtfully designed open concept kitchen, living room and dining room. Plus, the office is perfectly customized for a dedicated workspace and the versatile media/TV room can easily be transformed into a 4th bedroom. The home is adorned with tasteful finishes throughout, creating an ambiance of sophistication. The heart of this home lies in its expansive extended lanai, where outdoor living reaches new heights. Marvel at the outdoor kitchen, relax in the pool and spa, or unwind in the various lounge areas featuring luxurious marble tile flooring. The outdoor dining room offers a perfect setting for al fresco meals, all while enjoying long, picturesque views across the lake with a direct line of sight to the enchanting fountain. This property is designed to allow you a seamless and enjoyable lifestyle at The Lake Club. The 3-car garage provides ample space for your vehicles and storage needs. Renowned in the community for its curb appeal and stunning landscaping, the property is a true masterpiece. Beyond the confines of your home, The Lake Club offers an array of amenities, including the Grande Clubhouse, gym, 2 pools, a restaurant, bar, games room, spa, dog park, basketball court, and an active community calendar—all within the security of a gated community. Indulge in the epitome of luxury living at The Lake Club. Your perfect home awaits, where every detail has been carefully crafted to ensure a life of comfort, style, and unparalleled beauty.

*Listing Courtesy of RE/MAX PLATINUM REALTY*



3 ● Active								
*New, Active: 4/8/2024 MLS ID: A4606083								
<b>16905 Clearlake Ave</b>	Single Family	3/3	2,743 sq ft	16,174	2020	4/8/2024	\$2,290,000	\$835

FULLY FURNISHED and designer ready, all you need is your suitcase in this pristine, private, peaceful, move-in ready preserve home in The Lake Club of Lakewood Ranch. This 2020 residence built by Stock Signature Homes and enhanced by designer furnishings is perfectly positioned on a large 100' lot and showcases the Covington floor plan with 3 true bedrooms and 3 bathrooms, plus a study. From the paver drive and meticulous landscaping, you're welcomed home into the graceful foyer with the first glimpses of the preserve beyond and high-end upgrades and furnishings throughout. The carefully selected design and décor choices evoke a clean look with warmth and natural accents throughout including 10" cove crown molding, European White Oak engineered hardwood flooring, custom ceilings, designer light fixtures, custom window treatments, and architectural moldings. The open great room includes custom tray ceiling with beams, architectural columns surrounding the entertainment area, and pocketing impact sliding glass doors to the lanai. The expanded paver lanai offers plentiful covered entertaining space surrounded by remote-controlled shades for extra privacy and shade, plus custom outdoor kitchen and cozy gathering area by the custom fireplace, both added post-construction. Surrounded by conservation, the stunning western views from the lanai will be untouched and offers gorgeous Florida sunsets every evening. After taking in the vibrant sunsets, spend your evenings beneath the "starlight" pool setting created by Nebula lighting throughout the screen enclosure. The sparkling, saltwater pool offers a place to cool off with a gas heater, sunshelf, and a unique infinity 360-spill edge spa that is within the pool. Inside let out your inner culinary creativity in the executive kitchen with a central island for guests to gather, a full 2020 stainless steel KitchenAid appliance suite, walk-in pantry, mosaic backsplash, plentiful two-tone cabinetry, quartz counters, farmhouse sink, and wine bar area. The adjacent dining room offers preserve views through large windows and a custom beam tray ceiling. The front study is a functional space perfect for a private office, media room, or formal living room. The primary suite offers spacious comfort with a custom woodwork tray ceiling, dual walk-in closets, and a serene en-suite bathroom with modern freestanding tub, walk-in shower with frameless glass enclosure, sparkling porcelain tile, and dual sinks on a long quartz vanity. Guests will find equal comfort in the two guest bedrooms and two full guest bathrooms, which are separated for extra privacy between all the bedrooms. Complimenting this residence is a large laundry with utility sink and storage cabinetry, and a 3-car sideloading garage with long driveway. Peace of mind is secured with full impact glass and sliding doors throughout, plus the bond portion of the CDD is PAID OFF for lower taxes. This home has it all, plus designer furnishings, art and accessories - you can live the Florida lifestyle immediately! No need to wait for a new construction build or wait through the interior design process, this home is move-in ready right now! The Lake Club is a premier, private gated community including a Grande Clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center, dog park and interlinking lakes for kayaking or fishing. Start living the dream life you've always wanted!

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*

**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>
 <p><b>4 ● Active</b> • <i>New, Active: 2/9/2024</i> <i>MLS ID: A4598691</i></p> <p><b>14750 Como Cir</b></p>	Single Family	4/5	4,400 sq ft	21,523	2022	2/9/2024	\$3,700,000	\$841
<p>Discover unparalleled luxury and sophistication at 14750 Como Circle, where every detail has been meticulously crafted to create a truly extraordinary residence. From the moment you step into the grand foyer adorned with wood-look tile and towering ceilings accented by lighted beams, you'll be captivated by the sheer elegance of this home. In the great room, a vaulted ceiling with wood beams creates an inviting atmosphere for gatherings and relaxation, complemented by the wall of pocketing sliders, allowing for scenic views and natural light. The kitchen is a chef's dream, boasting abundant cabinetry, custom pull-out shelving surrounding the cabinet-facing Sub-Zero® refrigerator, a Bosch® wall oven and microwave, and an Ilve® range with seven burners. Custom glass tile backsplash and white countertops elevate the space, while a huge center island with cabinets and a leather-finish granite countertop serves as the perfect focal point. The wet bar with a custom sink and lighted glass cabinets adds a touch of sophistication. Zero-corner sliders surround the dining room, seamlessly blending indoor and outdoor living. The office exudes timeless charm with custom trim on walls and a hidden passage door while soaring ceilings with beams across the width add to the sense of grandeur. The primary bedroom is a sanctuary itself, offering private lanai access, two walk-in closets with custom storage, and a luxurious bathroom with a glass-enclosed shower, freestanding tub, water closet, and an enormous vanity area. A private room off the bathroom, perfect for an office, storage, or nursery, features a closet and leads to the one-car garage. The guest bedrooms are equally impressive, with one featuring a walk-in closet and en-suite bathroom and two vanities, water closet, and linen closet, all adorned with plantation shutters. The second guest bedroom offers ample storage with a spacious closet and additional regular-style closet, along with a bathroom with a vanity and linen closet. The bonus room offers flexibility with expansive sliders to access the lanai, large banks of windows with plantation shutters, and a closet, ideal for use as a media room or home gym. In addition to the guest bedrooms, accessible via the lanai is the spacious guest casita, which offers an additional living space with a great room, kitchenette, bedroom, bathroom, and walk-in closet. Outside, the lanai beckons with a heated saltwater pool featuring a black bottom, sun shelf and gas fire pit to enhance the relaxing ambiance. The outdoor kitchen with grill, sink, ice maker, and vent hood is perfect for alfresco dining. The outdoor living area is the ultimate retreat, with a fireplace and sitting area accentuated by a vaulted ceiling with beams. Two awnings with remote control provide shade over the lanai and travertine pool deck. An expansive mudroom area with built-in storage and the adjacent laundry room with ample storage plus a workspace add to the home's functionality. Don't miss the opportunity to own this exquisite retreat, where luxury meets comfort in every detail. Schedule your private showing today and experience the epitome of upscale living. Residents can indulge in the grande clubhouse with resort-style pools, a restaurant, a state-of-the-art fitness center, tennis, pickleball, and basketball courts, a dog park, and even a playground for the little ones. Lakewood Ranch Main Street, Waterside Place, shopping or dining at UTC are close by. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).</p> <p><i>Listing Courtesy of PREMIER SOTHEBYS INTL REALTY</i></p>								
 <p><b>5 ● Active</b> • <i>New, Active: 11/30/2023</i> <i>MLS ID: A4590362</i></p> <p><b>16011 Daysailor Trl</b></p>	Single Family	4/5	3,364 sq ft	18,064	2013	11/30/2023	\$2,650,000	\$788
<p>Situated with anchoring views of the preserve and water, this custom residence, completely remodeled in 2023, in The Lake Club is one to truly marvel. Upon first glance, one cannot help but notice the stone accents, 12-foot wrought iron double doors and manicured garden. Step inside and be in awe of the floor-to-ceiling fireplace with exotic granite surround, beautiful travertine floors, crown molding, spectacular designer lighting and custom window treatments. Adjacent to the open great room with disappearing doors is a built-in wood bar with seating, wine refrigerator with double doors, quart countertops and chevron tile detail to the ceiling, making this the perfect spot for entertaining. The kitchen has no detail missed with Viking appliances including double ovens and microwave drawer as well as exotic granite countertops and backsplash, separate island, bar top seating, ebony painted cabinetry, and large walk-in pantry. Separate powder bath with a standalone marble pedestal sink and marble walls is one to see. The owner's retreat features tray ceiling with tongue-and-groove wood accent, seating area, door to the lanai, custom dual closets and an owner's bath that is a true masterpiece featuring porcelain stone tile on floor and walls, a standalone tub, floating his and her vanities with lighted mirrors and oversized walk-in shower. Choose any of the 3 guest suites with their own custom designer bath and walk-in closet including the 3rd guest suite in the back which is oversized making it a perfect bonus room should one desire. The lanai that was just extended an additional 15' features tongue-and-groove ceilings, newly surfaced pool and spa, panoramic screen, water bowls and a center fire bowl with offset outdoor kitchen featuring Viking grill, hood and separate wok for additional cooking. The back hall features large laundry room with front-load washer and dryer, separate drop zone and an extended 3-car garage with tile floors, 9-foot individual garage doors and built-in cabinets. Other notable features include impact windows, spray foam insulation in the attic, and solid core doors. This one-of-a-kind residence would impress the most discerning buyer and makes this an exceptional example of luxury at its best.</p> <p><i>Listing Courtesy of PREMIER SOTHEBYS INTL REALTY</i></p>								

**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.
6 ● <b>Active</b> • <i>New, Active: 3/29/2024</i> <i>MLS ID: A4605328</i>								
<b>16739 Verona PI</b>	Single Family	4/4	3,033 sq ft	12,675	2020	3/29/2024	\$1,950,000	\$643

Welcome to 16739 Verona Place, an exceptional semi-custom property nestled within the extravagant community of The Lake Club. As you enter this inviting enclave, you're greeted by meticulously manicured landscapes, cascading water features, and lush greenery, setting the tone for luxurious living. This stunning property with open concept boasts unparalleled elegance and sophistication, with details at every turn that set this home apart from others in the community. From the grand entrance at the foyer you immediately experience the spaciousness of the home from the extra high ceilings (12 to 13 feet) in the great room to the sprawling living spaces throughout, every detail has been meticulously crafted to create a sense of opulence and comfort. Inside you will discover spacious interiors adorned with timeless finishes throughout the home, including Hunter Douglas Plantation shutters and shades, semi-custom shelving in the Great Room with accent lighting, tray ceilings with modern crown molding, in-ceiling speakers wired for Sonos, wi-fi extenders, wood grain porcelain tile, solid core doors throughout, Kineticio Whole Home Filtration System, dual zoned HVAC for optimal climate control, and an efficient water heater with recirculating pump. The gourmet kitchen is a chef's dream, featuring Kitchen Aid's top-of-the-line appliances (including a gas cooktop), Kitchen Craft cabinetry with soft close drawers and doors, stainless steel pulls and a beautifully selected custom backsplash that enhances the no seam quartz countertop, and pendant lighting near the counter seating. It is truly a center island perfect for entertaining guests. The Primary Suite is a sanctuary of indulgence, offering a tranquil retreat with a spa-like ensuite bathroom, soaking tub, oversized walk-in closets, custom built-in shelving and access to the lanai from the French doors. In addition to the Den/Office three additional bedrooms provide endless possibilities to create the perfect space that works best for you, your family and guests all at the same time. Two guest rooms share a Jack and Jill style bathroom for added convenience. The location of the third guest room is perfect for guests with its own full bathroom and a pocket door that creates additional privacy. The expansive patio area beckons for al fresco dining and relaxation, overlooking panoramic views of the surrounding landscape with includes both water views and a preserve. Take a dip in the sparkling salt water pool while listening to your favorite music from in-ceiling speakers on the patio or unwind in the heated spa as you soak in the serene ambiance of your private oasis. The Lake Club community allows you to expand beyond the confines of this exceptional property. Residents of The Lake Club enjoy access to a wealth of amenities, including a private clubhouse, fitness center, tennis courts, pickle ball, spa and more. With its idyllic setting and unmatched luxury, 16739 Verona Drive offers a lifestyle of unparalleled refinement in one of the most coveted communities in the region. We look forward to seeing you soon!

