

Comparable Market Analysis

195 Country Club Drive, Melbourne, FL, 32940

Friday, August 16, 2024



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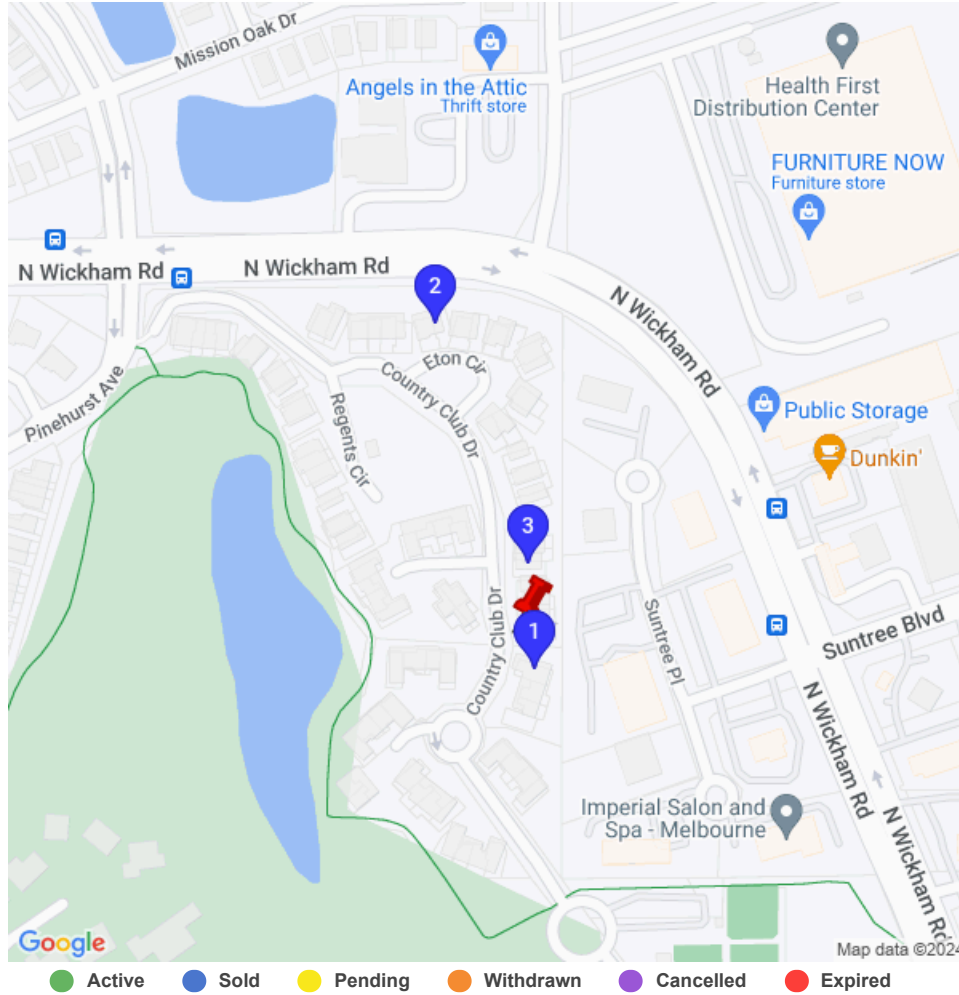
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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	195 Country Club Drive , Melbourne FL 32940			
1	225 Country Club Drive , Melbourne FL 32940	1002583	Closed	0.01m
2	149 Eton Circle , Melbourne FL 32940	1014259	Closed	0.13m
3	187 Country Club Drive , Melbourne FL 32940	1010891	Closed	0.03m

Subject



Address	195 Country Club Drive , Melbourne, FL 32940
Bedrooms Total	3
Bathrooms Total	2.00
Living Area	1412.00
Lot Size Dimensions	
Direction Faces	West
Year Built	1984

