

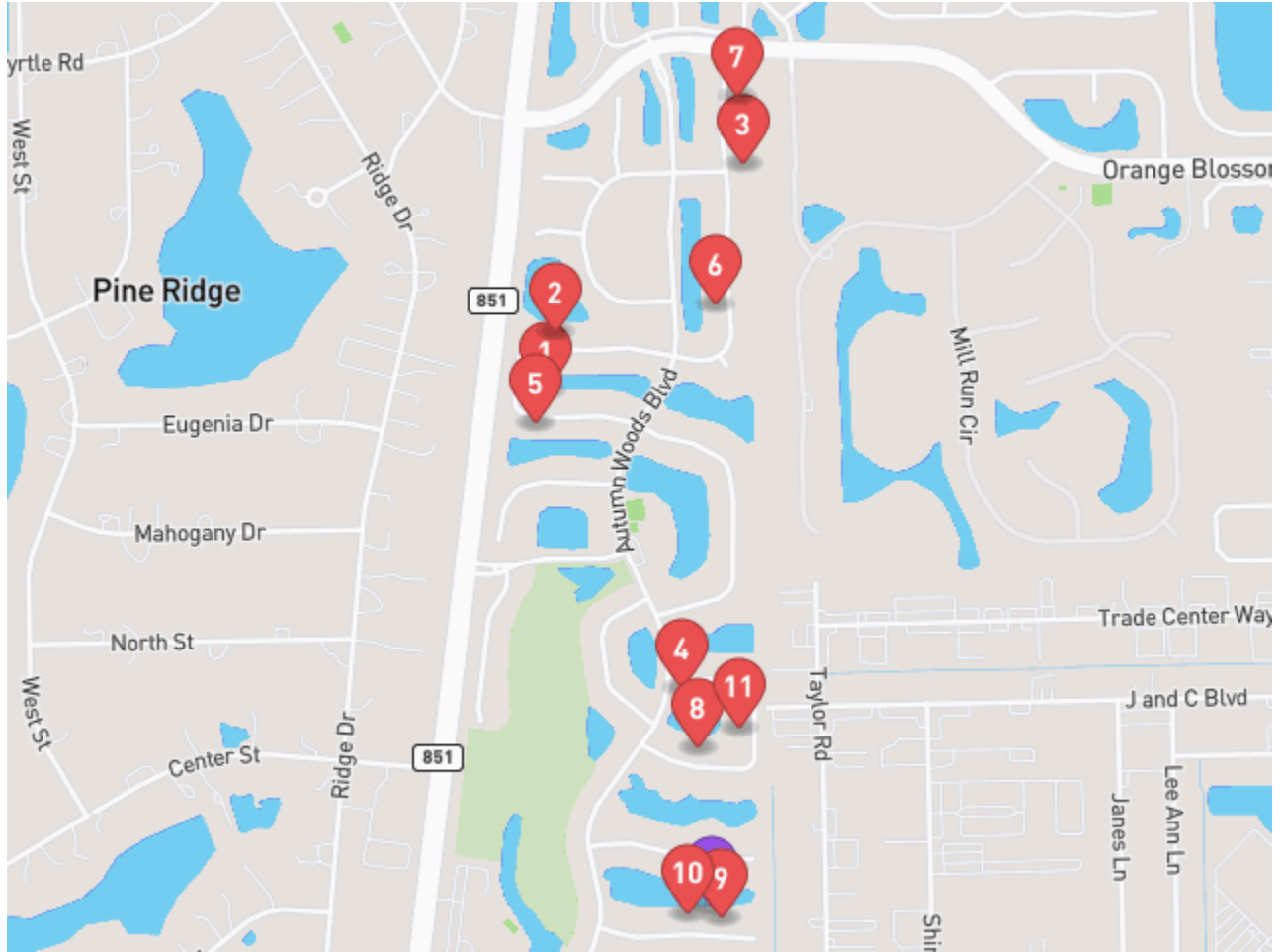
COMPARATIVE MARKET ANALYSIS



6375 Old Mahogany Court, Naples, Florida 34109

PREPARED FOR
6237 Old Mahogany Court

FEBRUARY 6, 2021



	MLS #	Status	Address	Price
0	Subject		6375 Old Mahogany Court, Naples, Florida 34109	
1	220038420	S	6929 Burnt Sienna Cir	\$720,000
2	220070248	S	6960 Burnt Sienna Cir	\$605,000
3	220052371	S	7106 Sugar Magnolia Cir	\$610,000
4	220074552	S	6614 Chestnut Cir	\$639,900
5	220030624	S	6932 Burnt Sienna Cir	\$725,000
6	220046600	S	7059 Sugar Magnolia Cir	\$640,000
7	220062588	S	7130 Sugar Magnolia Ct	\$738,500
8	220054814	S	6556 Chestnut Cir	\$835,000
9	220065009	S	6379 Old Mahogany Ct	\$570,000
10	220063434	S	6367 Old Mahogany Ct	\$625,000
11	221001507	S	6580 Chestnut Cir	\$605,000