*Listing Courtesy of DOUGLAS ELLIMAN*



7 ● <b>Active</b> • <i>New, Active: 3/27/2024</i> <i>MLS ID: A4604804</i>								
<b>16742 Verona PI</b>	Single Family	3/4	2,638 sq ft	13,347	2019	3/27/2024	\$1,650,000	\$625

Welcome to an unparalleled opportunity nestled within the gated community of The Lake Club in Lakewood Ranch. This exquisite Cambria floor plan by Stock Luxury Homes boasts 3 bedrooms, 3.5 bathrooms, a den, and an expansive 3 car garage. Lavishly appointed with sought-after upgrades, revel in the elegance of quartz countertops, designer lighting, tasteful porcelain tile flooring, crown molding, tray ceilings, plantation shutters and the added security of impact windows and doors. Step into luxury within the owners' suite featuring a freestanding tub, spacious walk-in shower, dual vanities, and not one, but two custom walk-in closets. Your guests will feel pampered with their own en-suite bathroom in the second bedroom. Entertain with ease in the stunning kitchen equipped with a natural gas cooktop, convection oven, 42" wood cabinets crowned with quartz counters and backsplash, and a generous center island perfect for gathering. Seamlessly transition from indoor to outdoor living through the great room's pocketing sliders, opening onto a tranquil lanai oasis. Here, enjoy private views, covered seating and dining areas, a heated pool/spa, and a built-in outdoor kitchen. Experience the epitome of resort-style living as a resident of the Lake Club. Indulge in a wealth of amenities at the Grand Clubhouse with access to the resort pools, tennis and pickleball courts, a state-of-the-art fitness center, fine dining, and an array of social activities. Additionally, residents enjoy the convenience of a lifestyle concierge and 24-hour guard at the main gate. Don't miss this extraordinary opportunity to embrace luxury living at its finest. Conveniently located near premium golf courses, dining options, shopping destinations, and recreational activities, this home offers the epitome of luxury living in Lakewood Ranch. Don't miss your chance to embrace this exceptional lifestyles. Don't miss this extraordinary opportunity to embrace luxury living at its finest.

*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.
8 ● <b>Active</b> • <i>New, Active: 2/15/2024</i> MLS ID: A4599445	Single Family	4/4	3,610 sq ft	12,023	2021	2/15/2024	\$2,575,000	\$713

Set against a stunning backdrop of a picturesque lake, this residence in the prestigious Lake Club neighborhood is truly exceptional. The manicured gardens and welcoming entrance immediately capture attention, leading to an open layout adorned with designer lighting, custom window treatments, 13-foot tray ceilings, and porcelain tile throughout. The custom kitchen installed in 2022 is a culinary masterpiece with its gorgeous wood cabinetry, new appliances including a 48" Fulgor Milano dual fuel range with 6 gas burners, griddle, double electric ovens, and pot filler, quartzite countertops, farmhouse sink, and large island perfect for entertaining. The dining room and open great room feature a separate custom wine bar, complete with a wine fridge/beverage center, quartzite countertops, and a stunning glass cabinet wine wall. The primary suite is a sanctuary with custom dual walk-in closets and a primary bath that truly resembles a personal spa, boasting dual countertops, makeup vanity, large walk-in shower, and an amazing custom built-in Finnish sauna. The generously sized guest suites offer ensuite baths with dual sinks and frameless showers. Step into the four-season room, an incredible space that seamlessly connects with the outdoors, featuring a large TV accent wall with a ribbon fireplace, oversized impact 11' sliders, and an outdoor kitchen. This outdoor retreat includes a large griddle, oversized professional burner, bar refrigerator, quartzite countertops with full-height quartzite backsplash, and a 48" hood, all complemented by a separate dedicated AC unit for year-round comfort. The outdoor area, with a panoramic screen and oversized saltwater pool (added in 2022) featuring large fire accents, dual waterfalls, and a step-down water feature provides a marvelously scenic view of the lake. Additional features such as a 3-car garage with epoxy floor and utility sink, water purification system, solid wood doors throughout the home, and sound insulation in key areas elevate this residence. A fully prepaid CDD adds to its appeal. Enjoy the Lake Club amenities, including a clubhouse with a restaurant, resort-style pool, lounge pool, fitness center, massage rooms, tennis courts, and a playground. This property offers luxury living at its absolute best, with an array of features that make it truly exceptional.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*



9 ● <b>Active</b> • <i>New, Active: 3/19/2024</i> MLS ID: A4602681	Single Family	3/4	4,048 sq ft	24,609	2014	3/19/2024	\$2,950,000	\$729
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A French country masterpiece by Arthur Rutenberg Homes, this breathtakingly tranquil residence is enveloped by lovely landscaping, tropical palms and a protected preserve on over half an acre home site in THE LAKE CLUB. Florida's natural beauty is elegantly showcased throughout the spacious interiors where organic finishes and sophisticated features harmonize. Entering through the oil-rubbed iron glass doors, mesmerizing flow is complemented by arched wall niches, stone and textured accents, painted double tray ceilings, and gorgeous hickory hardwood floors. A grand great room transitions effortlessly onto the screened lanai through impact pocketing sliding doors and into the impressive chef's kitchen and dining room. Express your culinary skills with Brookhaven custom maple cabinetry, exposed beam ceiling, extended island for gathering, granite counters, gas cooktop with pot filler, tile backsplash, and built-in desk. Disappearing corner, impact pocketing sliders in the dining room allow for a complete indoor-outdoor experience when you need access to the built-in outdoor kitchen with a tongue-and-groove ceiling and fireplace for dining alfresco in the covered area that connects to the game room. The quintessential home for entertaining, the bonus/game room connects off the lanai through disappearing corner impact sliders and is decorated with an exposed brick wall and features a wet bar, card table nook, and overlooks the lake and preserve. Enjoy the refreshing heated pool with sun shelf and waterfall for a serene atmosphere surrounded by nature and privacy. The split floor plan ensures solitude to the two guest bedrooms and especially the master retreat boasting a sitting area with lanai access and lake views, and a luxurious en-suite bath with dual sinks, make-up vanity, a soaking tub, and a walk-in shower. Exceeding expectations of needs and wants, there is a stunning study including a sitting space with wood-beamed coffered ceiling adding drama. An unbelievable oversized, air-conditioned three-car garage turned man-cave, fashioned in floor-to-ceiling tongue and groove pinewood wainscoting, pub tin ceiling, insulated and encased garage doors, and a half-bath with custom built-in cabinetry. Every thoughtful detail was meticulously considered when designing this Florida Green Builder Certified residence, including Low-E impact sliders and casement windows, Levitron dimmer switches, surround sound, Generac house generator, central vacuum, tankless water heater, and Platinum Control 4 home automation. The perfect home does exist, and this is it. Furnishings available with a few exceptions.

*Listing Courtesy of GRECO REAL ESTATE*

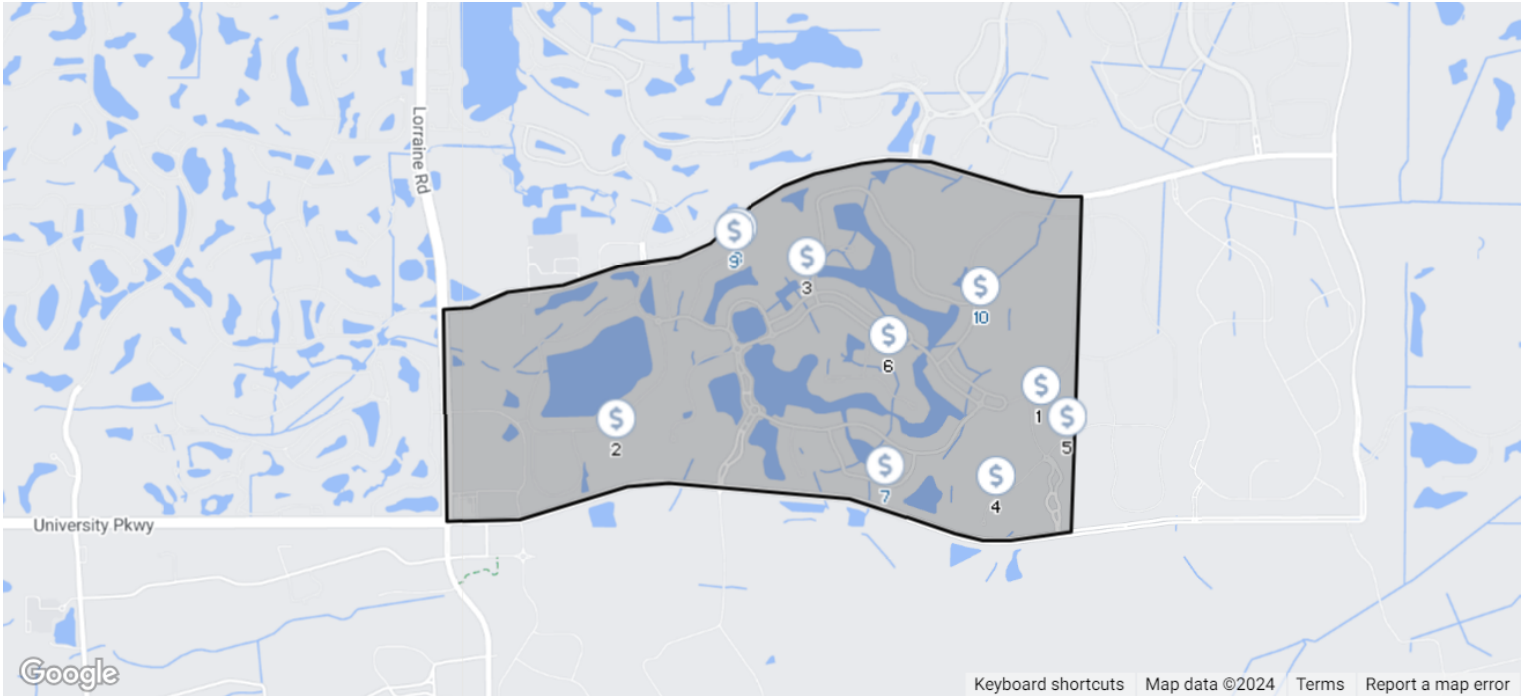
New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
10 ● <b>Active</b> *New, Active: 4/20/2024 <i>MLS ID: T3519825</i>								
<b>16303 Clearlake Ave</b>	Single Family	5/5	5,179 sq ft	23,069	2014	4/20/2024	\$4,100,000	\$792

