



ROGER C. PETTINGELL

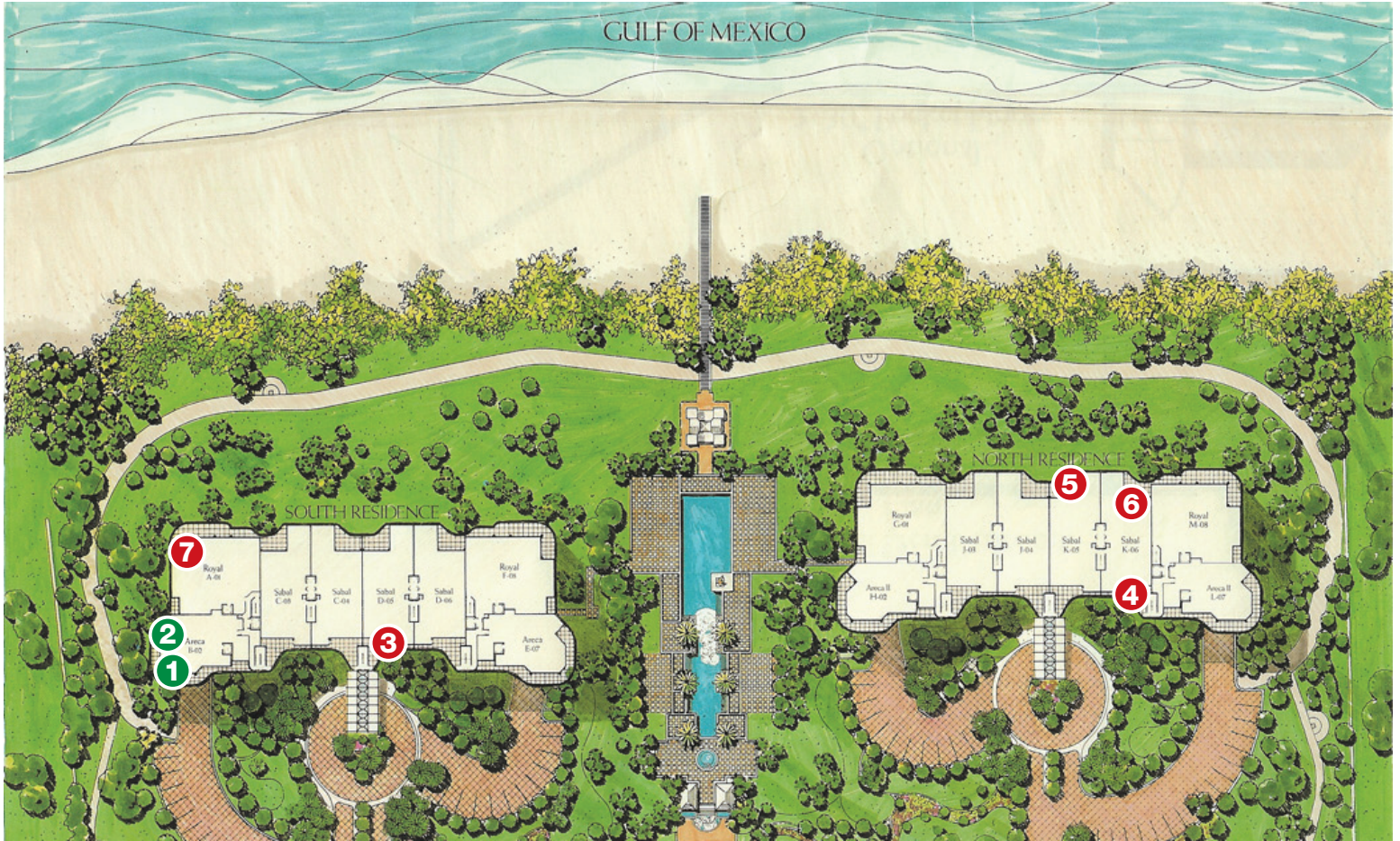
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Luxury Waterfront Specialist

L' Ambiance

▶ Current Market Analysis
 October 21, 2010

**ACTIVE
 PENDING
 SOLD**



for sale properties:

Currently there are six residences for sale ranging in price from \$1,295,000 to \$2,599,000.

I have two active listings in the L' Ambiance community.

- 1 My first listing is a 3rd floor Areca. Incredible value, light and bright and beautifully appointed.
 List price \$1,295,000
- 2 My second listing is a 4th floor Areca. Views of the gulf, bay and downtown Sarasota.
 List price \$1,425,000

sale pending

address	furnishings	floor plan	sq. ft. liv. area (A/C)	parking spaces	list price	price per square foot
There is one pending sale. My listing in Building 1.						

sold properties (last 365 days):

address	furnishings	floor plan	close date	list price	sale price	price/sq ft	parking sp.	days on the market
415 L' Ambiance Drive #405	unfurnished	sabal	12/15/09	\$1,680,000	\$1,400,000	\$496	1	634
435 L' Ambiance Drive #206	furnished	sabal	01/19/10	\$1,795,000	\$1,500,000	\$532	1	250
435 L' Ambiance Drive #505	unfurnished	sabal	04/15/10	\$1,695,000	\$1,600,000	\$567	2	73
435 L' Ambiance Drive #506	unfurnished	sabal	09/30/10	\$1,790,000	\$1,600,000	\$567	2	101
415 L' Ambiance Drive #801	unfurnished	royal	08/06/10	\$2,399,000	\$2,000,000	\$592	2	578
AVERAGE PRICE				\$1,871,800	\$1,620,000	\$551		327

**Roger's listing/sale

The property information herein is derived from various sources which include, but not limited to county records and the Multiple Listing Service. Although the information is believed to be accurate, it's not warranted and you should not rely upon it without personal verification.

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