



The Andreae Group presents a list of recent property sales\* in PGI.

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## JUST SOLD – DECEMBER 2011

(LIST COMPILED FROM ALL MLS ACTIVITY FOR PGI\*)

### HOUSES

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$169,888	\$169,888	100%	2477 SIERRA LN	1970	1094
\$179,000	\$148,000	83%	994 CIMARRON DR	1973	1123
\$234,900	\$205,000	87%	610 ANDROS CT	1997	2204
\$243,888	\$235,000	96%	1522 SAN MARINO CT	1978	1525
\$289,500	\$280,000	97%	35 SABAL DR	1974	1983
\$299,900	\$285,000	95%	3812 TURTLE DOVE BLVD	1980	1794
\$299,900	\$250,000	83%	340 BELAIRE CT	1992	1894
\$329,000	\$315,000	96%	1260 PARTRIDGE DR	1987	2184
\$349,000	\$328,000	94%	1471 APPIAN DR	1979	2703
\$419,000	\$390,000	93%	501 VIA ESPLANADE	2001	2325
\$448,900	\$415,000	92%	3748 SPOONBILL CT	2001	2363
\$449,000	\$444,900	99%	3818 BERMUDA CT	1989	3048
\$500,480	\$500,480	100%	2006 DEBORAH DR	2011	3755
\$549,000	\$480,000	87%	1605 ALBATROSS DR	2006	2736
\$649,000	\$580,000	89%	1448 KIWI CT	2005	2418

### CONDOS

List Price	Sale Price	% of List Price	Address	Year Built	Sq. Footage
\$35,500	\$41,100	116%	240 WEST END DR # 1423	2006	1592
\$65,000	\$70,000	108%	2601 W MARION AVE # 91A	1985	1165
\$135,000	\$126,500	94%	269 COLDEWAY DR # D8	1985	1111
\$149,900	\$132,500	88%	99 VIVANTE BLVD # 310	2007	1485
\$169,000	\$160,000	95%	3334 PURPLE MARTIN DR # 214	2004	1500
\$199,000	\$197,000	99%	222 LEWIS CIR # 132	2005	2022
\$199,900	\$175,000	88%	99 VIVANTE BLVD # 415	2007	1698
\$200,000	\$200,000	100%	3800 BAL HARBOR BLVD # 315	1994	2402
\$339,900	\$280,000	82%	1410 PARK BEACH CIR # 114	2007	2094
\$499,900	\$470,000	94%	87 VIVANTE BLVD # 406	2006	2429

### LOTS

List Price	Sale Price	% of List Price	Address	Dimensions	Gulf Access Waterfront
\$40,000	\$29,000	73%	135 COLONY POINT DR	80x120	Y
\$40,000	\$29,000	73%	129 COLONY POINT DR	90x120	Y
\$54,900	\$45,000	82%	1310 MONTE CARLO CT	120x161x59x129	Y
\$125,000	\$105,000	84%	2510 RIO PLATO DR	110x116x55x128	Y

\* This list is based on data supplied by the Punta Gorda-Port Charlotte-North Port Association of Realtors® Multiple Listing Service (MLS). The Andreae Group provides this information as a courtesy to our web visitors. Neither RE/MAX Harbor Realty nor The Andreae Group guarantee the accuracy of the MLS data. Data from the MLS may not reflect all real estate activity in the market.