This is a rare opportunity to own an expansive, coastal contemporary lakefront home in the Lake Club, the most exclusive enclave of Lakewood Ranch. This custom-built home offers the pinnacle of relaxed luxury living with elegance and sophistication etched into every detail. Set in the heart of the Lake Club on a lakefront lot front by a serene linear park, this home provides a perfect balance of privacy and panoramic beauty. The architecture merges coastal elegance with contemporary grace, featuring soaring 13-foot ceilings that create an airy sanctuary on the first floor. Across 5,179 sq ft of impeccably designed interior living space incorporating 5 bedrooms and 4.5 baths and 7,829 Sq ft total under roof, the home hosts five bedrooms to comfortably accommodate family and guests. The heart of the home is the expansive great room and massive kitchen and island, equipped with a high-end Sub-Zero refrigerator, wine refrigerator, and Wolf dual-fuel stove, embodying the epitome of culinary luxury. Granite countertops and custom built-in cabinetry enhance the space, making it a hub for cooking and a centerpiece for social gatherings. The informal dining area is framed by zero corner sliders bar nook. In addition, two thoughtfully designed versatile spaces are attached to the great room, one currently used as a formal dining room and the other as an office. The main floor also includes a luxurious guest room with an ensuite bath. The seamless transition from the grand great room to the screened lanai through hurricane-rated pocket sliding doors invites the beauty of the outside in, offering a living experience that is both expansive and intimately connected with Florida's natural beauty. Step outside to a luxury outdoor living space with a gourmet kitchen, grill, refrigerator, and a seating area with a firepit overlooking the lake. Relax in the saltwater pool and hot tub, all overlooking stunning lake views that ensure endless relaxation and entertainment. The master suite is a sanctuary of luxury, complete with dual walk-in closets, an expansive walk-in shower, dual vanities, and a freestanding soaking tub. The thoughtfully designed and highly functional 2nd floor offers three additional bedrooms (one currently used as an office), two bathrooms, a movie room, another washer/dryer, a dedicated gym, and a beautiful screened-in patio perfect for catching the stunning sunrise and sunset over the lake. The Lake Club itself is a testament to luxury living, with amenities including a 20,000-square-foot grand clubhouse as the social heart of the Lake Club. Amenities abound: a restaurant and bar, two resort-style swimming pools, a fitness center, a massage and skincare room, a gaming and lifestyle center, and various sports facilities, including tennis, pickleball, and basketball courts. A dedicated staff provides a concierge luxury living experience and maintains a full calendar of social events. Located within a top-rated school district, with easy proximity to UTC Mall, dozens of restaurants, pristine beaches, and the vibrant Main Street and Waterside town centers of Lakewood Ranch, The Lake Club is more than a home; it's a lifestyle. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of FLAT FEE MLS REALTY*



**Price Changes: 10**

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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**1 ● Active** \*New, Active: 2/2/2024 *MLS ID: A4597549*

**16824 Clearlake Ave**      Single Family      3/5      3,037 sq ft      2/2/2024      \$2,850,000      \$2,550,000      5/1/2024      -10.53%

WELCOME TO YOUR DREAM HOME IN THE LAKE CLUB! This exquisite 3-bedroom, 4.5-bathroom residence offers luxury living on a grand scale. Situated on a sprawling 0.7338-acre lot, this 3,037-square-foot gem boasts a total of 4,704 square feet under roof. As you step inside the foyer, you're greeted by an inviting coastal-inspired atmosphere, highlighted by a thoughtfully designed open concept kitchen, living room and dining room. Plus, the office is perfectly customized for a dedicated workspace and the versatile media/TV room can easily be transformed into a 4th bedroom. The home is adorned with tasteful finishes throughout, creating an ambiance of sophistication. The heart of this home lies in its expansive extended lanai, where outdoor living reaches new heights. Marvel at the outdoor kitchen, relax in the pool and spa, or unwind in the various lounge areas featuring luxurious marble tile flooring. The outdoor dining room offers a perfect setting for al fresco meals, all while enjoying long, picturesque views across the lake with a direct line of sight to the enchanting fountain. This property is designed to allow you a seamless and enjoyable lifestyle at The Lake Club. The 3-car garage provides ample space for your vehicles and storage needs. Renowned in the community for its curb appeal and stunning landscaping, the property is a true masterpiece. Beyond the confines of your home, The Lake Club offers an array of amenities, including the Grande Clubhouse, gym, 2 pools, a restaurant, bar, games room, spa, dog park, basketball court, and an active community calendar—all within the security of a gated community. Indulge in the epitome of luxury living at The Lake Club. Your perfect home awaits, where every detail has been carefully crafted to ensure a life of comfort, style, and unparalleled beauty.

*Listing Courtesy of RE/MAX PLATINUM REALTY*

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	<b>2</b> ● <b>Active</b> • <i>New, Active: 2/9/2024</i> <i>MLS ID: A4598691</i>							
<b>14750 Como Cir</b>	Single Family	4/5	4,400 sq ft	2/9/2024	\$3,850,000	\$3,700,000	3/20/2024	-3.9%
<p>Discover unparalleled luxury and sophistication at 14750 Como Circle, where every detail has been meticulously crafted to create a truly extraordinary residence. From the moment you step into the grand foyer adorned with wood-look tile and towering ceilings accented by lighted beams, you'll be captivated by the sheer elegance of this home. In the great room, a vaulted ceiling with wood beams creates an inviting atmosphere for gatherings and relaxation, complemented by the wall of pocketing sliders, allowing for scenic views and natural light. The kitchen is a chef's dream, boasting abundant cabinetry, custom pull-out shelving surrounding the cabinet-facing Sub-Zero® refrigerator, a Bosch® wall oven and microwave, and an Ilve® range with seven burners. Custom glass tile backsplash and white countertops elevate the space, while a huge center island with cabinets and a leather-finish granite countertop serves as the perfect focal point. The wet bar with a custom sink and lighted glass cabinets adds a touch of sophistication. Zero-corner sliders surround the dining room, seamlessly blending indoor and outdoor living. The office exudes timeless charm with custom trim on walls and a hidden passage door while soaring ceilings with beams across the width add to the sense of grandeur. The primary bedroom is a sanctuary itself, offering private lanai access, two walk-in closets with custom storage, and a luxurious bathroom with a glass-enclosed shower, freestanding tub, water closet, and an enormous vanity area. A private room off the bathroom, perfect for an office, storage, or nursery, features a closet and leads to the one-car garage. The guest bedrooms are equally impressive, with one featuring a walk-in closet and en-suite bathroom and two vanities, water closet, and linen closet, all adorned with plantation shutters. The second guest bedroom offers ample storage with a spacious closet and additional regular-style closet, along with a bathroom with a vanity and linen closet. The bonus room offers flexibility with expansive sliders to access the lanai, large banks of windows with plantation shutters, and a closet, ideal for use as a media room or home gym. In addition to the guest bedrooms, accessible via the lanai is the spacious guest casita, which offers an additional living space with a great room, kitchenette, bedroom, bathroom, and walk-in closet. Outside, the lanai beckons with a heated saltwater pool featuring a black bottom, sun shelf and gas fire pit to enhance the relaxing ambiance. The outdoor kitchen with grill, sink, ice maker, and vent hood is perfect for alfresco dining. The outdoor living area is the ultimate retreat, with a fireplace and sitting area accentuated by a vaulted ceiling with beams. Two awnings with remote control provide shade over the lanai and travertine pool deck. An expansive mudroom area with built-in storage and the adjacent laundry room with ample storage plus a workspace add to the home's functionality. Don't miss the opportunity to own this exquisite retreat, where luxury meets comfort in every detail. Schedule your private showing today and experience the epitome of upscale living. Residents can indulge in the grande clubhouse with resort-style pools, a restaurant, a state-of-the-art fitness center, tennis, pickleball, and basketball courts, a dog park, and even a playground for the little ones. Lakewood Ranch Main Street, Waterside Place, shopping or dining at UTC are close by. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).</p> <p><i>Listing Courtesy of PREMIER SOTHEBYS INTL REALTY</i></p>								
	<b>3</b> ● <b>Active</b> • <i>New, Active: 11/30/2023</i> <i>MLS ID: A4590362</i>							
<b>16011 Daysailor Trl</b>	Single Family	4/5	3,364 sq ft	11/30/2023	\$2,800,000	\$2,650,000	3/28/2024	-5.36%
<p>Situated with anchoring views of the preserve and water, this custom residence, completely remodeled in 2023, in The Lake Club is one to truly marvel. Upon first glance, one cannot help but notice the stone accents, 12-foot wrought iron double doors and manicured garden. Step inside and be in awe of the floor-to-ceiling fireplace with exotic granite surround, beautiful travertine floors, crown molding, spectacular designer lighting and custom window treatments. Adjacent to the open great room with disappearing doors is a built-in wood bar with seating, wine refrigerator with double doors, quart countertops and chevron tile detail to the ceiling, making this the perfect spot for entertaining. The kitchen has no detail missed with Viking appliances including double ovens and microwave drawer as well as exotic granite countertops and backsplash, separate island, bar top seating, ebony painted cabinetry, and large walk-in pantry. Separate powder bath with a standalone marble pedestal sink and marble walls is one to see. The owner's retreat features tray ceiling with tongue-and-groove wood accent, seating area, door to the lanai, custom dual closets and an owner's bath that is a true masterpiece featuring porcelain stone tile on floor and walls, a standalone tub, floating his and her vanities with lighted mirrors and oversized walk-in shower. Choose any of the 3 guest suites with their own custom designer bath and walk-in closet including the 3rd guest suite in the back which is oversized making it a perfect bonus room should one desire. The lanai that was just extended an additional 15' features tongue-and-groove ceilings, newly surfaced pool and spa, panoramic screen, water bowls and a center fire bowl with offset outdoor kitchen featuring Viking grill, hood and separate wok for additional cooking. The back hall features large laundry room with front-load washer and dryer, separate drop zone and an extended 3-car garage with tile floors, 9-foot individual garage doors and built-in cabinets. Other notable features include impact windows, spray foam insulation in the attic, and solid core doors. This one-of-a-kind residence would impress the most discerning buyer and makes this an exceptional example of luxury at its best.</p> <p><i>Listing Courtesy of PREMIER SOTHEBYS INTL REALTY</i></p>								

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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4 ● **Active** • *New, Active: 3/29/2024* MLS ID: A4605328

