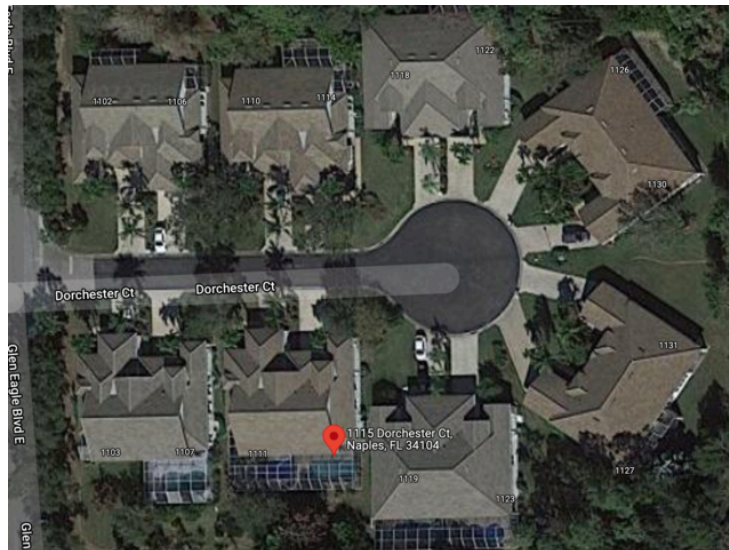


Comparative Market Analysis



1115 Dorchester Court, Naples, Florida 34104

**1115 Dorchester Court Comps-
180 Days Attached Villas**

JANUARY 18, 2022

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Map of Comparable Listings



STATUS: S = SOLD P = PENDING

| | MLS # | STATUS | ADDRESS | BEDS | BATHS | SQFT | PRICE |
|----------|----------------|---------------------------------------|---------------------------|----------|-------------|--------------|-----------|
| 1 | Subject | 🏠 | 1115 Dorchester Ct | 3 | 2.00 | 1,556 | - |
| 2 | 221043989 | S | 1323 Barnstable Ct | 2 | 2.00 | 1,889 | \$430,000 |
| 3 | 221059635 | S | 1016 Eastham Ct 37 | 2 | 2.00 | 1,556 | \$550,000 |
| 4 | 221064465 | S | 1070 Marblehead Dr N 7 | 3 | 2.00 | 1,640 | \$441,000 |
| 5 | 222003286 | P | 830 Marblehead Dr G 6 | 3 | 2.00 | 1,550 | \$450,000 |

Summary of Comparable Properties

S SOLD LISTINGS

| ADDRESS | SOLD DATE | BEDS | BATHS | SQFT | PRICE | \$/SQ.FT |
|------------------------|-----------|------|-------|--------------|------------------|--------------|
| 1323 Barnstable Ct | 7/29/21 | 2 | 2.00 | 1,889 | \$430,000 | \$228 |
| 1016 Eastham Ct 37 | 9/15/21 | 2 | 2.00 | 1,556 | \$550,000 | \$353 |
| 1070 Marblehead Dr N 7 | 11/16/21 | 3 | 2.00 | 1,640 | \$441,000 | \$269 |
| Averages | | | | 1,695 | \$473,666 | \$283 |

P PENDING LISTINGS

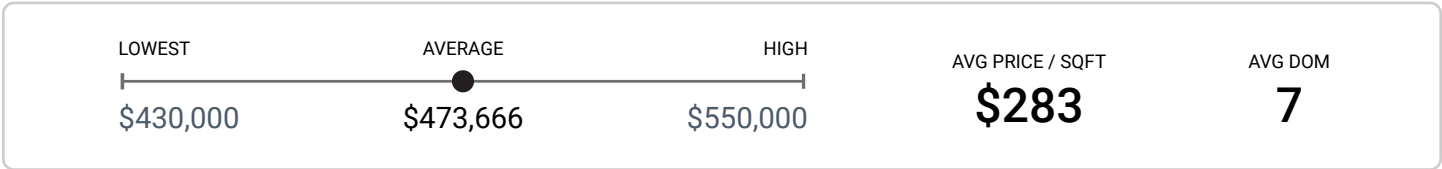
| ADDRESS | SOLD DATE | BEDS | BATHS | SQFT | PRICE | \$/SQ.FT |
|-----------------------|-----------|------|-------|--------------|------------------|--------------|
| 830 Marblehead Dr G 6 | - | 3 | 2.00 | 1,550 | \$450,000 | \$290 |
| Averages | | | | 1,550 | \$450,000 | \$290 |