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
6929 Burnt Sienna Cir	4	3.00	2000	2,823	0.4	\$720,000	8/18/20
6960 Burnt Sienna Cir	3	2.00	2000	2,289	0.19	\$605,000	11/23/20
7106 Sugar Magnolia Cir	3	2.00	2001	2,246	0.24	\$610,000	9/29/20
6614 Chestnut Cir	4	3.00	1998	2,387	0.29	\$639,900	1/15/21
6932 Burnt Sienna Cir	4	3.00	2000	2,423	0.22	\$725,000	12/4/20
7059 Sugar Magnolia Cir	4	3.00	2000	2,407	0.21	\$640,000	9/1/20
7130 Sugar Magnolia Ct	4	3.00	2001	2,506	0.25	\$738,500	11/24/20
6556 Chestnut Cir	5	3.00	1998	2,900	0.24	\$835,000	10/14/20
6379 Old Mahogany Ct	4	3.00	1999	2,370	0.27	\$570,000	12/29/20
6367 Old Mahogany Ct	3	2.00	1998	2,638	0.23	\$625,000	11/18/20
6580 Chestnut Cir	4	3.00	1998	2,400	0.22	\$605,000	1/29/21
Averages				2,489	0	\$664,855	

PROPERTY DETAILS

MLS #220038420

S **6929 Burnt Sienna Cir, Naples**

\$720,000

Listing information

Courtesy of Downing Frye Realty Inc.

MLS#: 220038420	Beds: 4	SqFt: 2,823	Sold Date: 8/18/20
Status: Sold	Baths: 3.00	YrBlt: 2000	DOM: 15

Features

Acres: 0.4 **Lot Size:** 0.4 **Amenities:** Bike And Jog Path, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Internet Access, Sidewalk, Streetlight, Tennis Court
Community Type: Gated **Construction:** Concrete Block **Cooling:** Ceiling Fans, Central Electric
Equipment: Auto Garage Door, Cooktop - Electric, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer **Exterior Features:** Pond, Sprinkler Auto **Garage Desc:** Attached **Heat:** Central Electric

Remarks

One of the LARGEST lots in Autumn Woods with view of lake, trees and park like setting. Lots of room for backyard games to be played. New impact windows and doors have just been installed. House exterior freshly painted. Large kitchen with new SS appliances (2018) , large walk in pantry and lots of cabinets. Lovely dining area as well. Laundry room off kitchen with long folding table .Master bedroom with large walk-in closet and bathroom with his/her sinks on the first floor. A second bedroom (presently used as an office/den is also on the first floor plus a hall powder room and all have new wood floor. Living room and formal dining room (presently where grand piano is) has wood flooring. Second floor has two more bedrooms And a super large den which is being used as a bedroom. Hall bath has double sinks separated from shower/tub and toilet. Sliding glass doors lead to a covered

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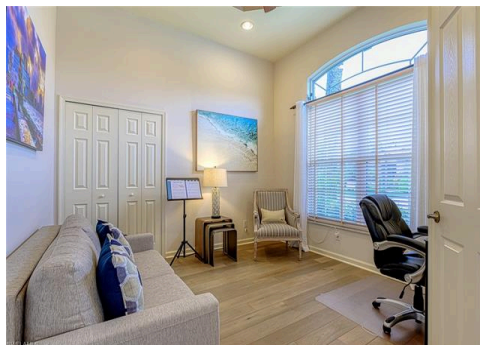
Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty



S 6929 Burnt Sienna Cir, Naples

\$720,000



S 6960 Burnt Sienna Cir, Naples

\$605,000

Listing information

Courtesy of William Raveis Real Estate

MLS#: 220070248	Beds: 3	SqFt: 2,289	Sold Date: 11/23/20
Status: Sold	Baths: 2.00	YrBlt: 2000	DOM: 14

Features

Acres: 0.19 **Lot Size:** 0.19 **Amenities:** Basketball, BBQ - Picnic, Bike And Jog Path, Clubhouse, Community Park, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Pickleball, Play Area, Sidewalk, Streetlight, Tennis Court **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Central Electric **Equipment:** Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Warming Tray, Washer, Wine Cooler **Exterior Features:** Patio, Pond, Sprinkler Auto **Garage Desc:** Attached

Remarks

This updated 3 bedroom 2 bathroom pool home boasts stunning long lake views, a bright and open floor plan with lots of natural light, perfect for entertaining all of your friends and family. Home underwent extensive updating in 2018-2019 with a new flat tile roof, pool heater, A/C, panoramic pool cage and landscaping. Autumn Woods is a highly sought after neighborhood with a large community pool, newly renovated community center, tennis, and pickle ball courts, park and community gym. Centrally located between Waterside Shops and Mercato and only a short distance from downtown, this house is a must see!

