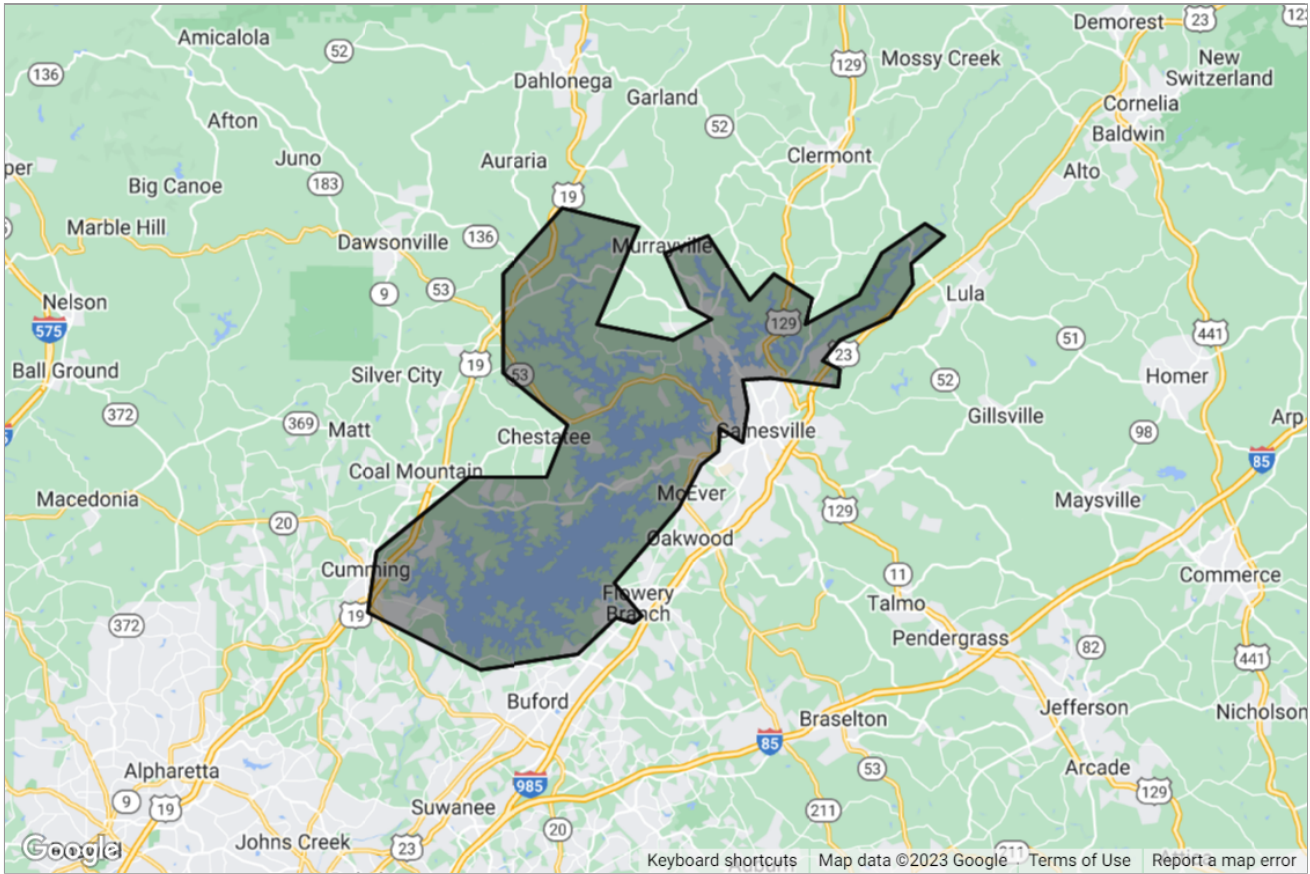


MARKET ACTIVITY REPORT

Lake Lanier



Presented by

Ashley Smith | REALTOR, Lake Lanier & Luxury Homes

ABR, SRS

