

SUNRIDGE SUMMIT

REAL ESTATE NEIGHBORHOOD NEWS

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AVAILABLE FOR SALE

| Area | Street Address | Sq Ft | List Price | \$/Sq Ft | Bed | Pool | Spa | Lot SF | Sale Type |
|---------|------------------------|-------|------------|----------|-----|------|-----|--------|------------|
| ESTATES | 1062 CASTIRON RIDGE CT | 1950 | \$299,900 | \$154 | 3 | N | N | 7405 | Regular |
| ESTATES | 1066 CASTIRON RIDGE CT | 2159 | \$309,000 | \$143 | 4 | N | N | 7405 | Short Sale |
| HEIGHTS | 1117 BASSWOOD RANCH ST | 3000 | \$499,900 | \$167 | 3 | N | N | 21780 | Regular |
| HEIGHTS | 2151 MONTANA PINE DR | 3350 | \$549,000 | \$164 | 4 | Y | N | 12197 | Regular |

PENDING SALES - IN ESCROW

| Area | Street Address | Sq Ft | List Price | \$/Sq Ft | Bed | Pool | Spa | Lot SF | Sale Type |
|---------|--------------------------|-------|------------|----------|-----|------|-----|--------|------------|
| ESTATES | 1037 AUGUSTA WOOD CT | 1950 | \$199,900 | \$103 | 3 | N | N | 11761 | Short Sale |
| ESTATES | 2216 DOGWOOD RANCH AV | 1950 | \$218,500 | \$112 | 3 | Y | Y | 8712 | Short Sale |
| ESTATES | 2176 DOGWOOD RANCH AV | 1950 | \$220,000 | \$113 | 4 | N | N | 8712 | Short Sale |
| ESTATES | 1061 ASTOUNDING HILLS DR | 1964 | \$280,000 | \$143 | 4 | N | N | 10019 | Short Sale |
| ESTATES | 2192 DOGWOOD RANCH AV | 2348 | \$350,000 | \$149 | 5 | Y | Y | 10019 | Short Sale |
| ESTATES | 1069 CASTIRON RIDGE CT | 2335 | \$369,900 | \$158 | 4 | Y | Y | 6534 | Regular |
| HEIGHTS | 2172 NOONDAY CT | 2550 | \$420,000 | \$165 | 4 | N | N | 12197 | Regular |
| HEIGHTS | 2212 BIG BAR DR | 3030 | \$425,000 | \$140 | 4 | Y | Y | 6970 | Short Sale |

SOLDS SINCE AUGUST 2013

| Area | Street Address | Sq Ft | Sold Price | Sold \$ /SF | Sold Date | Bed | Pool | Spa | Lot SF | Sale Type |
|---------|------------------------|-------|------------|-------------|-----------|-----|------|-----|--------|------------|
| MANOR | 2259 DAKOTA SKY CT | 1768 | \$192,000 | \$109 | 10/11 | 4 | N | N | 5663 | Short Sale |
| MANOR | 2293 SMOKEY SKY DR | 1618 | \$232,900 | \$144 | 10/7 | 4 | N | N | 6098 | Regular |
| MANOR | 2289 SMOKEY SKY DR | 1751 | \$234,900 | \$134 | 10/1 | 3 | N | N | 6098 | Regular |
| ESTATES | 1060 DAYLIGHT BLAZE WY | 2303 | \$335,000 | \$145 | 10/2 | 4 | N | N | 6098 | Regular |
| ESTATES | 1056 AUGUSTA WOOD CT | 2530 | \$400,000 | \$158 | 9/30 | 4 | N | N | 8712 | Regular |
| HEIGHTS | 1118 TEAKWOOD RANCH | 2550 | \$368,000 | \$144 | 10/18 | 5 | Y | N | 8276 | Short Sale |
| HEIGHTS | 2194 MONTANA PINE DR | 2550 | \$385,000 | \$151 | 8/20 | 4 | N | N | 7405 | Regular |
| HEIGHTS | 2203 STAGE STOP DR | 2564 | \$396,000 | \$154 | 9/26 | 5 | N | N | 9583 | Regular |
| HEIGHTS | 1106 PINWOOD RANCH | 2750 | \$402,500 | \$146 | 9/30 | 3 | N | N | 21344 | Regular |
| HEIGHTS | 2204 BIG BAR DR | 3350 | \$450,000 | \$134 | 10/11 | 4 | N | Y | 10890 | Regular |
| HEIGHTS | 2226 STAGE STOP DR | 3030 | \$549,900 | \$181 | 9/27 | 4 | Y | Y | 9583 | Regular |

EASY HOUSEHOLD TIP FOR FALL

With the nice Fall weather upon us, it is time to check our windows and screens for proper operation and tears. It's best to open the windows to make sure they are sliding properly. Clean out tracks and check the rollers. If the window is not rolling smoothly, use silicone spray instead of WD40, which collects more dirt. We have sold many homes over the years that owners never opened their windows. This has caused problems at the home inspections. If you need a recommendation for a great window cleaner, let us know!

All information is based on GLVAR MLS records as of 10/23/2013. It is believed to be accurate, but is not guaranteed.