Janet Berry, PA

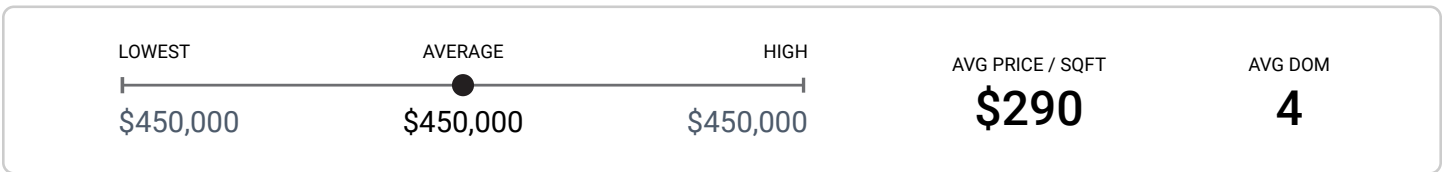
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Comparable Property Statistics

S 3 Sold Listings



P 1 Pending Listings



Sold Property Analysis

Averages

100.5%

Homes sold for an average of 100.5% of their list price.

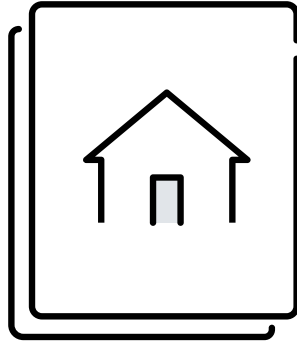
7

Days on market

It took an average of 7 days for a home to sell.

Analysis

| ADDRESS | ORIG LIST PRICE | SOLD PRICE | % OF ORIG LIST PRICE | DOM | \$ PER SQFT |
|------------------------|------------------|------------------|----------------------|----------|--------------|
| 1323 Barnstable Ct | \$424,900 | \$430,000 | 101.20% | 3 | \$228 |
| 1016 Eastham Ct 37 | \$539,000 | \$550,000 | 102.04% | 3 | \$353 |
| 1070 Marblehead Dr N 7 | \$450,000 | \$441,000 | 98.00% | 16 | \$269 |
| Averages | \$471,300 | \$473,666 | 100.50% | 7 | \$283 |



Listings

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

1323 Barnstable Ct Naples, FL 34104

MLS #221043989

\$430,000

SOLD 7/29/21

2 Beds 2.00 Baths

1,889 Sq. Ft. (\$228 / sqft)

Year Built 2001

Days on market: 3



Details

Prop Type: Villa Attached

Garages: 2.0

Updated: Aug 6, 2021 6:23 AM

High: LELY HIGH SCHOOL

County: Collier

List date: 6/12/21

List Price: \$424,900

Middle: EAST NAPLES MIDDLE SCHOOL

Area: Collier

Sold date: 7/29/21

Orig list price: \$424,900

Elementary: CALUSA PARK ELEMENTARY SCHOOL

Full baths: 2.0

Off-market date: 7/29/21

Assoc Fee: \$408

Lot Size (sqft):

Features

Amenities: Bike And Jog Path, Billiards, Bocce Court, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Golf Course, Internet Access, Library, Private Membership, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court, Underground Utility

Construction: Concrete Block

Exterior Features: Built In Grill, Outdoor Kitchen, Privacy Wall, Sprinkler Auto

Private Pool Desc: Below Ground, Equipment Stays, Salt Water System

Community Type: Gated, Golf Course

Cooling: Ceiling Fans, Central Electric

Garage Desc: Attached

Sewer: Central

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Grill - Other, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer

Heat: Central Electric

View: Landscaped Area

Interior Features: Built-In Cabinets, Cable Prewire, Cathedral Ceiling, Foyer, Laundry Tub, Pantry, Tray Ceiling, Volume Ceiling, Walk-In Closet, Window Coverings