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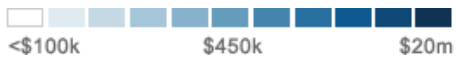
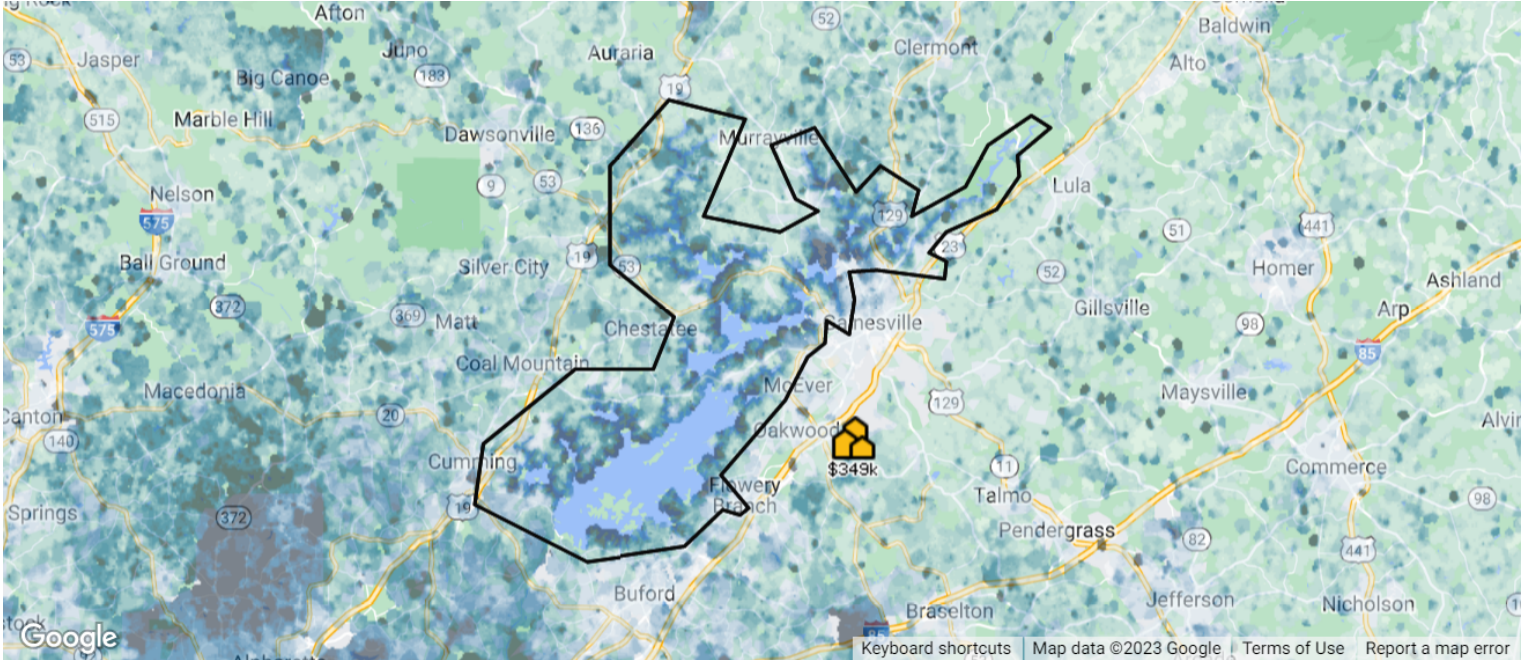
Virtual Properties Realty