**16739 Verona PI** Single Family 4/4 3,033 sq ft 3/29/2024 \$2,095,000 \$1,950,000 4/11/2024 -6.92%

Welcome to 16739 Verona Place, an exceptional semi-custom property nestled within the extravagant community of The Lake Club. As you enter this inviting enclave, you're greeted by meticulously manicured landscapes, cascading water features, and lush greenery, setting the tone for luxurious living. This stunning property with open concept boasts unparalleled elegance and sophistication, with details at every turn that set this home apart from others in the community. From the grand entrance at the foyer you immediately experience the spaciousness of the home from the extra high ceilings (12 to 13 feet) in the great room to the sprawling living spaces throughout, every detail has been meticulously crafted to create a sense of opulence and comfort. Inside you will discover spacious interiors adorned with timeless finishes throughout the home, including Hunter Douglas Plantation shutters and shades, semi-custom shelving in the Great Room with accent lighting, tray ceilings with modern crown molding, in-ceiling speakers wired for Sonos, wi-fi extenders, wood grain porcelain tile, solid core doors throughout, Kinetic Whole Home Filtration System, dual zoned HVAC for optimal climate control, and an efficient water heater with recirculating pump. The gourmet kitchen is a chef's dream, featuring Kitchen Aid's top-of-the-line appliances (including a gas cooktop), Kitchen Craft cabinetry with soft close drawers and doors, stainless steel pulls and a beautifully selected custom backsplash that enhances the no seam quartz countertop, and pendant lighting near the counter seating. It is truly a center island perfect for entertaining guests. The Primary Suite is a sanctuary of indulgence, offering a tranquil retreat with a spa-like ensuite bathroom, soaking tub, oversized walk-in closets, custom built-in shelving and access to the lanai from the French doors. In addition to the Den/Office three additional bedrooms provide endless possibilities to create the perfect space that works best for you, your family and guests all at the same time. Two guest rooms share a Jack and Jill style bathroom for added convenience. The location of the third guest room is perfect for guests with its own full bathroom and a pocket door that creates additional privacy. The expansive patio area beckons for al fresco dining and relaxation, overlooking panoramic views of the surrounding landscape with includes both water views and a preserve. Take a dip in the sparkling salt water pool while listening to your favorite music from in-ceiling speakers on the patio or unwind in the heated spa as you soak in the serene ambiance of your private oasis. The Lake Club community allows you to expand beyond the confines of this exceptional property. Residents of The Lake Club enjoy access to a wealth of amenities, including a private clubhouse, fitness center, tennis courts, pickle ball, spa and more. With its idyllic setting and unmatched luxury, 16739 Verona Drive offers a lifestyle of unparalleled refinement in one of the most coveted communities in the region. We look forward to seeing you soon!

*Listing Courtesy of DOUGLAS ELLIMAN*



5 ● **Active** • *New, Active: 2/15/2024* MLS ID: A4599445

**17011 Verona PI** Single Family 4/4 3,610 sq ft 2/15/2024 \$2,695,000 \$2,575,000 3/11/2024 -4.45%

Set against a stunning backdrop of a picturesque lake, this residence in the prestigious Lake Club neighborhood is truly exceptional. The manicured gardens and welcoming entrance immediately capture attention, leading to an open layout adorned with designer lighting, custom window treatments, 13-foot tray ceilings, and porcelain tile throughout. The custom kitchen installed in 2022 is a culinary masterpiece with its gorgeous wood cabinetry, new appliances including a 48" Fulgor Milano dual fuel range with 6 gas burners, griddle, double electric ovens, and pot filler, quartzite countertops, farmhouse sink, and large island perfect for entertaining. The dining room and open great room feature a separate custom wine bar, complete with a wine fridge/beverage center, quartzite countertops, and a stunning glass cabinet wine wall. The primary suite is a sanctuary with custom dual walk-in closets and a primary bath that truly resembles a personal spa, boasting dual countertops, makeup vanity, large walk-in shower, and an amazing custom built-in Finnish sauna. The generously sized guest suites offer ensuite baths with dual sinks and frameless showers. Step into the four-season room, an incredible space that seamlessly connects with the outdoors, featuring a large TV accent wall with a ribbon fireplace, oversized impact 11' sliders, and an outdoor kitchen. This outdoor retreat includes a large griddle, oversized professional burner, bar refrigerator, quartzite countertops with full-height quartzite backsplash, and a 48" hood, all complemented by a separate dedicated AC unit for year-round comfort. The outdoor area, with a panoramic screen and oversized saltwater pool (added in 2022) featuring large fire accents, dual waterfalls, and a step-down water feature provides a marvelously scenic view of the lake. Additional features such as a 3-car garage with epoxy floor and utility sink, water purification system, solid wood doors throughout the home, and sound insulation in key areas elevate this residence. A fully prepaid CDD adds to its appeal. Enjoy the Lake Club amenities, including a clubhouse with a restaurant, resort-style pool, lounge pool, fitness center, massage rooms, tennis courts, and a playground. This property offers luxury living at its absolute best, with an array of features that make it truly exceptional.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*

Price Changes: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
6 ● <b>Active</b> *Active: 11/1/2023 <i>MLS ID: A4587870</i>								
<b>16216 Clearlake Ave</b>	Single Family	4/5	5,098 sq ft	11/1/2023	\$3,350,000	\$2,995,000	4/22/2024	-10.6%

This magnificent estate home, constructed by John Cannon, is situated on nearly one acre of prime real estate in the Lake Club community. The breathtaking estuary views provide the perfect backdrop for relaxing evenings on the second level balcony. This home boasts timeless elegance and appointments that are unique to this coveted community, with Florida's natural beauty elegantly showcased throughout the spacious 5100 square foot interior, featuring travertine, wood, and carpet. The grand two-story foyer, complete with a stone-surround gas fireplace and sweeping staircase, anchors the grand room and seamlessly flows into the great room and gourmet kitchen. The kitchen is fully equipped with top-of-the-line Wolf and Sub-Zero appliances, a gas stove, wood cabinets, stone surfaces, an island, and a hidden walk-in pantry. The disappearing sliding doors lead to the outdoor oasis, featuring a pool, perfect for outdoor living. The master retreat includes a sitting area with lanai access and lake views, a luxurious en-suite bath, and custom-built walk-in closets that include a washer and dryer. The home also includes a cozy study, three en-suites, and a bonus area with a morning bar. Additional amenities include a four-car garage with ample storage, two dog runs, and an oversized laundry room. The Lake Club community offers a private lifestyle, including walking trails, tennis courts, resort-style pools, dining, and a fitness center. This home is ideally located near world-class golf courses, beaches, restaurants, shops, schools, medical facilities, and sports facilities. Recently updated with new AC, flooring, and pool heater, this home is move-in ready and exceeds all expectations.

*Listing Courtesy of KONA REALTY*



7 ● <b>Pending</b> *Pending as of 4/25/2024 <i>MLS ID: A4599176</i>								
<b>8355 Catamaran Cir</b>	Single Family	3/3	3,567 sq ft	2/13/2024	\$2,695,000	\$2,600,000	4/5/2024	-3.53%

Under contract-accepting backup offers. Refined, luxurious living is within reach in The Lake Club at Lakewood Ranch! This 2016 custom-built Arthur Rutenberg home graces over 100 feet of lake front views with impressive upgrades and detail that are sure to please the most discerning of buyers. Featuring high-quality construction and carefully selected upgrades, this true 3 bedroom and 3-bathroom home showcases modern living amidst a peaceful lakeside setting. The stacked stone façade and Florida landscaping invite you home along the paver driveway and column-entry, setting this residence apart from its neighbors. The arched entryway and custom solid wood door with glass arched surround showcase the first custom elements that are present throughout this home. From the moment you enter, you will be impressed with immediate lake views, rich hardwood flooring, custom ceiling and wall details, all in a warm neutral color palette. The grand great room sets the tone for comfortable living and elegant entertaining with a cozy gas fireplace, coffered ceiling, and 10' impact, sliding glass doors to the lanai with sweeping lake views. The elegant kitchen is sure to impress chefs and guests alike with resplendent upgrades including a central island with seating, a custom dry bar with display cabinetry and two 100+ bottle Sub-Zero wine refrigerators, hidden walk-in pantry, Dacor dual fuel range, granite counters, custom range hood, and more. Whether the occasion calls for upscale dinners or casual weeknight get-togethers, this home has space for both with a formal dining room or a casual dinette with corner sliders. Or take your entertaining outdoors, with a seamless flow this residence allows you to enjoy the best of Florida living every day. The spacious paver lanai offers space for gathering around on the fireplace on cozy evenings, or eating alfresco by the outdoor kitchen with stainless steel grill, or basking in the sunshine in the custom heated freeform saltwater pool and spa – all while taking in relaxing views of the lake through the colonnade screen enclosure. Indoors there is room for both work and play with a stately study with glass French doors and built-ins along with the rear bonus room with large windows and sliding glass doors to the lanai. The primary suite is your private escape with lake views from the moment you wake up through large clear windows over the seating area and, also includes dual walk-in closets with custom shelving. The primary bathroom is unparalleled with thoughtful upgrades and impressive finishes including dual, split vanities, makeup area, freestanding modern spa bathtub, and walk-in shower with frameless glass enclosure and rain shower head. Guests will enjoy their own respite in two guest bedrooms (both large enough for king beds) with two full guest bathrooms, and separate entrances for privacy. Complementing this impressive residence is a large laundry with plentiful storage cabinetry, and a side-loading 3-car garage. Aside from the exquisite finishes, this home also has practical upgrades in the full impact windows and doors throughout, Control4 system with speakers in the great room and lanai, and 2023 tankless water heater. The Lake Club is a private gated community including a grande clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center, dog park and interlinking lakes for kayaking or fishing. Lakewood Ranch is close to shopping, dining, A-rated schools, parks, and nearby beaches.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*

Price Changes: 10 (cont.)



8	⓪ Pending	*Pending as of 4/15/2024	MLS ID: A4597310						
Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.		
7904 Matera Ct	Single Family	3/4	3,118 sq ft	2/8/2024	\$2,595,000	\$2,395,000	3/14/2024	-7.71%	

Welcome to this luxurious water view home in The Lake Club at Lakewood Ranch. This custom designed winter residence of award-winning home builder, Lee Wetherington, is a spectacular example of this luxury custom home builder's work. Impeccable craftsmanship, elegant finishes and designer details are evident at every turn throughout this sanctuary of a home, nestled on a quiet cul-de-sac in Matera at The Lake Club and overlooking a sparkling oasis, surrounded by lush landscaping which this unique home was designed to make the most of. 10' Custom iron double entry doors welcome you into this beautiful home from the private front entry way and foyer. Signature Lee Wetherington Homes architectural details are evident throughout with coffered ceilings, crown moldings and 9.5" baseboards. Large format tile flows throughout as the home opens into the elegant Great Room with 12' ceilings, built-in fireplace and stone feature wall. The cook's dream kitchen includes a large center island, granite countertops, designer glass tile backsplash, white wood cabinetry, Sub-Zero refrigerator, Wolf six-burner cooktop, built-in convection oven and huge walk-in pantry. From the Great Room / Dining Room, walls of 10' sliding glass doors pocket away to seamlessly open out into the opulent outdoor living and dining space, perfect for entertaining and dining al fresco. Featuring marble deck, fire pit, heated pool/spa, and fully equipped outdoor kitchen. Soak in the sun on the pool's sun shelf, while savoring gorgeous views of the glistening lake and flourishing tropical landscaping. A serene retreat awaits in the owner's suite. Custom over-sized walk-in closets feature a built-in vanity, 3-way mirror and built in dressers. The spa-like bathroom features dual sinks, quartz counters, an oversized steam shower with 3 shower heads, custom tile niche and bench, freestanding two-person soaking tub and designer tile detail. This fabulous home also has a Casita with private entrance, ensuite bath, kitchenette, sitting area, walk in closet and pocketing sliding glass doors opening to the outdoor living. The Study also has pocketing sliding glass doors opening to the pool area. The Guest Suite features well-appointed en-suite bath and double french door closets. The 3-car garage includes a Florida Basement, built in cabinets and storage shelving. Frosted glass interior doors, designer light fixtures & ceiling fans, landscaping lighting, hybrid gas water heater with recirculating pump and hot water loop, whole-house water softener, spray foam Icynene insulation, backup generator, under-sink RO system and Control 4 including upgraded security system are just some of the additional features that round out this special home. Matera is the only maintenance free enclave in The Lake Club. Landscape maintenance, irrigation and pool maintenance are all included. The Lake Club amenities feature the Grand Clubhouse with a fine dining restaurant, the Sunset bar, billiards & club rooms, 2 resort style pools, pickleball & tennis, basketball, playground, 2 dog parks, and state of the art fitness center offering classes, personal training and spa services. The Lake Club is close to shopping, dining and I-75. The home is being sold fully furnished by an award-winning Interior Designer (art not included). Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of LEE WETHERINGTON REALTY*