Water: Central

Waterfront Desc: None

Lot Desc: Cul-De-Sac, Oversize

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Remarks

This well-maintained affordable attached villa WITH POOL in Glen Eagle sits on an oversized lot on a quiet cul de sac, providing a very private setting and ample space between neighbors. With almost 1900 sq. ft. and a 2 car garage, it is the largest floor plan in the Brittany Place subdivision. The interior includes 2 bedrooms and den, 2 large bathrooms, premium tile and wood floors, updated kitchen with granite tops and stainless steel appliances. Newer A/C, hot water heater, Accordion style storm shutters, as well as a new roof and exterior paint! The lanai is equipped with a recently installed salt-water pool, outdoor kitchen, featuring a desirable southeastern exposure. The residents of Glen Eagle enjoy a beautiful community pool with restaurant, golf, tennis, bocce, fitness center, and many activities. A lesser expensive Social Membership is deeded with the home, which still allows you to play golf from May 1st - October 31st. The location is IDEAL, only 5 minutes to downtown Naples and beaches, and plenty of shopping close by. LOW fees, spacious pool home, in the perfect location...don't miss out!

1323 Barnstable Ct Naples, FL 34104

MLS #221043989

\$430,000

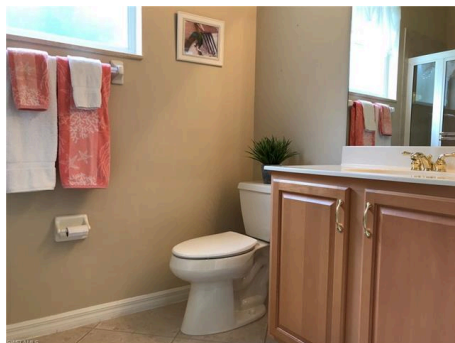
2 Beds 2.00 Baths

1,889 Sq. Ft. (\$228 / sqft)

SOLD 7/29/21

Year Built 2001

Days on market: 3



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

1016 Eastham Ct 37

Naples, FL 34104

MLS #221059635

\$550,000

SOLD 9/15/21

2 Beds 2.00 Baths

1,556 Sq. Ft. (\$353 / sqft)

Year Built 1999

Days on market: 3



Details

Prop Type: Villa Attached

County: Collier

Area: Collier

Full baths: 2.0

Lot Size (sqft):

Garages: 2.0

List date: 8/17/21

Sold date: 9/15/21

Off-market date: 9/15/21

Updated: Sep 16, 2021 9:30 AM

List Price: \$539,000

Orig list price: \$539,000

Assoc Fee: \$408

High: LELY HIGH SCHOOL

Middle: EAST NAPLES MIDDLE SCHOOL

Elementary: CALUSA PARK ELEMENTARY SCHOOL

Features

Amenities: Billiards, Clubhouse, Community Pool, Community Room, Exercise Room, Golf Course, Internet Access, Private Membership, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court

Community Type: Gated, Golf Course, Tennis

Construction: Concrete Block

Cooling: Ceiling Fans, Central Electric

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Freezer, Self Cleaning Oven, Smoke Detector, Washer, Washer/Dryer Hookup

Exterior Features: None, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Bar, Built-In Cabinets, Cable Prewire, Cathedral Ceiling, High Speed Available, Pantry, Smoke Detectors, Walk-In Closet, Window Coverings

Lot Desc: Regular

Private Pool Desc: Below Ground, Concrete, Equipment Stays

Sewer: Central

View: Landscaped Area

Water: Central

Waterfront Desc: None

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

Remarks

V3254 - Back on Market, due to Potential Buyer personal issues. Golf and all Country Club amenities INCLUDED, with purchase of this fabulous, turnkey, renovated villa, with private pool, two car garage and low HOA fees!!!! The kitchen features stainless steel appliances, granite countertops and custom cabinetry. Tile floors and high ceilings are throughout the home. Glen Eagle is a pet-friendly, gated community, that recently completed a 3 million dollar renovation, on the 18-hole, par-70 Championship golf course, with putting green and driving range. There's a state-of-the-art fitness center, bocce, tennis, billiards , card and meeting rooms and a pro shop. After a day of activities, enjoy a meal or a cocktail, at one of the Club's three restaurants, including the "19th Hole", a full service bar and lounge. Glen Eagle is 15 minutes from the beach and 5 miles from Downtown Naples. Come and see everything this home has to offer!