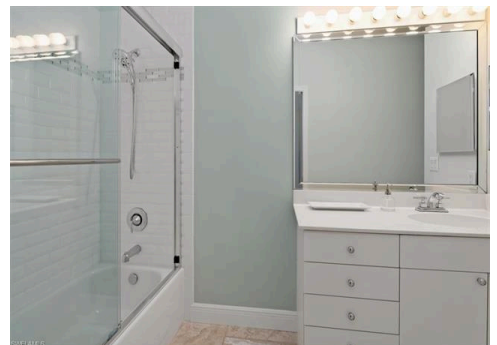
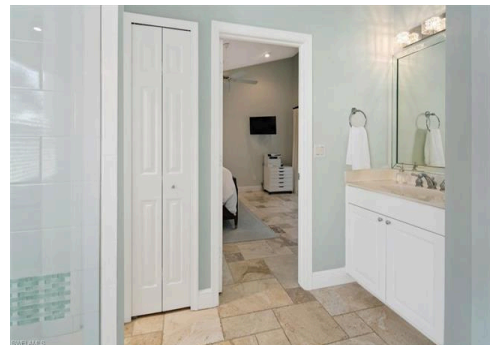
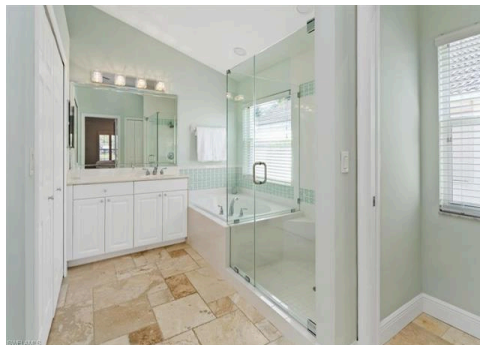
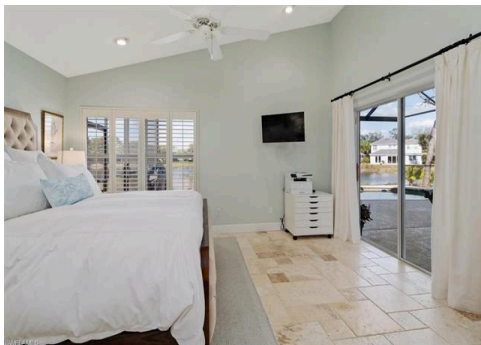
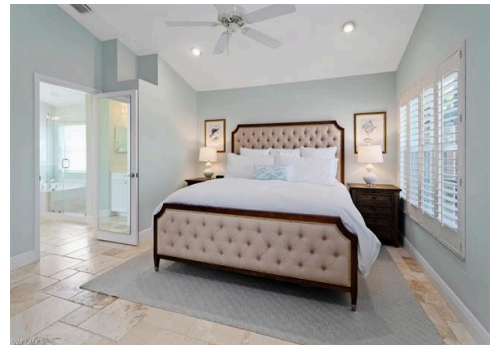


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S 6960 Burnt Sienna Cir, Naples

\$605,000



S 7106 Sugar Magnolia Cir, Naples

\$610,000

Listing information

Courtesy of Downing Frye Realty Inc.

MLS#: 220052371	Beds: 3	SqFt: 2,246	Sold Date: 9/29/20
Status: Sold	Baths: 2.00	YrBlt: 2001	DOM: 5

Features

Acres: 0.24 **Lot Size:** 0.24 **Amenities:** Basketball, BBQ - Picnic, Bike And Jog Path, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Internet Access, Sidewalk, Streetlight, Tennis Court, Underground Utility **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Central Electric **Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Self Cleaning Oven, Washer **Exterior Features:** Patio, Sprinkler Auto **Garage Desc:** Attached **Heat:** Central Electric

Remarks

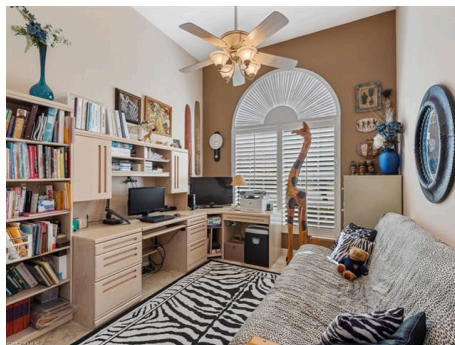
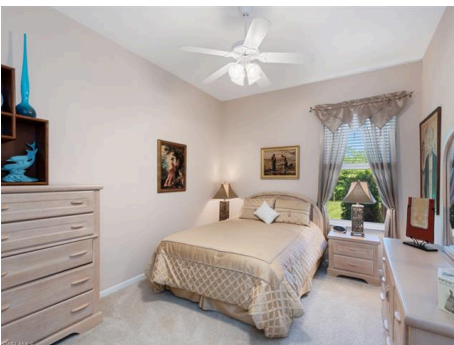
Popular and sought after Senegal floor plan located on a large estate sized lot in the highly desirable neighborhood of Autumn Woods. This 3 bedroom plus den 2 bath home is very open and spacious with a large screened in over-sized lanai and pool. Tile floors throughout and newer carpets in the bedrooms, stainless steel appliances, granite counter tops, over & under cabinet lights, new tile roof, exterior of house was just painted, screens were recently replaced, pool was re-surfaced with new pool light (\$8,000), re-surfaced pool deck, new pool pump and more! Autumn Woods is zoned for A + schools, is within walking distance to the middle school, 24-hour guarded gatehouse, and offers residents a clubhouse with renovated fitness center and renovated clubhouse, community pool, playground, tennis courts, basketball court, and miles of walking trails. Low HOA Fees. Close proximity to Vand...



Information is deemed reliable but not guaranteed.