2750 Premiere Parkway, Suite 200

Duluth, GA 30097

Lake Lanier

Market Snapshot: Estimated Home Values



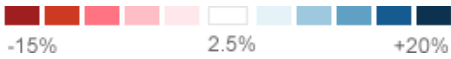
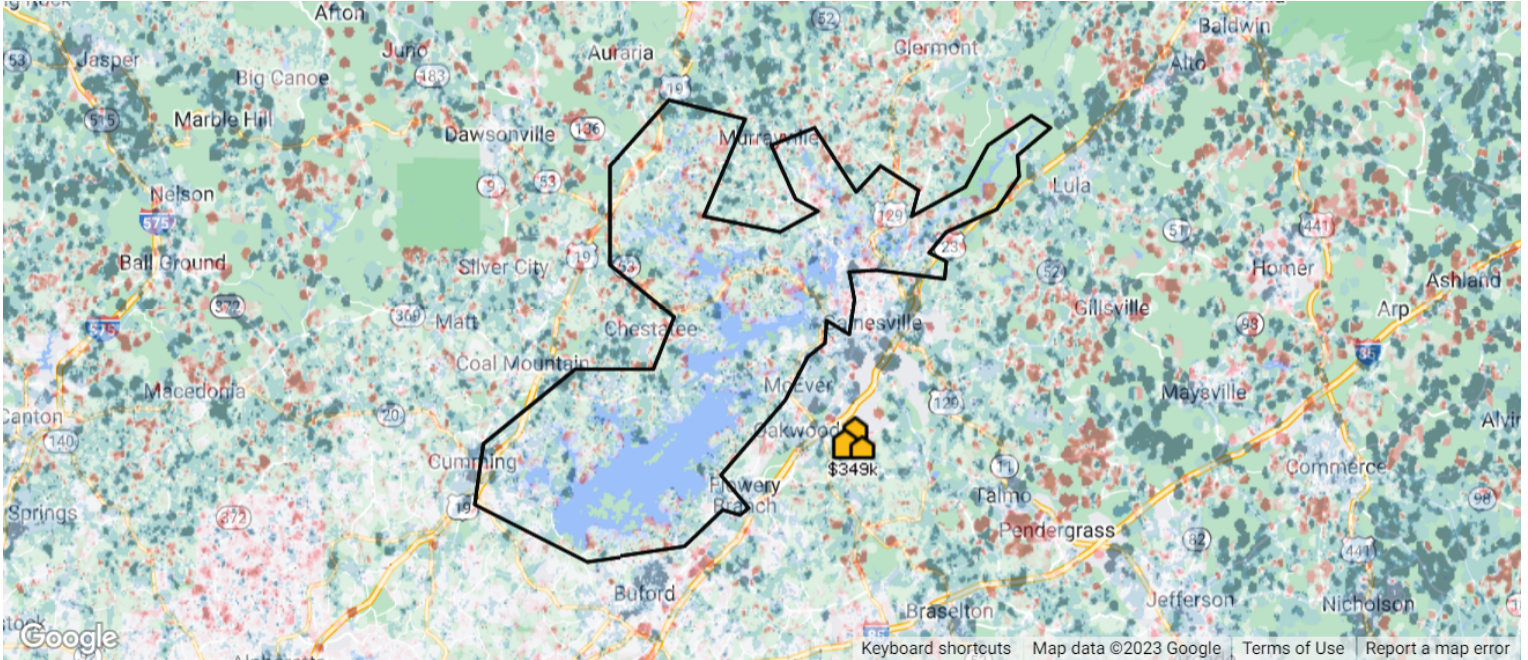
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area.

<p>Median Est. Home Value</p> <p>\$349K</p> <p>Updated: 5/31/2023</p>	<p>Change Over Last Month</p> <p>↓ 1.12%</p>	<p>Change Over Last 3 Months</p> <p>↑ 0.97%</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.86%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.44%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Lake Lanier

Market Snapshot: 12-Month Change in Estimated Value



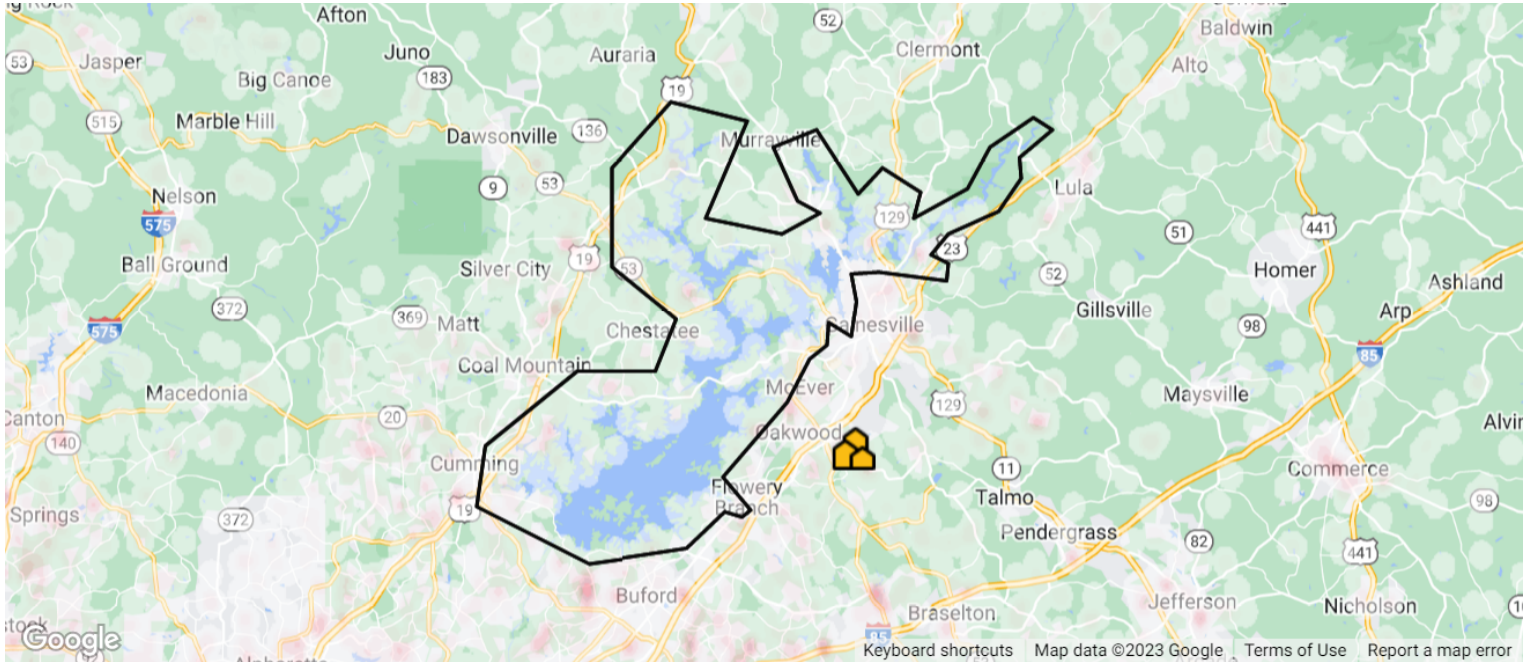
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area.