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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9 Pending \*Pending as of 5/3/2024 MLS ID: A4585511

**7908 Matera Ct**      Single Family      3/3      2,585 sq ft      10/13/2023      \$1,825,000      \$1,550,000      3/12/2024      -15.07%

Under contract-accepting backup offers. This 2017 Stock Signature Homes Ruffino II floor plan is a 3 bedroom, 2 1/2 bath home that showcases a timeless, classic exterior with contemporary interior styling amongst a verdant garden setting. Uniquely situated in the Matera section of the Lake Club, this home features both grounds maintenance and pool maintenance included in your dues – a rare find anywhere! The meticulous garden landscaping greets you upon arrival with lush Florida palms and flowering hibiscus trees that complement the Mediterranean-inspired modern exterior. Enter from the solid front iron door to a welcoming foyer with immediate views of the sparkling pool. The neutral color palette throughout this home is enhanced by 2019 crown molding, 2019 ceiling fans and upscale light fixtures throughout, 2023 LED recessed lighting, and 2019 plantation shutters with trim throughout the home. The great room is the heart of the home with large format tile flooring, a tray ceiling with chandelier, and sliding glass doors to the lanai. Off the great room you'll find a formal dining room that is both integrated and private, perfect for any kind of gathering. Also off the great room is the chef's kitchen featuring a central island with counter-height seating, granite counters, crisp white cabinetry with 2019 hardware, mosaic tile backsplash, and stainless-steel appliance suite with new 2023 counter-depth GE Profile refrigerator. The casual dining nook provides even more views from the large windows and additional sliding glass doors. The paver lanai is the ideal place for enjoying the epitome of a Florida lifestyle with a large covered entertaining area with built-in outdoor kitchen featuring stainless steel gas grill and beverage refrigerator. Spend sunny afternoons lounging in the sparkling pool or relax in the evenings in the heated spill-edge spa. The expertly maintained landscaping continues into the backyard where four-legged family members can also thrive. The inside of the home shows off this floor plan's flexibility with a large study with double glass doors and wood flooring that also features a spacious walk-in closet and proximity to the powder bath, making this space usable as a 4th guest bedroom. The primary wing is the owner's oasis with garden views, lanai access, plush carpeting and dual walk-in closets with ventilated shelving. The spa-like primary bath includes dual vanities with plentiful storage cabinetry, a freestanding soaking tub, and walk-in shower with glass enclosure. The guest accommodations offer comfort for family and friends with plush carpets and built-in closets, plus a full guest bathroom with 2019 glass barn door tub/shower enclosure. Completing this impressive residence is a laundry room with 2021 LG washer and dryer, powder bathroom, and a side-loading 3-car garage with storage. Peace of mind is secured with tile roof, impact windows and sliders throughout the home, plus the attic has an aluminium ladder for functional storage and was proactively sealed to resist pests. The Lake Club is a private gated community including a grande clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center and interlinking lakes for kayaking or fishing. Lakewood Ranch is the top multi-generational community in the country for five years in a row with award-winning shopping, dining, A-rated schools, parks, and nearby beaches.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



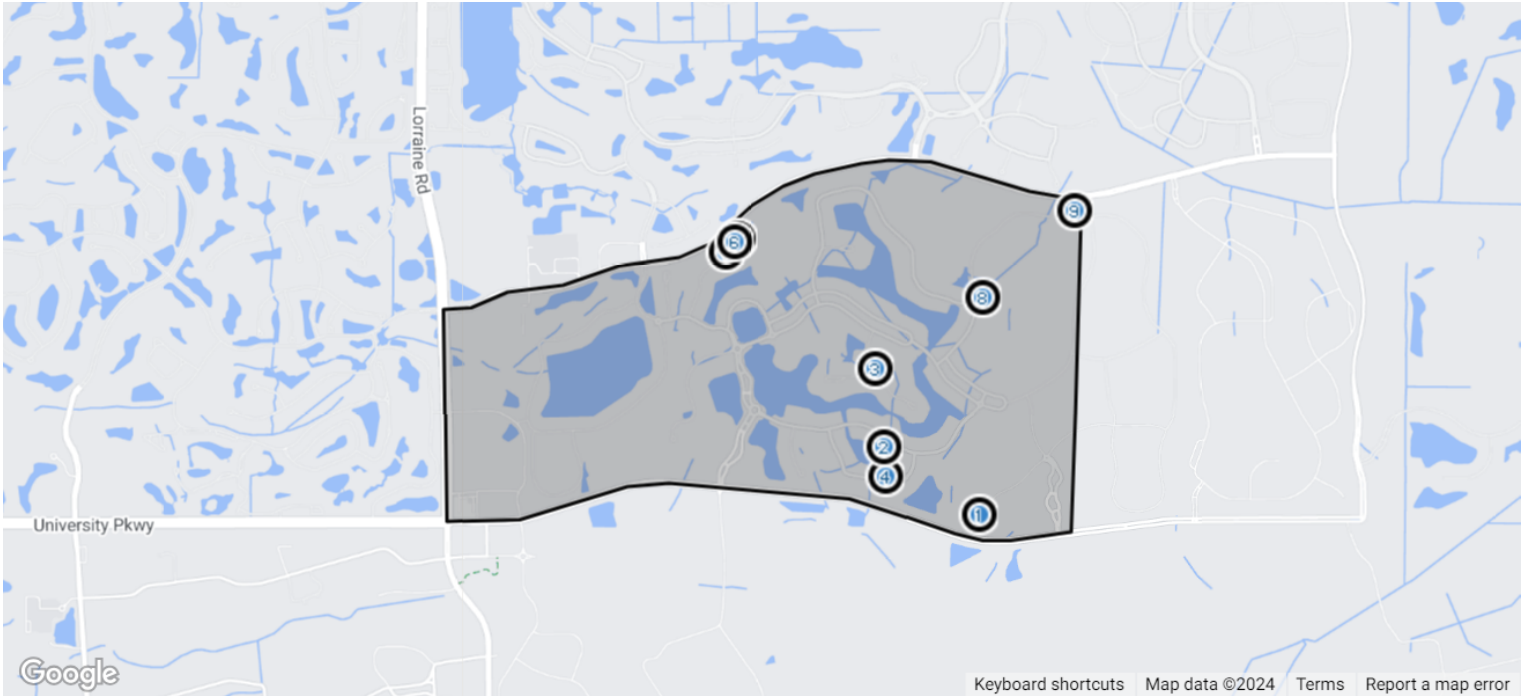
Price Changes: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
10  Pending	* Pending as of 5/1/2024 MLS ID: A4603024							
<b>7993 Bowspirit Way</b>	Single Family	4/4	3,754 sq ft	3/12/2024	\$2,099,000	\$1,999,000	4/18/2024	-4.76%

Under contract-accepting backup offers. **PRIVACY! PRIVACY! PRIVACY!** A Non-buildable lot sits next to this home! A gorgeous sanctuary lot that will never be built on, is beautifully landscaped and offers YOU something others don't have. You have a private park right next door to your stunning 2023 home. A preserve graces the back adding more **PRIVACY**. This is a **MUST-SEE** property! Welcome to a home that beckons you to a laid-back country club Florida lifestyle with ultimate privacy and lush surroundings. Stock Homes Sterling III boasts 3,743 square feet, 4-bedrooms, 4-baths, a huge bonus room, a study, and a 3-car garage with an extended paved driveway. Stunning custom, 10-foot iron front doors will greet all who enter your new home, as well as the beautiful impact windows throughout. Your kitchen, the heart of your home, is bright and inviting with classic white perimeter cabinets and a dark charcoal island, all covered in elegant Calcutta quartz. KitchenAid stainless steel appliances will enhance your many gatherings, along with the wine/butler's bar created for entertaining. The primary suite is your personal escape in this split floor plan home. It boasts French doors to your outside oasis, dual walk-in closets, an oversized walk-in shower, and separate countertops and sinks with one featuring a makeup vanity and utility drawer. Family and guests enjoy three additional bedrooms, all with walk-in closets and two with ensuite baths. Your new home comes with the Vitex System, so it's wired for a smart home inside and out. This seller has the patio pre-plumbed for your outdoor kitchen, and the home has plenty of room to add a pool. With the amazing amenities here at the Lake Club, you may never need your own pool, they have it all! Let the concierge plan your day with a massage, lunch, a light workout at the gym, and lounging around the incredible lakeside resort-style pool and cabanas. Perhaps some tennis or pickleball? There is a playground, basketball court, a dog park, and you can walk for miles and enjoy nature throughout our tree-lined community. The life you've dreamed of is right here waiting for you! The Lake Club is a private, gated community. Lakewood Ranch is located between Sarasota and Tampa, Florida. The best beaches, shopping, medical care, restaurants, and international airport are your home. Feature sheet available for complete details of the home and community. Call for your tour in person or via FaceTime today. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*



Pending: 9

	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	<b>Pending</b>	*Pending as of 4/5/2024		MLS ID: A4604806					
	<b>16711 Verona PI</b>	Single Family	3/4	2,638 sq ft	15,333	3/27/2024	\$1,875,000	4/5/2024	\$711

Under contract-accepting backup offers. This exquisite home in the highly sought after Lake Club community, surpasses new construction with its tasteful decorative enhancements and Coastal Contemporary design. Enjoy picturesque views of the lake and preserve, along with breathtaking sunsets, right from your own backyard. Step into luxury with the Cambria III floor plan, offering an airy open great room layout, 3 bedrooms, a spacious office, and soaring 12'+ ceilings in the main living areas. Recently upgraded plank flooring throughout all bedrooms elevates the home's style and comfort and porcelain tile adorns the main living areas, creating a seamless flow throughout the home. Embrace indoor-outdoor living with 10' sliding glass doors leading to an expansive lanai, perfect for outdoor entertaining. Take a refreshing dip in the inviting pool and spa, featuring Globrite color changing LED lighting for added ambiance. ClearView screens enhance the views, allowing you to enjoy the beauty of your surroundings without interruption. Retreat to the lavish master suite, complete with French doors leading to the lanai, a luxurious master bath featuring a free-standing tub, and double closets with built-ins. The second bedroom is ideal for guests, offering an en-suite bath for added privacy. Additional highlights include a fabulous oversized 3 car garage with added split air conditioning system and wood storage shelving, impact windows and doors for peace of mind, designer lighting in living areas, remote sun shades in the living room and master bedroom transom windows, and plantation shutters on most windows. Outside, the landscaping has been upgraded, and a Hunter Hydrowise Smart controller has been added to the irrigation system, ensuring your outdoor space stays lush and vibrant year-round. Experience resort-style living at its finest with access to the Grand Clubhouse, where you can socialize with friends, enjoy dining, music, and a variety of social events. Indulge in the amenities including a pool, indoor/outdoor bar, tennis and pickleball courts, and a state-of-the-art fitness center. Plus, enjoy the convenience of a lifestyle concierge and 24-hour guard at the main gate. Conveniently located near premium golf courses, with easy access to I-75 for quick trips to Tampa or Sarasota. Explore nearby dining options, sporting events, shopping at UTC, and the LWR farmer's market. This is truly a lifestyle like no other—your fabulous new beginning awaits!