1016 Eastham Ct 37

Naples, FL 34104

MLS #221059635

\$550,000

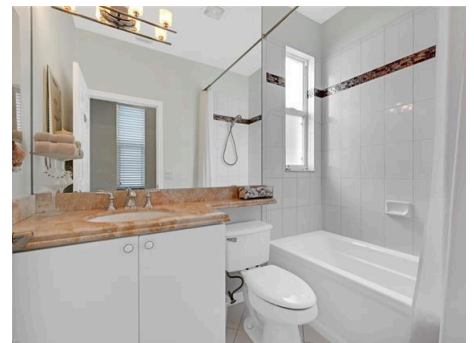
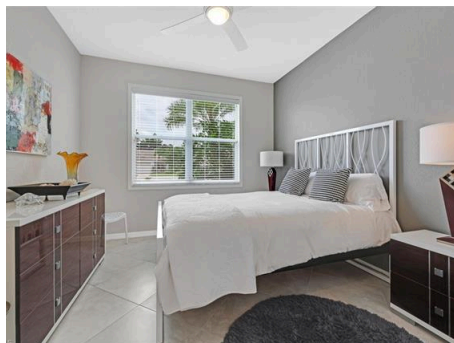
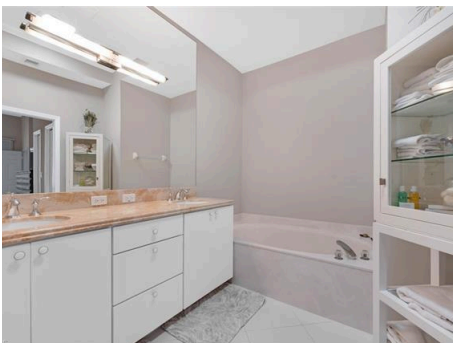
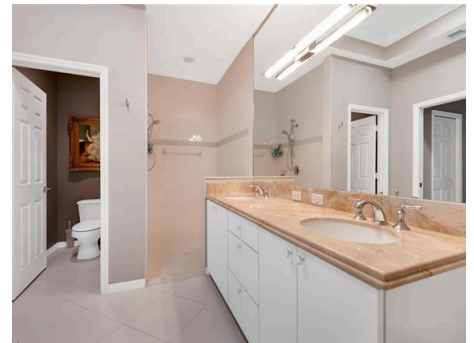
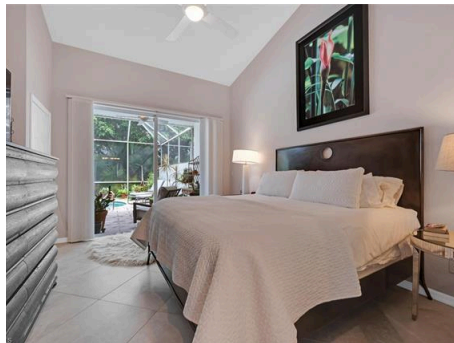
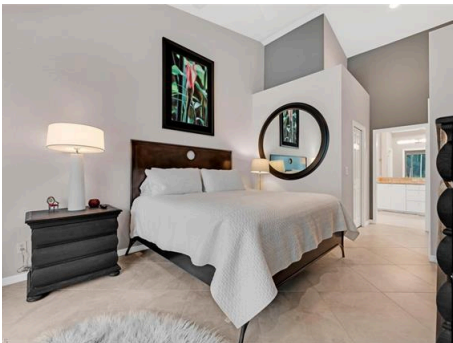
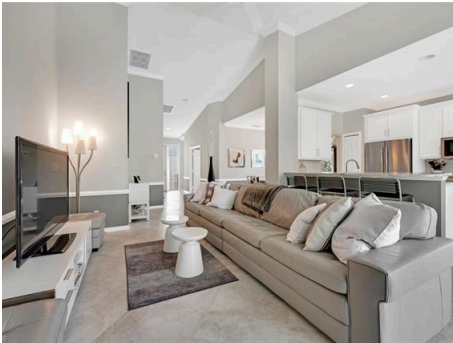
SOLD 9/15/21

2 Beds 2.00 Baths

Year Built 1999

1,556 Sq. Ft. (\$353 / sqft)