<p>Median Est. Home Value</p> <p>\$349K</p> <p>Updated: 5/31/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.86%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.44%</p>	<p>Change Over Last 36 Months</p> <p>↑ 44.72%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Lake Lanier

Market Snapshot: Concentration of Distressed Properties



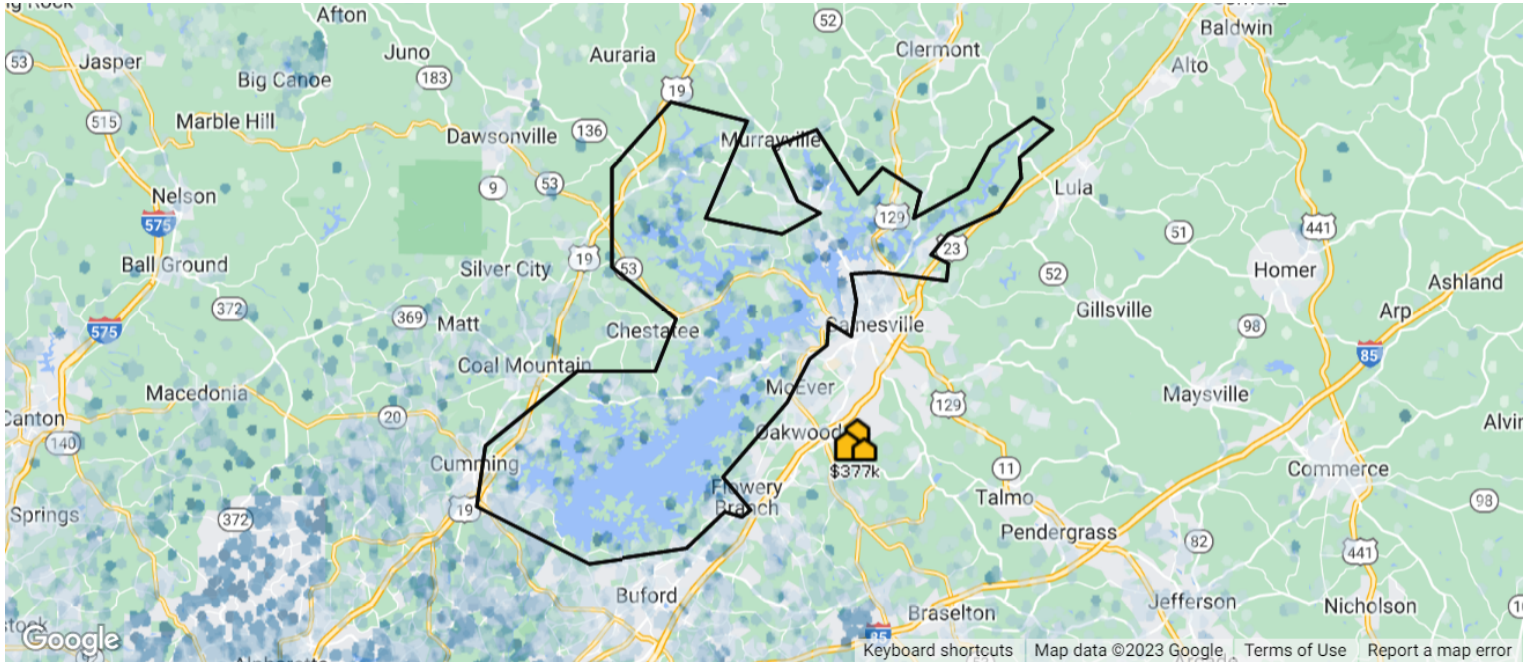
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.