Comparable Properties

Subject

1002583

1014259

1010891



195 Country Club Drive
Melbourne FL 32940

225 Country Club Drive
Melbourne FL

149 Eton Circle
Melbourne FL

187 Country Club Drive
Melbourne FL

Distance From Subject			0.01		0.13		0.03
List Price			\$389,000		\$337,000		\$319,900
Original List Price			\$400,000		\$337,000		\$329,000
Sold Price			\$379,000		\$325,000		\$300,000
Status			Closed		Closed		Closed
Status Date			03/29/2024		06/25/2024		06/24/2024
Days on Market			47		38		25
Cumulative Days on Market			149		38		25
Adjustment							
Bedrooms Total	3	3			2		3
Bathrooms Total	2	3			2		2
Living Area	1,412	1,854	-50000		1,211		1,312
Lot Size Dimensions							
Direction Faces	West	West			Southeast		West
Year Built	1984	1979			1983		1983
Adjusted Price							
	\$318,000		\$329,000		\$325,000		\$300,000

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1002583	225 Country Club Drive, Melbourne FL	\$389,000	47	149	03/29/2024	\$379,000	-\$50,000	\$329,000
1014259	149 Eton Circle, Melbourne FL	\$337,000	38	38	06/24/2024	\$325,000	-	\$325,000
1010891	187 Country Club Drive, Melbourne FL	\$319,900	25	25	06/24/2024	\$300,000	-	\$300,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$300,000
Average		\$318,000
Median		\$325,000
High		\$329,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Living Area	Avg. List \$/Living Area	Avg. Sold \$/Living Area	Avg. DOM	Avg. CDOM
Closed	3	1,045,900	348,633	1,004,000	334,667	0.96	1,459	243.98	233.82	37	71
Active	1	299,900	299,900	0	0	0.00	1,500	199.93	0.00	178	178
Overall	4	1,345,800	336,450	1,004,000	334,667	0.96	1,469	232.96	233.82	72	98

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Search Parameters: Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'Active Under Contract'; Property Sub Type of 'Condominium', 'Townhouse'; Purchase Contract Date between '02/16/2024' and '08/16/2034'; Close Date between '02/16/2024' and '08/16/2034'.

Listing Price Recommendation



Low	\$300,000
High	\$329,000
Recommended	\$318,000

Residential Closed MLS# 1002583	225 Country Club Drive, Melbourne, FL 32940 County: Brevard	List Price: \$389,000 Close Price: \$379,000
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Year Built:	1979	Sub Type:	Townhouse
Living Area:	1,854	Subdivision:	Foxhall Phase 2
Living Area Source:	Public Records	CDD Fee:	No
Bldg Area Ttl:	2,388	Accessibilty Feat:	No
Stories:	2	New Const:	No
Senior Comm:	No	Pool Features:	None
Lot Size Acres:	0.05	Waterfront:	No
Lot Size SqFt:	2,178	Furnished:	Unfurnished
County:	Brevard	Direction Faces:	West
Gen Cnty Loc:	Central	Tax Legal Desc:	FOXHALL PHASE TWO LOT 16
MLS Area Mjr:	218 - Suntree S of Wickham		
Parcel #:	26-36-13-31-00000.0-0016.00		
Tax Account:	2603051		
Tax Annual Amt:	\$3,916.97		

Beds Total:	3	Association:	Yes
Baths Total:	3	Assoc Fee:	\$368
Baths Full:	3	Assoc Fee Freq:	Monthly
Baths Half:	0	Assoc Fee 2:	\$245
		Assoc Fee 2 Fr:	Annually
		Assoc Name:	FOXHALL PHASE TWO
		Community Fee(s):	No

Elem School:	Suntree	Garage:	Yes
Middle School:	DeLaura	Garage Spcs:	1
High School:	Viera	Carport:	No

Public Remarks: 72-Hour KOC.Steps away from Suntree Country Club, this townhouse has 3 bedrooms all with on-suite bathrooms, all new tile and fixtures, toilets, and vanities. The kitchen is a stunner with its white shaker soft close cabinetry, quartz countertops, a glass tile back splash and NEW appliances. This home was painted in a neutral color that will match any decor. New modern trim was installed throughout the home. The Luxury Vinyl plank flooring is soft neutral that creates a warm atmosphere. NEW Roof 12/2022, NEW Electrical panel and Trane AC unit (2015) was just serviced.

Directions: Go past Suntree Country Club take first exit on roundabout, Townhouse on your right.