S 7106 Sugar Magnolia Cir, Naples

\$610,000



S 6614 Chestnut Cir, Naples

\$639,900

Listing information

Courtesy of John R. Wood Properties

MLS#: 220074552	Beds: 4	SqFt: 2,387	Sold Date: 1/15/21
Status: Sold	Baths: 3.00	YrBlt: 1998	DOM: 2

Features

Acres: 0.29 **Lot Size:** 0.29 **Amenities:** Basketball, Bike And Jog Path, Clubhouse, Community Pool, Community Spa/Hot tub, Exercise Room, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utility **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Central Electric **Equipment:** Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Intercom, Microwave, Refrigerator/Freezer, Refrigerator/Icemaker, Security System, Smoke Detector, Washer **Exterior Features:** Sprinkler Auto **Garage Desc:** Attached **Heat:** Central Electric

Remarks

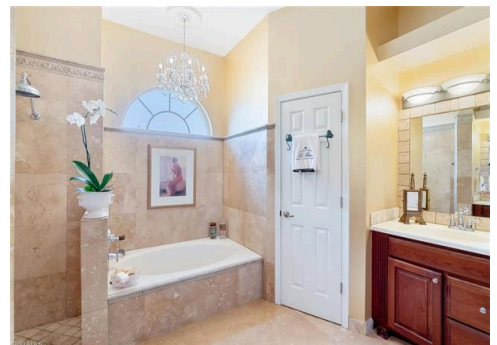
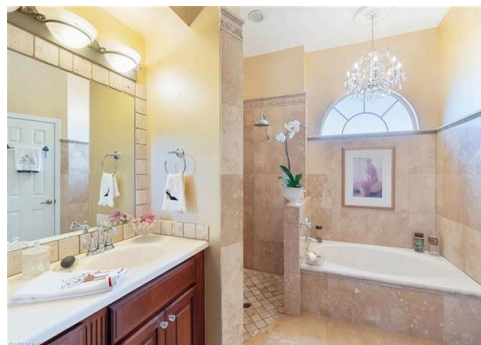
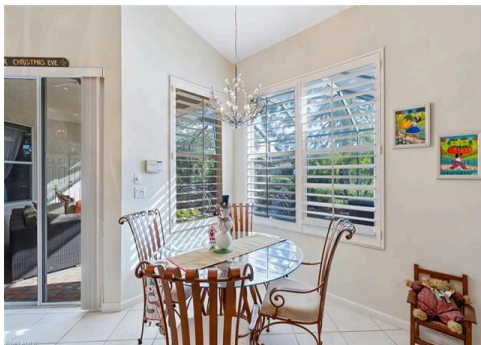
H.210 - Autumn Woods is an established gated community showcasing 20 lakes & 26 acres of nature preserves and walking trails. Located in North Naples just minutes to Waterside & Mercato shops with dining, shopping and beaches. New roof and new AC this 4 BR, 3 BA home feels open and light featuring 10 ft. interior walls, formal living + dining rooms, a large family room open to the island kitchen, breakfast nook, walk-in pantry w large southern exposure corner lot, & expansive outdoor living spaces and covered lanai. Adding to the ambiance it features a saltwater pool / spa overlooking the lake and private landscaped yard. The pools waterfalls adds to the serenity. What a great spot for creating magical memories at home! It is the perfect setting for an outdoor enthusiast, dog lovers, runners, + more! Enjoy a sizable community swimming pool, spa, tennis/basketball courts, fitness room, ...



Information is deemed reliable but not guaranteed.

S 6614 Chestnut Cir, Naples

\$639,900



PROPERTY DETAILS

MLS #220030624

S **6932 Burnt Sienna Cir, Naples**

\$725,000

Listing information

Courtesy of Downing Frye Realty Inc.

MLS#: 220030624	Beds: 4	SqFt: 2,423	Sold Date: 12/4/20
Status: Sold	Baths: 3.00	YrBlt: 2000	DOM: 36

Features

Acres: 0.22 **Lot Size:** 0.22 **Amenities:** Basketball, Bike And Jog Path, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Internet Access, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utility **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Ceiling Fans, Central Electric **Equipment:** Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer **Exterior Features:** Fruit Trees, Sprinkler Auto **Garage Desc:** Attached

Remarks

NEW ROOF and POOL CAGE in August/September 2020. Fully updated beautiful 4 bedroom 3 bath pool home with southern exposure. Full storm smart protection for doors and windows for hurricanes. New impact resistant doors and sliders. Tranquil lake view in gated community of Autumn Woods. Split bedroom floor plan features many pocket doors for privacy. Vaulted ceilings, crown molding, tile on diagonal and recessed lighting. Renovated kitchen with 42 inch cabinets, European corner storage, granite counters, subway tile backsplash and appliances are six years. Bathrooms are all updated with granite counters and new cabinetry. Jack and Jill bedrooms with bath between. Autumn Woods is conveniently located off Goodlette-Frank Rd for easy access to beaches, upscale shopping, and a variety of dining options. Residents enjoy the newly renovated clubhouse and wonderful exercise center. Plus...

Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty



S 6932 Burnt Sienna Cir, Naples

\$725,000



PROPERTY DETAILS

MLS #220046600

S 7059 Sugar Magnolia Cir, Naples

\$640,000

Listing information

Courtesy of William Raveis Real Estate

MLS#: 220046600	Beds: 4	SqFt: 2,407	List Date: 8/1/20
Status: Sold	Baths: 3.00	YrBlt: 2000	Sold Date: 9/1/20

Features

Acres: 0.21 **Lot Size:** 0.21 **Amenities:** Basketball, Bike And Jog Path, Clubhouse, Community Pool, Community Room, Exercise Room, See Remarks, Sidewalk, Tennis Court, Underground Utility
Community Type: Gated **Construction:** Concrete Block **Cooling:** Ceiling Fans, Central Electric
Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer
Exterior Features: Pond, Sprinkler Auto **Garage Desc:** Attached **Heat:** Central Electric