<p>Total # of Distressed Properties</p> <p>10</p> <p>Updated: 6/14/2023</p>	<p># of Pre-Foreclosures</p> <p>1</p>	<p># of Foreclosures</p> <p>9</p>	<p># of Foreclosed</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/14/2023.

Lake Lanier

Market Snapshot: Sales Price



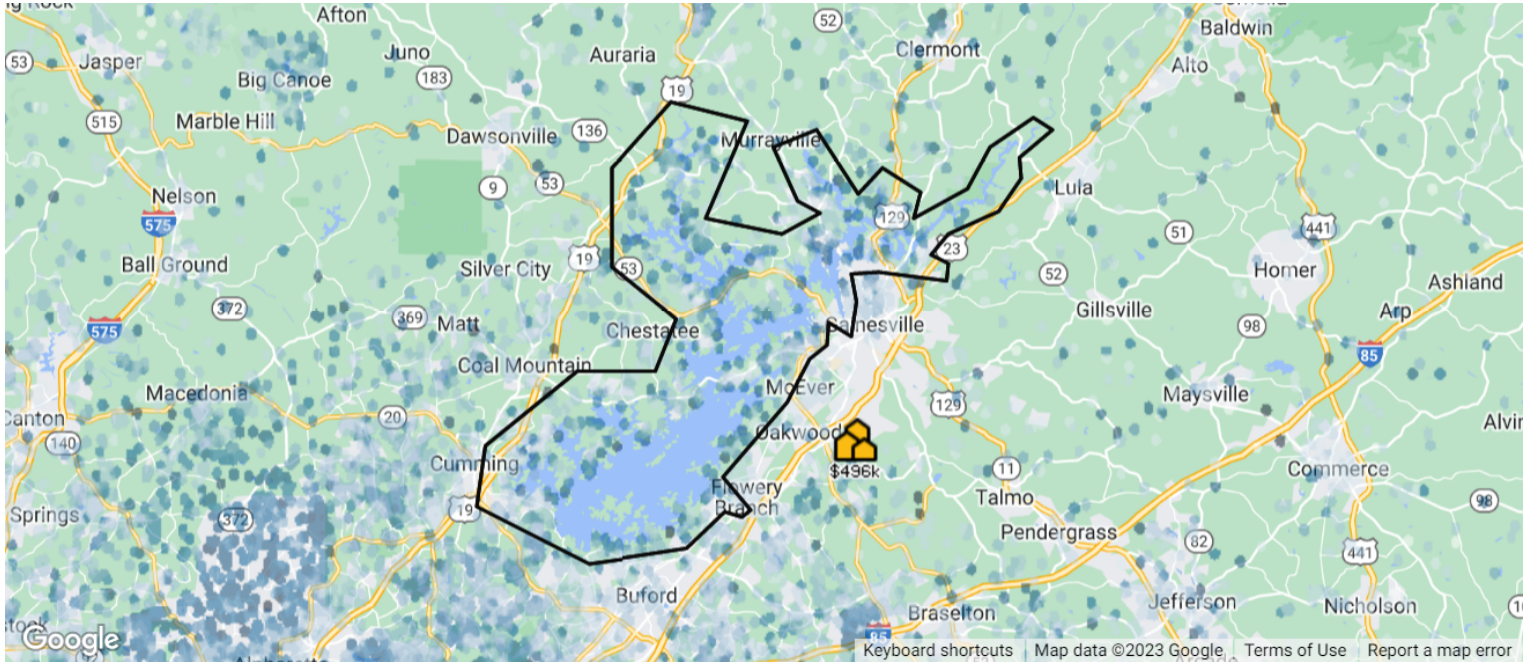
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data.