<p>Association Amenities: Basketball Court; Car Wash Area; Clubhouse; Jogging Path; Maintenance Grounds; Management - Full Time; Park; Pickleball; Playground; RV/Boat Storage; Shuffleboard Court; Tennis Court(s); Other</p> <p>Association Fee Includes: Insurance; Maintenance Grounds; Pest Control</p> <p>Appliances: Dishwasher; Electric Range; Electric Water Heater; Microwave; Refrigerator</p> <p>Architectural Style: Patio Home; Villa</p> <p>Closing Company Details: Closing Company Name: Supreme Title Closing</p> <p>Construction Materials: Block; Concrete; Stucco</p> <p>Cooling: Central Air</p> <p>Current Use: Residential</p> <p>Flooring: Tile; Vinyl; Wood</p> <p>Heating: Central</p> <p>Interior Features: Breakfast Nook; Kitchen Island; Open Floorplan; Pantry; Primary Bathroom - Tub with Shower; Split Bedrooms; Vaulted Ceiling(s); Walk-In Closet(s)</p> <p>Laundry Features: In Garage</p> <p>Legal Details: Permission Granted to Advertise: No</p> <p>Levels: Two</p> <p>Listing Terms: Cash; Conventional; FHA; VA Loan</p> <p>Lot Features: Zero Lot Line</p>	<p>Parking Features: Attached; Garage</p> <p>Patio And Porch Features: Patio; Porch; Screened</p> <p>Possession: Close Of Escrow</p> <p>Rental Restrictions: 1 Year</p> <p>Roof: Shingle</p> <p>Sewer: Public Sewer</p> <p>Special Listing Conditions: Standard</p> <p>Utilities: Cable Available; Electricity Connected</p> <p>View: Trees/Woods</p> <p>Water Source: Public</p>
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Adjustments for Comparable #1002583 (Map Number 1)

Description	Value	\$379,000
Living Area	-50000	\$329,000

Residential Closed MLS# 1014259	149 Eton Circle, Melbourne, FL 32940 County: Brevard	List Price: \$337,000 Close Price: \$325,000
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Year Built:	1983	Sub Type:	Townhouse
Living Area:	1,211	Prop Attached:	Yes
Living Area Source:	Estimated	Subdivision:	Regents Walk
Stories:	1	CDD Fee:	No
Senior Comm:	No	Accessibilty Feat:	No
Accy Dwling Unit:	No	New Const:	No
Lot Size Acres:	0.06	Pool Features:	Community
Lot Size SqFt:	2,614	Waterfront:	No
County:	Brevard	Furnished:	Unfurnished
Gen Cnty Loc:	Central	Direction Faces:	Southeast
MLS Area Mjr:	218 - Suntree S of Wickham	Zoning Desc:	Residential
Parcel #:	26-36-13-35-00000.0-0023.00	Tax Legal Desc:	REGENTS WALK LOT 23
Tax Account:	2603150		
Tax Annual Amt:	\$2,746.02		
Beds Total:	2	Association:	Yes
Baths Total:	2	Assoc Fee:	\$350
Baths Full:	2	Assoc Fee Freq:	Monthly
Baths Half:	0	Assoc Fee 2:	\$245
		Assoc Fee 2 Fr:	Annually
		Assoc Name:	Regents Walk
		Community Fee(s):	No
Middle School:	Viera Middle School	Garage:	Yes
		Garage Spcs:	1
		Carpport:	No

Public Remarks: Nestled among the majestic shade trees is this updated 2 bedroom 2 bath unit in Regents Walk! You are welcomed in through the iron gates and beautiful private courtyard. The dark wood look tile floors and soaring ceilings give a gracious feel to the living areas. The kitchen is up-to-date with white cabinets & stainless appliances. New floor to ceiling sliders to paver patio show off the unexpected huge private backyard! The master bedroom is big, bright & airy! Relax with the knowledge of new roof in 2020, new HVAC in 2021, new Hot Water Heater 2023 AND all new plumbing in 2023! Everything is done with the highest quality so that you can enjoy not only maintenance free lifestyle just steps from the community pool but all that Suntree Country Club has to offer!