Remarks



Photo not available

Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty

S 7130 Sugar Magnolia Ct, Naples

\$738,500

Listing information

Courtesy of Coldwell Banker Realty

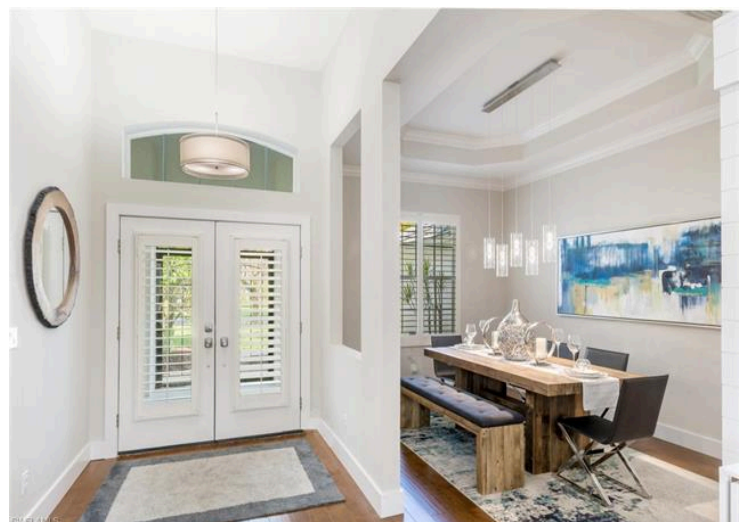
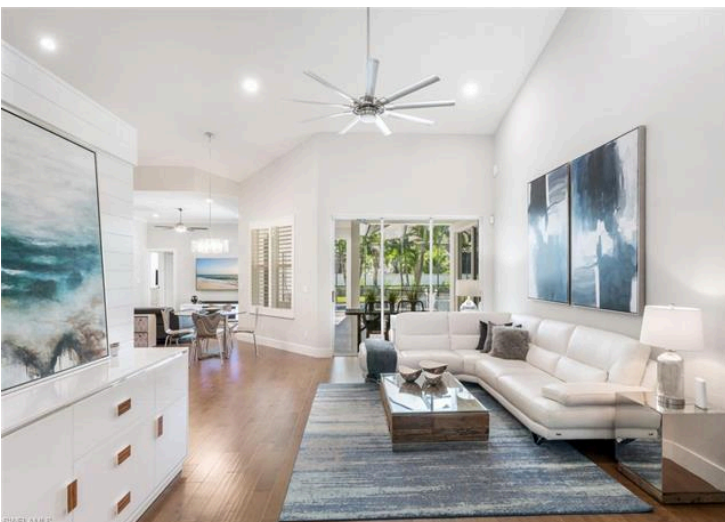
MLS#: 220062588	Beds: 4	SqFt: 2,506	Sold Date: 11/24/20
Status: Sold	Baths: 3.00	YrBlt: 2001	DOM: 14

Features

Acres: 0.25 **Lot Size:** 0.25 **Amenities:** Basketball, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Play Area, Sidewalk, Streetlight, Tennis Court
Community Type: Gated **Construction:** Concrete Block **Cooling:** Ceiling Fans, Central Electric
Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer **Exterior Features:** Sprinkler Auto
Garage Desc: Attached **Heat:** Central Electric **Interior Features:** Built-In Cabinets, Window Coverings **Lot Desc:** Regular

Remarks

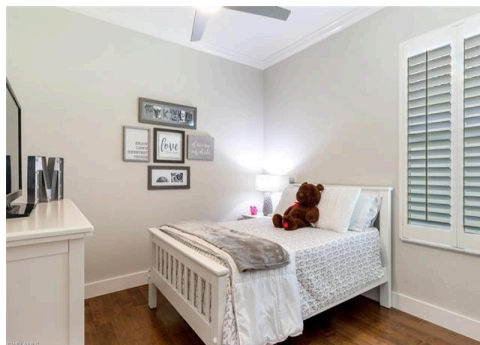
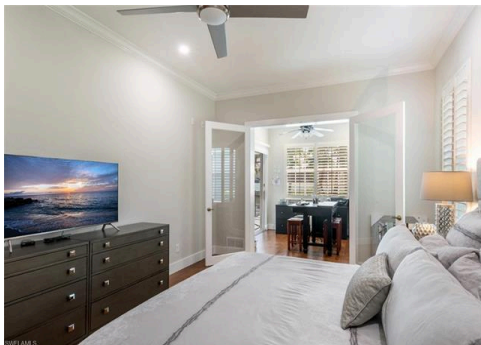
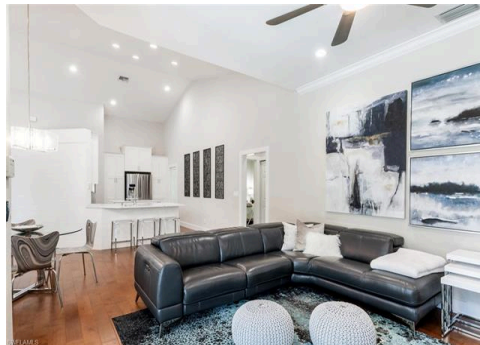
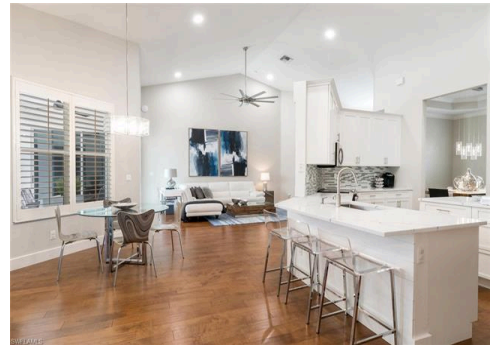
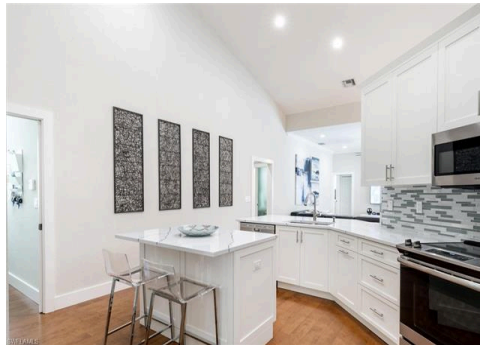
The only thing missing from this house is YOU! This gorgeous newly renovated, coastal contemporary 4 BD+Den, 3 BA home was masterfully updated and features a long list of enhancements! From the oversized garage, long driveway, wood shelving in all closets, newly resurfaced heated pool and spa, new paint inside and out, wood flooring, to the quartz countertops, custom cabinetry, new fixtures, new roof, new pool heater, new interior and exterior lighting, and a highly sought after cul-de-sac street location, this home has it all! Light and airy with high ceilings and plenty of sunlight! Wonderful community feel in Autumn Woods with a manned gate, newly renovated clubhouse featuring fitness center, swimming pool, spa, tennis, basketball, children's play area and 26 acres of natural preserves with winding trails perfect for walking and biking! Located in A rated school district.