<p>Median Sales Price</p> <p>\$377K</p> <p>Updated: 5/31/2023</p>	<p>Change Over Last Month</p> <p>↓ 6.91%</p>	<p>Change Over Last 3 Months</p> <p>↑ 4.3%</p>	<p>Change Over Last 12 Months</p> <p>↓ 18.94%</p>	<p>Change Over Last 24 Months</p> <p>↑ 16%</p>
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About this data: The Metrics displayed here reflect median sales price for All Residential Properties using MLS listing data.

Lake Lanier

Market Snapshot: List Price

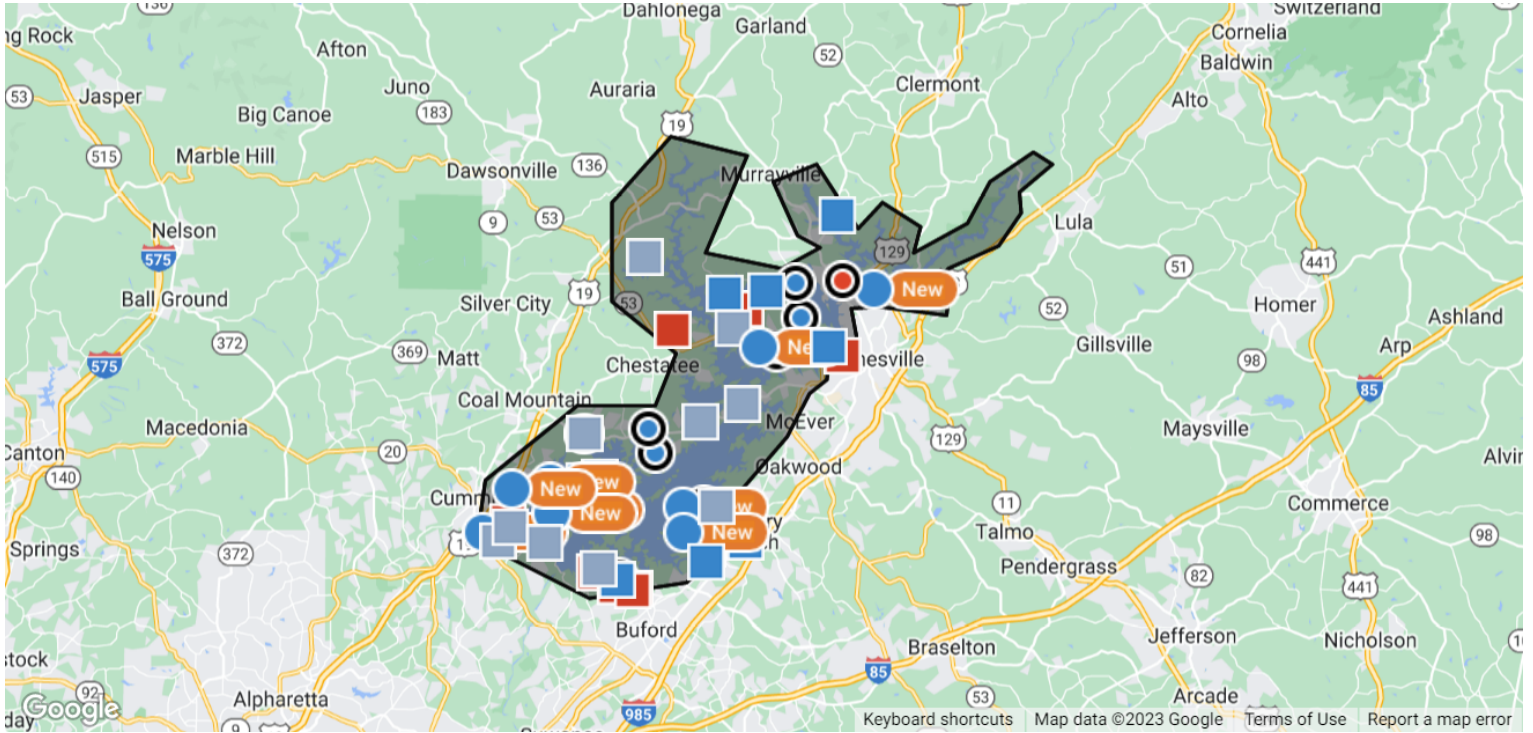


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data.