Days on market: 3



Janet Berry, PA
Janet Berry Luxury Home Team at Premiere Plus Realty

1070 Marblehead Dr N 7 Naples, FL 34104

MLS #221064465

\$441,000

SOLD 11/16/21

3 Beds 2.00 Baths

Year Built 1991

1,640 Sq. Ft. (\$269 / sqft)

Days on market: 16



Details

Prop Type: Villa Attached

County: Collier

Area: Collier

Full baths: 2.0

Acres: 0.07

Lot Size (sqft): 3,050

Garages: 2.0

List date: 9/4/21

Sold date: 11/16/21

Off-market date: 11/16/21

Updated: Nov 18, 2021 9:34 AM

List Price: \$450,000

Orig list price: \$450,000

High: LELY HIGH SCHOOL

Middle: EAST NAPLES MIDDLE SCHOOL

Elementary: CALUSA PARK ELEMENTARY SCHOOL

Features

Amenities: Bocce Court, Clubhouse, Community Pool, Community Room, Exercise Room, Golf Course, Internet Access, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court, Underground Utility

Community Type: Gated, Golf Course

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer

Exterior Features: Patio, Sprinkler Auto

Garage Desc: Attached

Heat: Central Electric

Interior Features: Cable Prewire, Cathedral Ceiling, Foyer, High Speed Available, Pantry, Smoke Detectors, Walk-In Closet, Window Coverings

Lot Desc: Corner, Zero Lot Line

Sewer: Central

View: Lake

Water: Central

Waterfront Desc: Lake

Remarks

Golf Membership country club living in Naples less than 5 miles to DOWNTOWN 5th Ave Shops, restaurants, and the

Janet Berry, PA

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BEACH! The Golf Course includes an 18-hole golf course, putting green, driving range, tennis courts, bocce ball, fitness center, yoga/exercise room, golf shop, billiards, pool, and dining! This home lives like a single family home on the corner which gives extra windows and light pouring into all of the 3 bedrooms. The spacious Master Suite is separated from the guest rooms which can each comfortably fit King Sized guest beds. The vaulted ceilings make this large great room living space and dining area the perfect place for entertaining or just relaxing after a round of golf or game of tennis. The roof was replaced in 2017, appliances in 2017, new hot water heater in 2018, new garbage disposal in 2019, freshly painted in 2020, and 6 new high end Wilson lighting ceiling fans have been installed with remotes in 2021! Talk about maintenance free! Glen Eagle has a gated entry with a guard at the gate 24/7, private membership golf club setting, and the 18-hole golf course is newly renovated. Whether you like the gulf or to golf this may be your perfect new place to call home!

1070 Marblehead Dr N 7 Naples, FL 34104

MLS #221064465

\$441,000

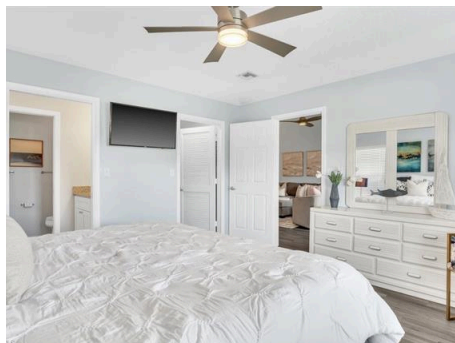
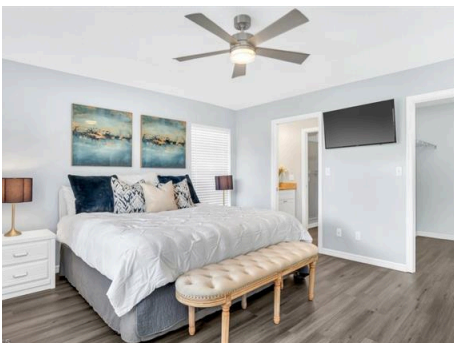
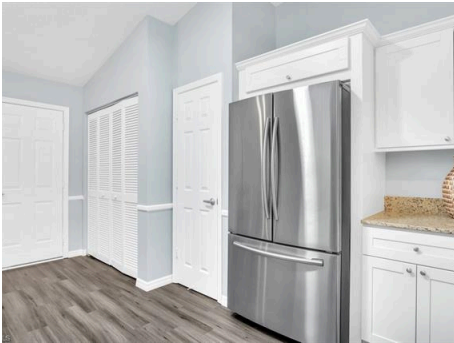
SOLD 11/16/21