*Listing Courtesy of COLDWELL BANKER REALTY*

Pending: 9 (cont.)



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
2  Pending	*Pending as of 5/3/2024 MLS ID: A4608477						
16210 Baycross Dr	Single Family	3/4	3,171 sq ft	15,224	4/26/2024	\$2,700,000	5/3/2024 \$851

The ultimate in upscale, lakefront living could be yours in one of the most desirable neighborhoods in the exclusive Lake Club! This one-of-a-kind custom built 2017 Todd Johnston home has been meticulously updated throughout 2020 to 2024 to reflect modern living – you won't find another home like this in all of Lakewood Ranch. You'll be welcomed home to your new Florida paradise from the herringbone paver driveway, past 2022 landscaping including towering Royal Palms with lighting to the grand front entry with double iron and glass front doors. Inside the impeccable design choices are certain to please the most discerning tastes including amazingly high ceilings reaching up to 16', cove crown molding, French oak wood flooring, transom windows for additional light, built-in ceiling speakers, and custom designer window treatments and light fixtures. The central great room is the heart of the home with custom feature wall with fireplace and glass display shelving, 16' coffered ceiling, 2022 Restoration Hardware 7-tier chandelier, and 10' pocketing impact sliding glass doors to the lanai. Offering over 80' of lakefront, the shellstone paver lanai is surrounded by Clear View screening and colonnade for unparalleled views, plus the heated saltwater pool and spa are perfectly positioned to enjoy the peaceful view. Relax on the lanai under two spacious covered entertaining areas with 2022 wood ceilings and ceiling fans, 2022 built-in gas firepit bowl and 2021 upgraded outdoor kitchen including stainless steel grill, bar fridge, wine fridge, separate burner, and counter-to-ceiling tile backsplash. For a seamless indoor-outdoor experience, the formal dining room has disappearing corner impact sliders for an open flow between the kitchen and dining spaces. The formal dining also includes a 2022 designer chandelier and built-in dry bar buffet with Taj Mahal quartzite counters. The executive kitchen will have you cooking in luxury amongst a Jenn-Aire stainless steel appliance suite, 2021 KitchenAid built-in refrigerator, central island with seating, Taj Mahal quartzite counters and full-height backsplash, plentiful storage, display cabinetry, and a walk-in closet with custom shelving. Take in more lake views from the rear bonus room also with impact sliding glass doors to the lanai and featuring a 2021 dry bar with Zephyr wine refrigerator, KitchenAid dual drawer refrigerators, and Scotsman ice maker amid quartz counters. Your private retreat is found in the primary suite with vestibule entry, seating area with chandelier, and dual walk-in closets with custom built-in shelving. Take relaxation to the next level in the spa-like primary bathroom with a large freestanding modern tub, dual sinks on split vanities with tower storage, and roman-style walk-in shower with frameless glass enclosure, dual shower heads and built-in benches. The floor plan has been reworked to now offer a brand new 2021 powder bathroom and ensure both guest bedrooms have their own private en-suite bathrooms with the same luxurious upgrades as the rest of the house. Complementing this residence is an open study with chandelier, laundry room with cabinetry, hall with added closets/storage and 3-car sideloading garage with 2023 cabinetry. The Lake Club is a premier, private gated community including a Grande Clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center, dog park and interlinking lakes for kayaking or fishing.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*



3  Pending	*Pending as of 4/4/2024 MLS ID: A4600902						
8019 Bounty Ln	Single Family	3/4	4,197 sq ft	34,874	3/7/2024	\$2,550,000	4/4/2024 \$608

Under contract-accepting backup offers. This stunning retreat nestled in the exclusive enclave of the desired Lake Club is a true masterpiece of luxury living. With its impeccable design and exquisite features, this custom-built home by Anchor Builders offers a tranquil and private escape. The estate sits on a spacious .80-acre lot, providing complete privacy and breathtaking views of serene waters and lush landscaping. Crown molding, stone fireplace and custom designed and crafted shelving are a few of the classic designs this home boasts. The luxurious master suite includes a retreat space and a beautifully appointed ensuite bathroom and 2 built-in custom closets. Culinary delights are created in the heart of the home with state of the art appliances, wood cabinetry and walk-in pantry. Entertaining is a breeze with the resort-inspired pool and spa, accompanied by a gourmet outdoor kitchen that rivals the finest culinary establishments. Additionally, there's a dedicated pool entertaining room with an attached bathroom for added convenience. This home offers versatility with three flex spaces allowing for endless possibilities such as a home gym, office, or creative studio. The Lake Club, provides a picturesque lakeside setting with world-class amenities including a luxurious clubhouse, swimming pools, fitness centers, tennis and pickle ball courts, and scenic walking trails. Situated in the heart of Lakewood Ranch, this property offers easy access to upscale shopping, dining, and entertainment options. Don't miss out on the opportunity to experience luxury living at its finest. Schedule your private tour today!

*Listing Courtesy of STARZ REAL ESTATE, LLC*

Pending: 9 (cont.)



4 Pending *\*Pending as of 4/25/2024* *MLS ID: A4599176*

**8355 Catamaran Cir**      Single Family      3/3      3,567 sq ft      18,562      2/13/2024      \$2,600,000      4/25/2024      \$729 per sq. ft.

Under contract-accepting backup offers. Refined, luxurious living is within reach in The Lake Club at Lakewood Ranch! This 2016 custom-built Arthur Rutenberg home graces over 100 feet of lake front views with impressive upgrades and detail that are sure to please the most discerning of buyers. Featuring high-quality construction and carefully selected upgrades, this true 3 bedroom and 3-bathroom home showcases modern living amidst a peaceful lakeside setting. The stacked stone façade and Florida landscaping invite you home along the paver driveway and column-entry, setting this residence apart from its neighbors. The arched entryway and custom solid wood door with glass arched surround showcase the first custom elements that are present throughout this home. From the moment you enter, you will be impressed with immediate lake views, rich hardwood flooring, custom ceiling and wall details, all in a warm neutral color palette. The grand great room sets the tone for comfortable living and elegant entertaining with a cozy gas fireplace, coffered ceiling, and 10' impact, sliding glass doors to the lanai with sweeping lake views. The elegant kitchen is sure to impress chefs and guests alike with resplendent upgrades including a central island with seating, a custom dry bar with display cabinetry and two 100+ bottle Sub-Zero wine refrigerators, hidden walk-in pantry, Dacor dual fuel range, granite counters, custom range hood, and more. Whether the occasion calls for upscale dinners or casual weeknight get-togethers, this home has space for both with a formal dining room or a casual dinette with corner sliders. Or take your entertaining outdoors, with a seamless flow this residence allows you to enjoy the best of Florida living every day. The spacious paver lanai offers space for gathering around on the fireplace on cozy evenings, or eating alfresco by the outdoor kitchen with stainless steel grill, or basking in the sunshine in the custom heated freeform saltwater pool and spa – all while taking in relaxing views of the lake through the colonnade screen enclosure. Indoors there is room for both work and play with a stately study with glass French doors and built-ins along with the rear bonus room with large windows and sliding glass doors to the lanai. The primary suite is your private escape with lake views from the moment you wake up through large clear windows over the seating area and, also includes dual walk-in closets with custom shelving. The primary bathroom is unparalleled with thoughtful upgrades and impressive finishes including dual, split vanities, makeup area, freestanding modern spa bathtub, and walk-in shower with frameless glass enclosure and rain shower head. Guests will enjoy their own respite in two guest bedrooms (both large enough for king beds) with two full guest bathrooms, and separate entrances for privacy. Complementing this impressive residence is a large laundry with plentiful storage cabinetry, and a side-loading 3-car garage. Aside from the exquisite finishes, this home also has practical upgrades in the full impact windows and doors throughout, Control4 system with speakers in the great room and lanai, and 2023 tankless water heater. The Lake Club is a private gated community including a grande clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center, dog park and interlinking lakes for kayaking or fishing. Lakewood Ranch is close to shopping, dining, A-rated schools, parks, and nearby beaches.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*

Pending: 9 (cont.)



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
5  Pending	*Pending as of 4/15/2024 MLS ID: A4597310						
<b>7904 Matera Ct</b>	Single Family	3/4	3,118 sq ft	12,301	2/8/2024	\$2,395,000	4/15/2024 \$768

Welcome to this luxurious water view home in The Lake Club at Lakewood Ranch. This custom designed winter residence of award-winning home builder, Lee Wetherington, is a spectacular example of this luxury custom home builder's work. Impeccable craftsmanship, elegant finishes and designer details are evident at every turn throughout this sanctuary of a home, nestled on a quiet cul-de-sac in Matera at The Lake Club and overlooking a sparkling oasis, surrounded by lush landscaping which this unique home was designed to make the most of. 10' Custom iron double entry doors welcome you into this beautiful home from the private front entry way and foyer. Signature Lee Wetherington Homes architectural details are evident throughout with coffered ceilings, crown moldings and 9.5" baseboards. Large format tile flows throughout as the home opens into the elegant Great Room with 12' ceilings, built-in fireplace and stone feature wall. The cook's dream kitchen includes a large center island, granite countertops, designer glass tile backsplash, white wood cabinetry, Sub-Zero refrigerator, Wolf six-burner cooktop, built-in convection oven and huge walk-in pantry. From the Great Room / Dining Room, walls of 10' sliding glass doors pocket away to seamlessly open out into the opulent outdoor living and dining space, perfect for entertaining and dining al fresco. Featuring marble deck, fire pit, heated pool/spa, and fully equipped outdoor kitchen. Soak in the sun on the pool's sun shelf, while savoring gorgeous views of the glistening lake and flourishing tropical landscaping. A serene retreat awaits in the owner's suite. Custom over-sized walk-in closets feature a built-in vanity, 3-way mirror and built in dressers. The spa-like bathroom features dual sinks, quartz counters, an oversized steam shower with 3 shower heads, custom tile niche and bench, freestanding two-person soaking tub and designer tile detail. This fabulous home also has a Casita with private entrance, ensuite bath, kitchenette, sitting area, walk in closet and pocketing sliding glass doors opening to the outdoor living. The Study also has pocketing sliding glass doors opening to the pool area. The Guest Suite features well-appointed en-suite bath and double french door closets. The 3-car garage includes a Florida Basement, built in cabinets and storage shelving. Frosted glass interior doors, designer light fixtures & ceiling fans, landscaping lighting, hybrid gas water heater with recirculating pump and hot water loop, whole-house water softener, spray foam Icynene insulation, backup generator, under-sink RO system and Control 4 including upgraded security system are just some of the additional features that round out this special home. Matera is the only maintenance free enclave in The Lake Club. Landscape maintenance, irrigation and pool maintenance are all included. The Lake Club amenities feature the Grand Clubhouse with a fine dining restaurant, the Sunset bar, billiards & club rooms, 2 resort style pools, pickleball & tennis, basketball, playground, 2 dog parks, and state of the art fitness center offering classes, personal training and spa services. The Lake Club is close to shopping, dining and I-75. The home is being sold fully furnished by an award-winning Interior Designer (art not included). Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of LEE WETHERINGTON REALTY*

Pending: 9 (cont.)