Information is deemed reliable but not guaranteed.

S 7130 Sugar Magnolia Ct, Naples

\$738,500



PROPERTY DETAILS

MLS #220054814

S **6556 Chestnut Cir, Naples**

\$835,000

Listing information

Courtesy of Compass Florida LLC

MLS#: 220054814	Beds: 5	SqFt: 2,900	Sold Date: 10/14/20
Status: Sold	Baths: 3.00	YrBlt: 1998	DOM: 44

Features

Acres: 0.24 **Lot Size:** 0.24 **Amenities:** Basketball, Bike And Jog Path, Clubhouse, Community Park, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Play Area, Sidewalk, Streetlight **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Central Electric **Equipment:** Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Freezer, Grill - Gas, Home Automation, Microwave, Range, Refrigerator/Icemaker, Smoke Detector, Washer, Washer/Dryer Hookup **Exterior Features:** Built In Grill **Garage Desc:** Attached **Heat:** Central Electric

Remarks

A one of a kind luxury home completely reinvented by Naples Lotus Architecture and Interiors. This beautiful one story home features five bedrooms plus den, 3 full baths, a modernized pool, spa, and outdoor kitchen in the screened lanai with a stunning lake view. Countless luxurious features including Lengo Bastone Imported Italian wood floors, 18ft towering stone clad walls separate the luxurious spaces with a real wood burning fireplace, Sonos system and motorized shades. The heart of the home is the truly exquisitely designed kitchen with backlit Cystallano counters, custom wood shaker cabinetry and top of the line Samsung Smart Technology Appliances. The outdoor living area with new Pebble Pool and Spa etched with glass tile and lights complete this stunning home located in one of Naples most sought after communities. No expense was spared on the beautiful outdoor oasis with shimme...

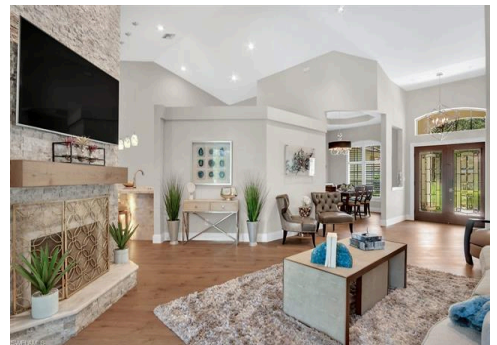
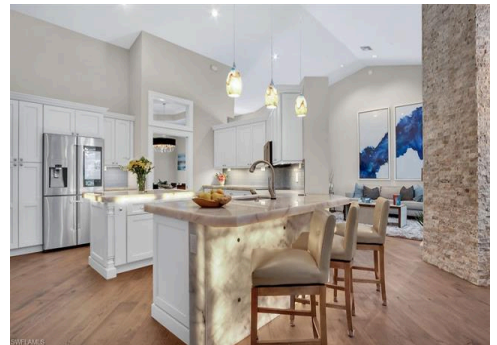
Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty



S 6556 Chestnut Cir, Naples

\$835,000



S 6379 Old Mahogany Ct, Naples

\$570,000

Listing information			
MLS#: 220065009	Beds: 4	SqFt: 2,370	Sold Date: 12/29/20
Status: Sold	Baths: 3.00	YrBlt: 1999	DOM: 14

Courtesy of John R Wood Properties

Features
Acres: 0.27 **Lot Size:** 0.27 **Amenities:** Bike And Jog Path, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Pickleball, Sidewalk, Streetlight, Tennis Court **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Ceiling Fans, Central Electric **Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer **Exterior Features:** Patio **Garage Desc:** Attached **Heat:** Central Electric **Interior Features:** Bar, Built-In Cabinets, Cable Prewire, Foyer, Laundry Tub, Smoke Detectors, Volume Ceiling, Walk-In Closet, Window Coverings