3 Beds 2.00 Baths

Year Built 1991

1,640 Sq. Ft. (\$269 / sqft)

Days on market: 16



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830 Marblehead Dr G 6 Naples, FL 34104

MLS #222003286

\$450,000

PENDING 1/15/22

3 Beds 2.00 Baths

Year Built 1993

1,550 Sq. Ft. (\$290 / sqft)

Days on market: 4



Details

Prop Type: Villa Attached

County: Collier

Area: Collier

Full baths: 2.0

Lot Size (sqft):

Garages: 2.0

List date: 1/14/22

Pending date: 1/15/22

Off-market date: 1/15/22

Updated: Jan 18, 2022 9:57 AM

List Price: \$450,000

High: LELY HIGH SCHOOL

Middle: EAST NAPLES MIDDLE SCHOOL

Elementary: CALUSA PARK ELEMENTARY SCHOOL

Features

Amenities: Bocce Court, Clubhouse, Community Pool, Community Room, Exercise Room, Golf Course, Internet Access, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court, Underground Utility

Community Type: Gated, Golf Course, Tennis

Construction: Concrete Block

Cooling: Central Electric

Equipment: Auto Garage Door, Dishwasher, Dryer, Microwave, Range, Refrigerator/Freezer, Washer

Exterior Features: Courtyard, Patio

Garage Desc: Attached

Heat: Central Electric

Interior Features: Cable Prewire, Pantry, Vaulted Ceiling

Lot Desc: Zero Lot Line

Sewer: Central

View: Golf Course

Water: Central

Waterfront Desc: None

Remarks

Golf Membership country club living in Naples less than 5 miles to DOWNTOWN 5th Ave Shops, restaurants, and the BEACH! The Golf Course includes an 18-hole golf course, putting green, driving range, tennis courts, bocce ball, fitness

Janet Berry, PA

Janet Berry Luxury Home Team at Premiere Plus Realty

center, yoga/exercise room, golf shop, billiards, pool, and dining! This 2 car garage home lives like a single family home on the corner which gives extra windows and light pouring into all of the 3 bedrooms. The spacious Master Suite is separated from the guest rooms, which can each comfortably fit King Sized guest beds. The vaulted ceilings make this large great room living space and dining area the perfect place for entertaining or just relaxing after a round of golf or game of tennis. Located right across the street from the Montclair pool, which is in addition to the community pool, and the lanai is steps from the halfway bar and overlooks a green! The wall paper was removed and freshly painted in 2022! Glen Eagle has a gated entry with a guard 24/7, private membership golf club setting, and the 18-hole golf course is newly renovated. Whether you like the gulf or to golf this may be your perfect new place to call home!

830 Marblehead Dr G 6 Naples, FL 34104

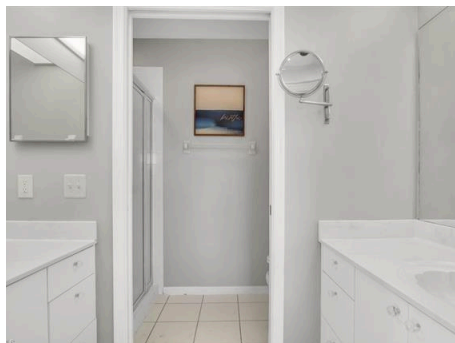
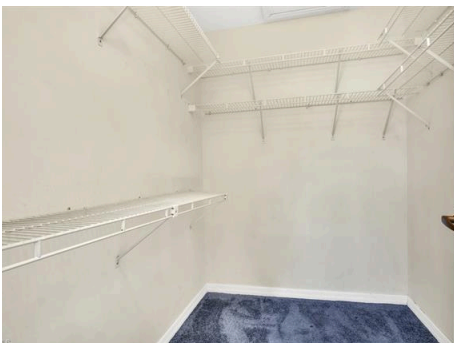
MLS #222003286

\$450,000

3 Beds 2.00 Baths
Year Built 1993

1,550 Sq. Ft. (\$290 / sqft)
Days on market: 4

PENDING 1/15/22



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