6 Pending \*Pending as of 5/3/2024 *MLS ID: A4585511*

**7908 Matera Ct**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	3/3	2,585 sq ft	11,034	10/13/2023	\$1,550,000	5/3/2024	\$600

Under contract-accepting backup offers. This 2017 Stock Signature Homes Ruffino II floor plan is a 3 bedroom, 2 1/2 bath home that showcases a timeless, classic exterior with contemporary interior styling amongst a verdant garden setting. Uniquely situated in the Matera section of the Lake Club, this home features both grounds maintenance and pool maintenance included in your dues – a rare find anywhere! The meticulous garden landscaping greets you upon arrival with lush Florida palms and flowering hibiscus trees that complement the Mediterranean-inspired modern exterior. Enter from the solid front iron door to a welcoming foyer with immediate views of the sparkling pool. The neutral color palette throughout this home is enhanced by 2019 crown molding, 2019 ceiling fans and upscale light fixtures throughout, 2023 LED recessed lighting, and 2019 plantation shutters with trim throughout the home. The great room is the heart of the home with large format tile flooring, a tray ceiling with chandelier, and sliding glass doors to the lanai. Off the great room you'll find a formal dining room that is both integrated and private, perfect for any kind of gathering. Also off the great room is the chef's kitchen featuring a central island with counter-height seating, granite counters, crisp white cabinetry with 2019 hardware, mosaic tile backsplash, and stainless-steel appliance suite with new 2023 counter-depth GE Profile refrigerator. The casual dining nook provides even more views from the large windows and additional sliding glass doors. The paver lanai is the ideal place for enjoying the epitome of a Florida lifestyle with a large covered entertaining area with built-in outdoor kitchen featuring stainless steel gas grill and beverage refrigerator. Spend sunny afternoons lounging in the sparkling pool or relax in the evenings in the heated spill-edge spa. The expertly maintained landscaping continues into the backyard where four-legged family members can also thrive. The inside of the home shows off this floor plan's flexibility with a large study with double glass doors and wood flooring that also features a spacious walk-in closet and proximity to the powder bath, making this space usable as a 4th guest bedroom. The primary wing is the owner's oasis with garden views, lanai access, plush carpeting and dual walk-in closets with ventilated shelving. The spa-like primary bath includes dual vanities with plentiful storage cabinetry, a freestanding soaking tub, and walk-in shower with glass enclosure. The guest accommodations offer comfort for family and friends with plush carpets and built-in closets, plus a full guest bathroom with 2019 glass barn door tub/shower enclosure. Completing this impressive residence is a laundry room with 2021 LG washer and dryer, powder bathroom, and a side-loading 3-car garage with storage. Peace of mind is secured with tile roof, impact windows and sliders throughout the home, plus the attic has an aluminium ladder for functional storage and was proactively sealed to resist pests. The Lake Club is a private gated community including a grande clubhouse, restaurant, pool, tennis, pickleball, playground, basketball, Linear Park, fitness center and interlinking lakes for kayaking or fishing. Lakewood Ranch is the top multi-generational community in the country for five years in a row with award-winning shopping, dining, A-rated schools, parks, and nearby beaches.

*Listing Courtesy of MICHAEL SAUNDERS & COMPANY*

Pending: 9 (cont.)



**7** Pending • Pending as of 3/25/2024 MLS ID: A4601383

**7920 Matera Ct** Single Family 3/4 2,960 sq ft 13,353 3/7/2024 \$1,950,000 3/25/2024 \$659

In the prestigious Lake Club at Lakewood Ranch, this three-bedroom, 3.5-bath Lee Wetherington home epitomizes luxury living with its exquisite design and upscale amenities. Spanning 2,960 square feet, this residence showcases the award-winning San Mateo floor plan, seamlessly blending indoor and outdoor living. The floor plan has earned accolades such as Best Overall, Best Curb Appeal, Best Kitchen, Best Primary Bedroom, Best Floor Plan and Best Architectural Detail. Upon entering, you are greeted by a grand foyer with a high-tray ceiling and an elegant chandelier. The foyer flows into the living room, seamlessly blending with the kitchen and dining rooms. The living room features a wall of pocketing sliders, a stunning stone accent wall and a high-tray ceiling with crown molding. The kitchen is a chef's dream, boasting premium appliances including Wolf® and GE Monogram series®, a large center island with seating and beautiful quartz countertop, a spacious walk-in pantry, an abundance of cabinetry with pullouts and customized storage. The dining room features zero-corner sliders and a glass wine display with a stone accent wall, creating the ideal ambiance for hosting guests. Step outside to the expansive living space, which includes a lanai with a paver deck, a heated saltwater pool and spa with planters and water feature, an outdoor kitchen and dining area, a covered seating area and a spacious backyard. The outdoor kitchen features a grill, sink, ice maker, bar seating, and a custom tile wall behind the grill and sink area. The San Mateo floorplan was recognized as winner of the 2017 World's Greatest Pools. The primary suite is a tranquil retreat boasting two walk-in closets plus one custom-organized shoe closet, private lanai entry, crown molding and oversized windows. The spa-like bath features tile floors, a glass-enclosed shower with windows, a double-sink vanity with storage, a luxurious soaker tub, a water closet and a linen closet. This home also includes a spacious office with extra storage and glass French doors, two well-appointed guest suites with high ceilings, large windows, walk-in closets and full baths, a beautiful laundry room with high ceilings, ample cabinet space, a sink, a closet and shelving, and a side-load three-car garage. Additionally, this home comes with numerous upgrades including designer lighting, ceiling fans, blinds and more. The Lake Club offers a wealth of amenities, including a 20,000-square-foot grand clubhouse with a restaurant and bar, two resort-style swimming pools, an expanded fitness center, a massage and skincare room, a gaming and lifestyle center, and various sports facilities, such as tennis, pickleball and basketball courts. Additionally, Linear Park and interlinking lakes provide opportunities for kayaking and fishing, ensuring a lifestyle of leisure and recreation. This prime location is surrounded by top-rated schools and is just a short distance from dining, entertainment and shopping options, including the popular UTC Mall, Lakewood Ranch Main Street, Waterside Place and more.

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*



**8** Pending • Pending as of 5/1/2024 MLS ID: A4603024

**7993 Bowspirit Way** Single Family 4/4 3,754 sq ft 15,773 3/12/2024 \$1,999,000 5/1/2024 \$532

Under contract-accepting backup offers. PRIVACY! PRIVACY! PRIVACY! A Non-buildable lot sits next to this home! A gorgeous sanctuary lot that will never be built on, is beautifully landscaped and offers YOU something others don't have. You have a private park right next door to your stunning 2023 home. A preserve graces the back adding more PRIVACY. This is a MUST-SEE property! Welcome to a home that beckons you to a laid-back country club Florida lifestyle with ultimate privacy and lush surroundings. Stock Homes Sterling III boasts 3,743 square feet, 4-bedrooms, 4-baths, a huge bonus room, a study, and a 3-car garage with an extended paved driveway. Stunning custom, 10-foot iron front doors will greet all who enter your new home, as well as the beautiful impact windows throughout. Your kitchen, the heart of your home, is bright and inviting with classic white perimeter cabinets and a dark charcoal island, all covered in elegant Calcutta quartz. KitchenAid stainless steel appliances will enhance your many gatherings, along with the wine/butler's bar created for entertaining. The primary suite is your personal escape in this split floor plan home. It boasts French doors to your outside oasis, dual walk-in closets, an oversized walk-in shower, and separate countertops and sinks with one featuring a makeup vanity and utility drawer. Family and guests enjoy three additional bedrooms, all with walk-in closets and two with ensuite baths. Your new home comes with the Vitex System, so it's wired for a smart home inside and out. This seller has the patio pre-plumbed for your outdoor kitchen, and the home has plenty of room to add a pool. With the amazing amenities here at the Lake Club, you may never need your own pool, they have it all! Let the concierge plan your day with a massage, lunch, a light workout at the gym, and lounging around the incredible lakeside resort-style pool and cabanas. Perhaps some tennis or pickleball? There is a playground, basketball court, a dog park, and you can walk for miles and enjoy nature throughout our tree-lined community. The life you've dreamed of is right here waiting for you! The Lake Club is a private, gated community. Lakewood Ranch is located between Sarasota and Tampa, Florida. The best beaches, shopping, medical care, restaurants, and international airport are your home. Feature sheet available for complete details of the home and community. Call for your tour in person or via FaceTime today. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).

*Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*

Pending: 9 (cont.)



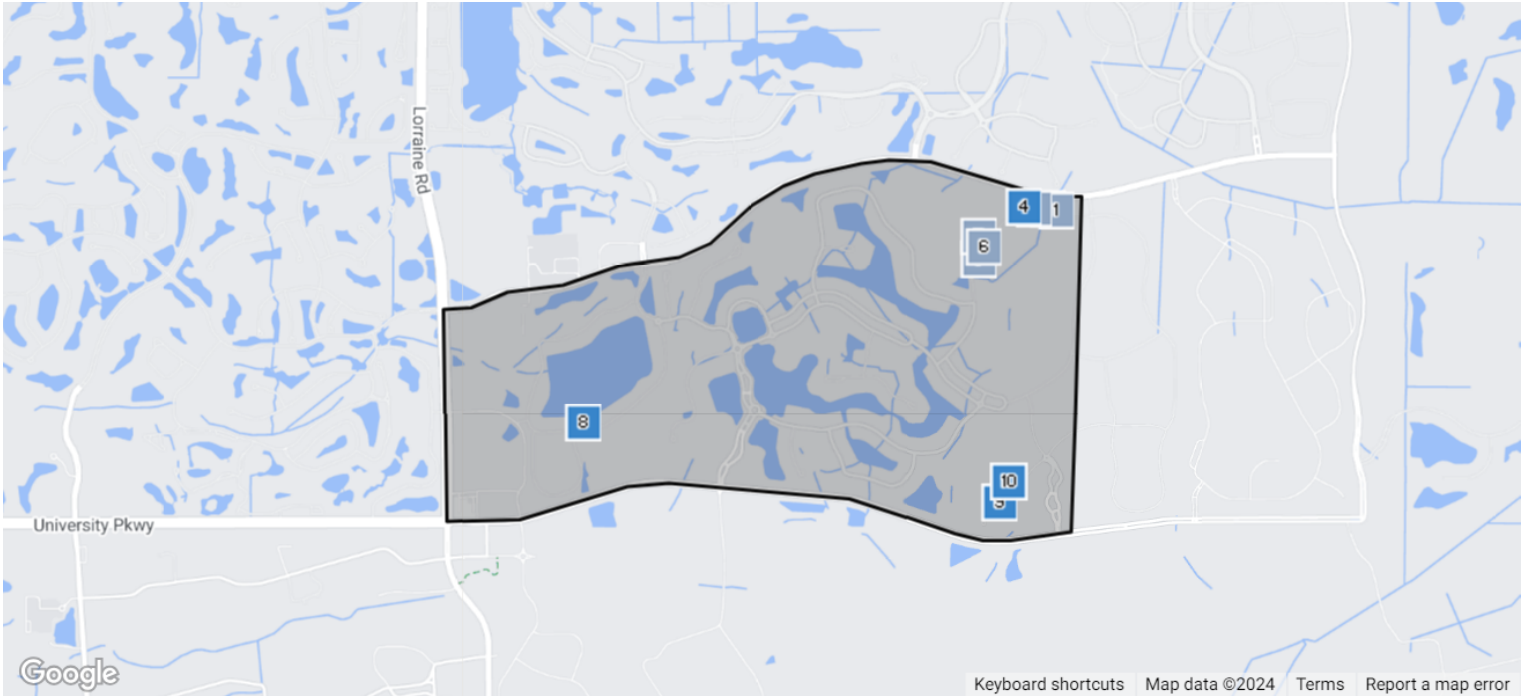
9 Pending *\*Pending as of 4/8/2024* *MLS ID: A4585963*