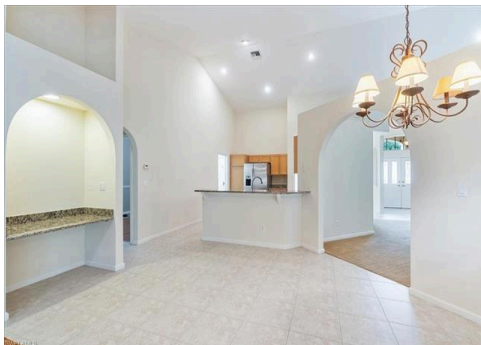
Remarks
 H.16470 - Live-Work-Play in one of Naples's best communities! Located on the Southside of Autumn Woods on a serene lake, this Mangrove plan boasts 4 bedrooms, 3 bathrooms. The rarely available home in the perfect canvas and ready for your personal touches. The entire family will find both indoor and outdoor living to be spacious and comfortable overlooking the expansive back yard and tranquil lake views. The community amenities include two swimming pools, heated spa, tennis courts, basketball court, playground, fitness room, and two meeting/activity rooms. Autumn Woods has twenty beautiful lakes and 26.5 acres of natural preserves. Convenient to A-Rated schools, shops, restaurants, local attractions, and the white sand beaches of the Gulf of Mexico this is the place to call home.



Information is deemed reliable but not guaranteed.

S 6379 Old Mahogany Ct, Naples

\$570,000



PROPERTY DETAILS

MLS #220063434

S **6367 Old Mahogany Ct, Naples**

\$625,000

Listing information

Courtesy of MVP Realty Associates LLC

MLS#: 220063434	Beds: 3	SqFt: 2,638	Sold Date: 11/18/20
Status: Sold	Baths: 2.00	YrBlt: 1998	DOM: 21

Features

Acres: 0.23 **Lot Size:** 0.23 **Amenities:** Bike And Jog Path, Clubhouse, Community Pool, Community Spa/Hot tub, Exercise Room, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utility **Community Type:** Gated **Construction:** Concrete Block **Cooling:** Central Electric **Equipment:** Auto Garage Door, Central Vacuum, Cooktop - Electric, Dishwasher, Dryer, Microwave, Range, Refrigerator/Icemaker, Smoke Detector, Washer **Exterior Features:** Water Display **Garage Desc:** Attached **Heat:** Central Electric

Remarks

Welcome this completely remodeled 3 bedroom + den pool home into Autumn Woods. This home has a stunning view of the lake and has a bright and open floor plan with 3 bedrooms + Den, 2 bathrooms and almost 2400 square feet under air. The master bedroom has been completely renovated. The kitchen has stunning white cabinets, new stainless steel appliances and granite countertops. Tile floors throughout. This home has vaulted ceiling and a central vacuum. There is plenty of room in the backyard to play and you can even fish in the lake behind the house. Autumn Woods is in a well known community here in Naples with excellent location, minutes to the beach, Mercato, and shopping.

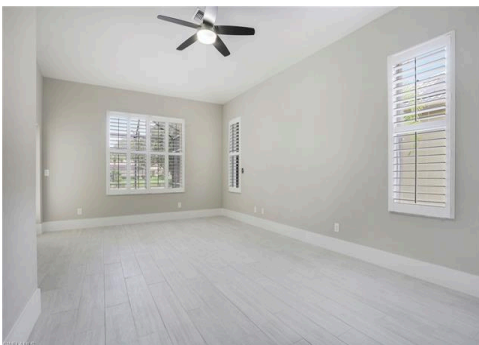
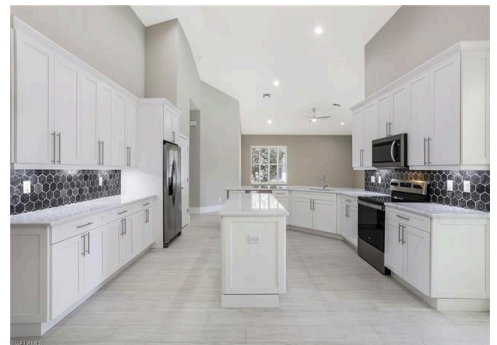
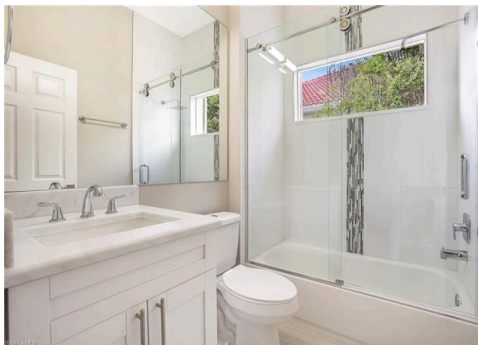
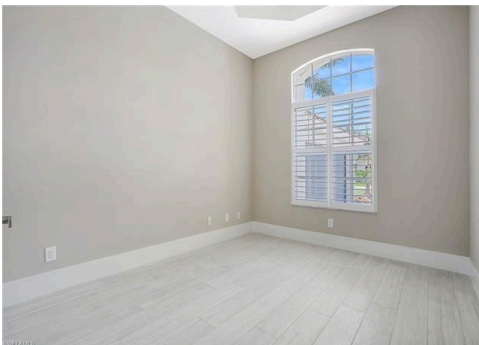
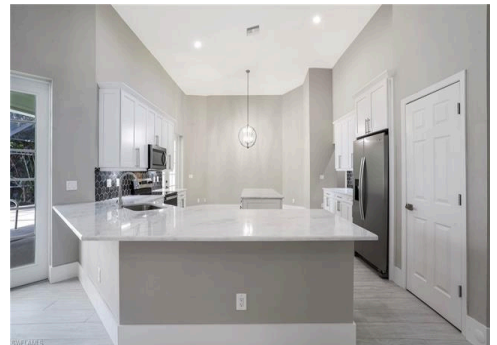
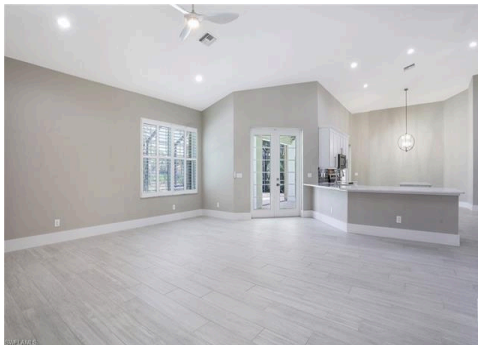


Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty

S 6367 Old Mahogany Ct, Naples

\$625,000



PROPERTY DETAILS

MLS #221001507

S **6580 Chestnut Cir, Naples**

\$605,000

Listing information

Courtesy of John R. Wood Properties

MLS#: 221001507	Beds: 4	SqFt: 2,400	Sold Date: 1/29/21
Status: Sold	Baths: 3.00	YrBlt: 1998	DOM: 22

Features

Acres: 0.22 **Lot Size:** 0.22 **Amenities:** Basketball, Bike And Jog Path, Clubhouse, Community Park, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Pickleball, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utility **Community Type:** Gated
Construction: Concrete Block, Wood Frame **Cooling:** Central Electric **Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer **Exterior Features:** Sprinkler Auto **Garage Desc:** Attached **Heat:** Central Electric

Remarks

H.747 - Please do not walk the property. Four bedroom+den two story pool home in popular Autumn Woods. This home has a stunning view of the lake and has a bright and open floor plan with 4 bedrooms + Den, 2.5 bathrooms and almost 2400 square feet under air. The pool was installed in 2018. New AC and new hurricane protection in 2018. The master bedroom is on the ground floor. Upstairs you will find 3 bedrooms and a renovated full bathroom (with both a shower and soaking tub). The kitchen has floating shelves, newer stainless steel appliances and granite countertops. The light fixtures and ceiling fans were replaced in the last few years. New window treatments, plantation shutters, and complete hurricane protection (accordion shutters). All bedroom closets have (2018) custom systems. Laundry room has plenty of storage and newer washer and dryer. Hardwood floors throughout, tile in kitc...

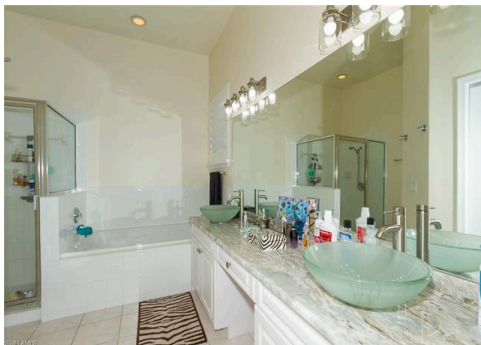
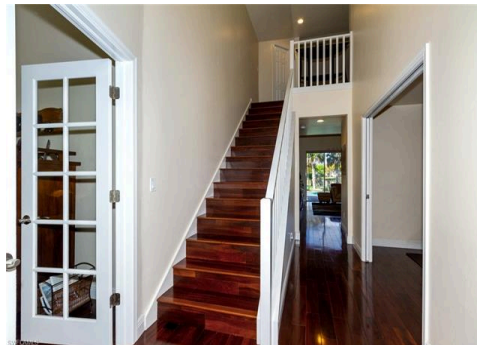
Information is deemed reliable but not guaranteed.

Scott Berry | Janet Berry Luxury Home Team at Premiere Plus Realty



S 6580 Chestnut Cir, Naples

\$605,000



Sold Listings

Number of listings	11
Lowest price	\$570,000
Average price	\$664,855
Highest price	\$835,000
Avg price per sqft	\$267
Avg DOM	18



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
6929 Burnt Sienna Cir	\$749,000	\$720,000	96.1%	15	\$255
6960 Burnt Sienna Cir	\$625,000	\$605,000	96.8%	14	\$264
7106 Sugar Magnolia Cir	\$615,000	\$610,000	99.2%	5	\$272
6614 Chestnut Cir	\$629,900	\$639,900	101.6%	2	\$268
6932 Burnt Sienna Cir	\$745,000	\$725,000	97.3%	36	\$299
7059 Sugar Magnolia Cir	\$649,900	\$640,000	98.5%	0	\$266
7130 Sugar Magnolia Ct	\$750,000	\$738,500	98.5%	14	\$295
6556 Chestnut Cir	\$850,000	\$835,000	98.2%	44	\$288
6379 Old Mahogany Ct	\$595,000	\$570,000	95.8%	14	\$241
6367 Old Mahogany Ct	\$649,000	\$625,000	96.3%	21	\$237
6580 Chestnut Cir	\$605,000	\$605,000	100.0%	22	\$252
Sold Averages	\$678,436	\$664,855	98.0%	18	\$267