Directions: Wickham Rd West on St Andrews Right on Country Club Right on Eton Cir

Room Name	Level	Length	Width	Remarks
Living Room	Main	21	11	
Dining Room	Main	21	10	
Kitchen	Main	15	12	
Primary Bedroom	Main	17	15	
Bedroom 2	Main	12	11	

Association Amenities: Basketball Court; Jogging Path; Maintenance Grounds; Park; Pickleball; Playground; Tennis Court(s)
Association Fee Includes: Maintenance Grounds
Appliances: Disposal; Electric Range; Electric Water Heater; Ice Maker; Microwave; Refrigerator
Architectural Style: Half Duplex
Closing Company Details: Closing Company Name: Prestige Title; Closing Company Address: 5120 N US HWY 1, #103, Palm Shores, FL 32940
Construction Materials: Frame; Stucco
Cooling: Central Air
Current Use: Residential
Exterior Features: Courtyard
Flooring: Tile
Heating: Central; Electric
Laundry Features: In Unit
Legal Details: Permission Granted to Advertise: Yes
Levels: One
Listing Terms: Cash; Conventional; FHA; VA Loan
Lot Features: Dead End Street

Parking Features: Garage; Garage Door Opener
Patio And Porch Features: Patio
Pets Allowed: Yes
Possession: Close Of Escrow
Property Condition: Updated/Remodeled
Rental Restrictions: No Rentals Allowed
Road Frontage Type: City Street
Road Surface Type: Asphalt
Roof: Tile
Security Features: Smoke Detector(s)
Sewer: Public Sewer
Special Listing Conditions: Standard
Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected
Water Source: Public

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Residential Closed MLS# 1010891	187 Country Club Drive, Melbourne, FL 32940 County: Brevard	List Price: \$319,900 Close Price: \$300,000
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Year Built:	1983	Sub Type:	Townhouse
Living Area:	1,312	Subdivision:	Regents Walk
Stories:	1	CDD Fee:	No
Senior Comm:	No	Accessibility Feat:	No
Lot Size Acres:	0.06	New Const:	No
Lot Size SqFt:	2,614	Pool Features:	Community; In Ground
County:	Brevard	Waterfront:	No
Gen Cnty Loc:	Central	Furnished:	Negotiable
MLS Area Mjr:	218 - Suntree S of Wickham	Direction Faces:	West
Parcel #:	26-36-13-35-00000.0-0005.00	Tax Legal Desc:	REGENTS WALK LOT 5
Tax Account:	2603132		
Tax Annual Amt:	\$2,110.5		
Beds Total:	3	Association:	Yes
Baths Total:	2	Assoc Fee:	\$350
Baths Full:	2	Assoc Fee Freq:	Monthly
Baths Half:	0	Assoc Name:	Regency Walk
		Community Fee(s):	Yes
		Other Fee(s):	\$250 A
Elem School:	Suntree	Garage:	Yes
Middle School:	DeLaura	Garage Spcs:	1
High School:	Viera	Carpport:	No

Public Remarks: This well-maintained 3/2 Suntree townhome boasts convenience and charm with its 1-car detached garage, 2-car driveway, and private courtyard with extra storage closet. Home features a Galley-style kitchen with a breakfast nook and sliding doors to an additional side patio. The primary bathroom has been updated with a new walk-in shower in 2023. Flexible 3rd bedroom that can easily transform into an office or den, and a split-plan layout with vaulted ceilings, this home offers versatility and comfort. Convenient inside laundry room with a front-load washer and dryer. The patio is enclosed to allow extra living space, the perfect spot to relax and view the beautiful foliage surrounding the private backyard all year long. Indulge in the tranquility of 10 miles of walking trails and the beauty of mature trees right outside your door. This is a golf cart friendly neighborhood, ride over to the community pool or nearby Suntree Country Club! Don't hastate, come see this property today!

Directions: North on Wickham from I-95's Pineda exit. Left on St. Andrews Blvd. Continue on country club dr. and take a left on Regents Ct.

Association Fee Includes: Maintenance Grounds	Parking Features: Detached
Appliances: Dishwasher; Disposal; Dryer; Electric Range; Microwave; Refrigerator; Washer	Patio And Porch Features: Patio
Architectural Style: Villa	Possession: Close Of Escrow
Construction Materials: Stucco; Wood Siding	Road Surface Type: Asphalt
Cooling: Central Air; Electric	Roof: Tile
Current Use: Single Family	Sewer: Public Sewer
Exterior Features: Storm Shutters	Special Listing Conditions: Standard
Flooring: Carpet; Tile	Utilities: Electricity Connected; Sewer Connected
Heating: Central; Electric	Water Source: Public
Interior Features: Ceiling Fan(s); Eat-in Kitchen; Open Floorplan; Pantry; Walk-In Closet(s)	
Laundry Features: In Unit	
Legal Details: Permission Granted to Advertise: No	
Levels: One	
Listing Terms: Cash; Conventional; FHA; VA Loan	
Lot Features: Other	

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