<b>7814 Bowspirit Way</b>	Single Family	4/4	3,754 sq ft	15,124	10/16/2023	\$1,895,000	4/8/2024	\$505
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Great opportunity in The Lake Club, the premier luxury community in Lakewood Ranch. New home, built May 2023. Private back yard. This popular Sterling III model is priced at \$500,000 below appraised value. Spacious and Luxurious: 4 Bedrooms, 4 Full Bathrooms, Large Bonus Room. Ideal for families, guests, and multi-generational living. 3,754 Sq Ft Under Air, 5,363 Total Sq Ft. Open Floor Plan: Gourmet kitchen with stainless steel appliances, quartz countertops, large island, seamlessly flowing into the living and dining areas. Master Suite Retreat: Dual walk-in closets, soaking tub, dual shower heads. Two bedrooms boast private bathrooms for added convenience. Bonus Room and Third Bedroom: Perfect for media room, playroom, or guest quarters. Extra large screened Lanai with extended ceiling. Saltwater heated pool & spa. Summer kitchen with gas grill. Outdoor gas fireplace. Three-Car Garage with Epoxy Floor & Extended Driveway: Plenty of parking for multiple vehicles. Additional Highlights: \*Move-in Ready \*2024 HOA Dues Paid in Full \*Furnishings Negotiable. \*\$500,000 in equity on the day of closing provides large budget for beautiful upgrades and lush landscaping. Customize the home to your taste.

*Listing Courtesy of SELLBIZ*





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: 11/17/2023, MLS Listing A4583558: 9/22/2023 **MLS ID: A4583558**


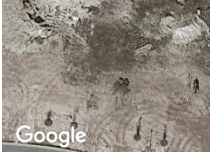


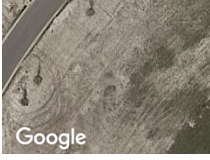


**7826 Bowspirit Way**

Single Family    4/4    3,754 sq ft    15,120    2022    11/17/2023    \$2,550,000    \$679

Experience immediate luxury in this beautifully furnished, turn-key and truly "move-in-ready" residence built by STOCK Signature Homes, situated in the exclusive Lake Club Community of Lakewood Ranch, Florida. The magnificent Modified Sterling III exemplifies the epitome of Florida living, allowing you to relish the simplicity of moving into a practically new-construction home, loaded with meticulous upgrades and modifications in one of the finest communities that Lakewood Ranch/Sarasota offers. This beautiful home, featured with the included furniture package depicted in the photos, presents an impeccable balance between elegance and functionality. It showcases a popular floor plan that maximizes space efficiently, featuring soaring ceilings and including 4 bedrooms (3 ensuite), 4 full bathrooms, a large study with upgraded French doors — easily convertible to a fifth bedroom, and a generously sized bonus room located at the rear. The fully optimized three-car, side-loading garage is complemented with epoxy flooring, cabinets, overhead storage, and a workbench. Every window in this magnificent residence is fitted with impact glass, and the home sports an upgraded British West Indies elevation with classic colors. The neutral and open floorplan interior welcomes you warmly through the double doors. The grand room, marked by 13 ft ceilings and 10 ft sliding doors, leads to a spectacular outdoor space, seamlessly blending indoor and outdoor living. The dining area, seamlessly connected to the main living quarters, boasts an upgraded wet bar complete with a wine fridge, sink, and soft-closing cabinets, highlighted by a striking new chandelier. The gourmet kitchen is a culinary enthusiast's dream, featuring soft-close wood cabinets, crisp quartz counters, a marble backsplash, and a substantial island, providing additional cabinet storage and bar seating. The kitchen is furnished with premium stainless KitchenAid appliances and a natural gas cooktop, ensuring a delightful cooking experience. Every bedroom guarantees privacy and comfort, with the primary suite offering French doors to the pool and spa and two sizable closets. The primary bath, a sanctuary of luxury, provides dual sinks, soft-close wood cabinetry, quartz counters, a beautiful soaking tub, and a large walk-in shower. Outside, the lanai is a masterpiece of design with a gas fireplace, a top-notch outdoor kitchen, and an expansive heated pool with a spa, set against the backdrop of lush, private landscaping viewed through a panoramic clear-view screen. Located in a stunning gated community, the Lake Club offers amenities that rival a five-star resort, including exquisite resort-style pools, a majestic clubhouse with a restaurant, a state-of-the-art fitness center, tennis, pickleball, and basketball courts, a dog park, and a playground. Situated in a picturesque neighborhood characterized by fabulous schools, abundant shopping and dining options, and proximity to world-class beaches, this residence is the embodiment of Florida living at its finest. Don't miss the opportunity to experience unparalleled luxury; schedule your private tour today!

*Courtesy of NYLA GROUP FL LLC*

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.
	2 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 12/7/2023, Public Record		MLS ID: -					
	<b>7834 Bowspirit Way</b>	Single Family	-/-	-	16,238	-	12/7/2023	\$1,767,600	
	-								
	3 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 12/5/2023, Public Record		MLS ID: -					
	<b>7846 Bowspirit Way</b>	Single Family	-/-	-	16,834	-	12/5/2023	\$1,842,093	
	-								
	4 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 2/20/2024, MLS Listing J972379: 2/20/2024		MLS ID: J972379					
	<b>7908 Bowspirit Way</b>	Single Family	4/4	3,277 sq ft	16,836	2024	2/20/2024	\$2,014,545	\$615
	Sold Date Entry Only.								
		<i>Courtesy of STELLAR NON-MEMBER OFFICE</i>							
	5 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 12/11/2023, MLS Listing J969738: 12/11/2023		MLS ID: J969738					
	<b>7948 Bowspirit Way</b>	Single Family	4/5	3,054 sq ft	17,641	2023	12/11/2023	\$2,229,960	\$730
	SOLD DATA ONLY								
		<i>Courtesy of STELLAR NON-MEMBER OFFICE</i>							
	6 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 12/6/2023, Public Record		MLS ID: -					
	<b>7955 Bowspirit Way</b>	Single Family	-/-	-	17,980	-	12/6/2023	\$2,309,650	
	-								
	7 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 12/26/2023, MLS Listing J970452: 12/26/2023		MLS ID: J970452					
	<b>7965 Bowspirit Way</b>	Single Family	3/5	3,136 sq ft	17,298	2023	12/26/2023	\$2,315,480	\$738
	Sold data entry only								
		<i>Courtesy of STELLAR NON-MEMBER OFFICE</i>							
	8 <span style="background-color: #4a7ebb; color: white; padding: 2px;">Closed</span>	*Sold Date: 2/23/2024, Public Record		MLS ID: -					
	<b>14733 Como Cir</b>	Single Family	5/6	5,188 sq ft	19,558	2019	2/23/2024	\$1,325,000	\$453
	-								

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: 5/1/2024, MLS Listing A4599654: 2/14/2024 MLS ID: A4599654

**16730 Verona PI** Single Family 4/4 3,023 sq ft 17,276 2021 5/1/2024 \$2,272,500 \$752

This Chef's dream home is an absolute dream! 4 bedrooms, 3.5 baths, and 3-car garage provide ample space, and the private in-law suite is a fantastic feature for guests. The combination of high ceilings, 10-foot sliding glass door wall, impact glass windows, and solid core interior 8-foot doors, offers a blend of functional and luxurious features. Complete with outdoor kitchen, saltwater pool and spa with panoramic screen enclosure, Marble flooring deck, outdoor shower, and landscape lighting, emphasizes both indoor and outdoor living spaces. The Sonos surround sound and custom features like the iron front door, upgraded cabinetry, and crown molding add a touch of luxury. The gourmet kitchen comes complete with 48" Wolf dual fuel range, Wolf drawer microwave, Fisher Paykel dishwasher, and 42" Subzero refrigerator, truly a chef's paradise. Finish details including plantation shutters, shiplap detail, custom closets, water softener, and central vacuum system complete this truly exquisite home with convenience and comfort. The preserve lot on a cul-de-sac street provides a serene setting. This home is a haven of sophistication and functionality! The combination of a well-designed home and access to an extensive amenity center within the community makes this property appealing for those seeking a luxurious and active lifestyle.

*Courtesy of EXIT KING REALTY*



10 ■ **Closed** • Sold Date: 4/2/2024, MLS Listing A4585146: 10/12/2023 MLS ID: A4585146

**16809 Verona PI** Single Family 3/3 2,431 sq ft 12,724 2020 4/2/2024 \$1,575,000 \$648

NO WAIT FOR GOLF MEMBERSHIP with this home! Nestled in the serene Genoa section of The Lake Club, this exceptional residence presents a harmonious blend of elegance and modern comfort. Boasting three bedrooms and two and a half baths, it is a true masterpiece of contemporary living. The allure of this property is further heightened by its private pool and spa, thoughtfully equipped outdoor kitchen, and a generous three-car garage. Set against the backdrop of a tranquil preserve view, the expansive lanai with clear view screens offers a secluded oasis, perfect for relaxation or entertainment. Safety is paramount, as evidenced by the impact glass doors and windows throughout, ensuring peace of mind during storms. Inside, the home reveals an array of impeccable features, from coffered ceilings to crown molding and exquisite designer light fixtures, every detail is meticulously crafted. Additional features include tile roof, plantation shutters, soft-close cabinetry, quartz countertops, top-of-the-line Kitchen Aid appliances, smart home features, utility sink in laundry, epoxy flooring in garage, in-wall pest system, and so much more. And for those with pets, yard can be fenced in. As an added bonus, CDD is paid off. Built in 2020, this home feels practically new, promising the epitome of contemporary living. Within the Lake Club's gated community, residents are treated to a wealth of amenities, including a grand clubhouse, resort-style pools, fitness center, tennis courts, walking trails, and a calendar full of social activities, creating a lifestyle that is as luxurious as it is vibrant. In this exquisite Genoa home, you'll discover the epitome of Florida living, where elegance and comfort merge seamlessly with the allure of The Lake Club's resort-style amenities. Lakewood Ranch is the best-selling multi-generational community in the USA near world-class dining, shopping, beaches, and A+ schools.

*Courtesy of COLDWELL BANKER REALTY*

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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