<p>Median List Price</p> <p>\$496K</p> <p>Updated: 5/31/2023</p>	<p>Change Over Last Month</p> <p>↑ 2.82%</p>	<p>Change Over Last 3 Months</p> <p>↑ 9.02%</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.14%</p>	<p>Change Over Last 24 Months</p> <p>↑ 64.25%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing data**.

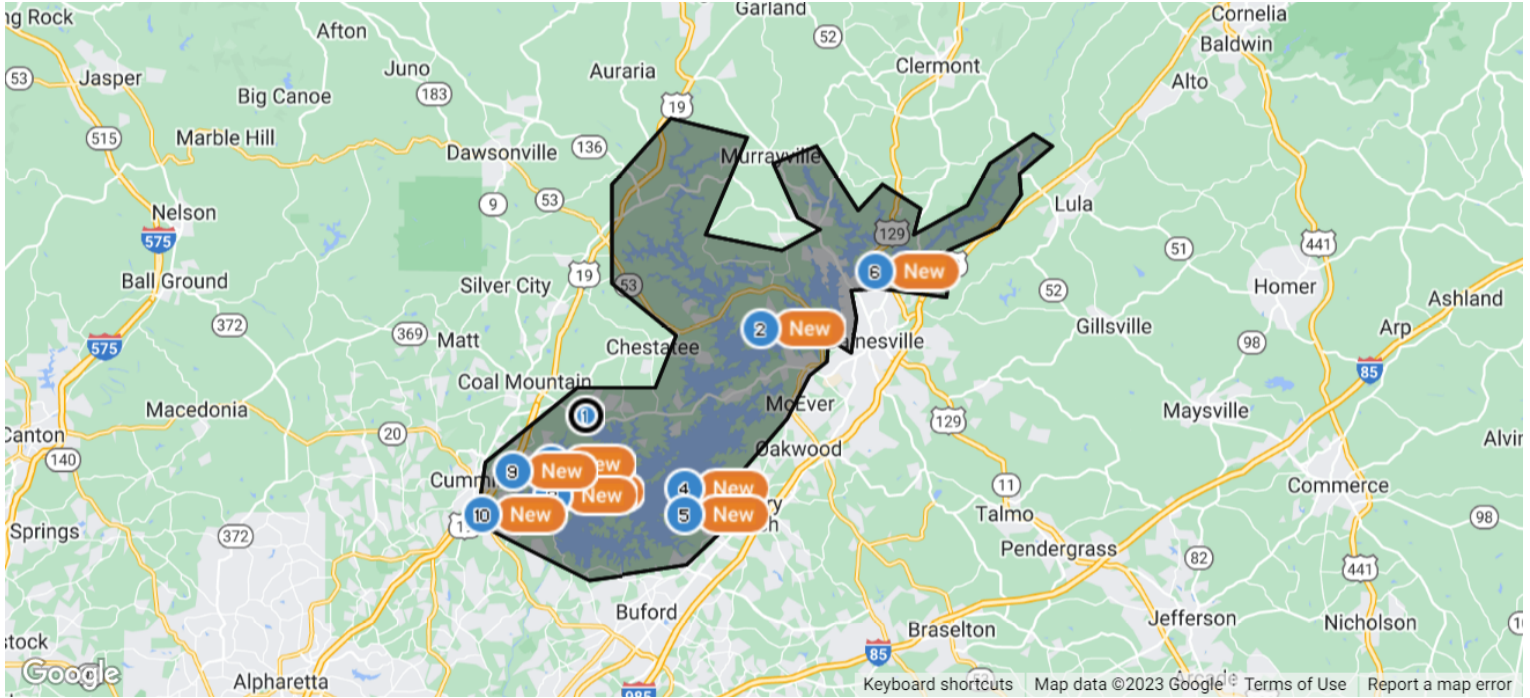
Market Activity Summary Stats



Search Criteria | **Location:** Lake Lanier; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Expired, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp, Mobile/Manufactured, Other Residential, Multifamily/Multiplex, Lot/Land, Farm/Ranch; **Maximum Properties per Change Type:** 10; **Sort Order:** Price

	New Listings	Pending	Closed	Expired	Distressed
Number of Properties	10	10	10	10	10
Low Price / Value	\$3,438,750	\$1,289,000	\$2,800,000	\$1,798,000	\$375,830
Median Price / Value	\$3,905,000	\$1,873,500	\$3,086,200	\$2,602,693	\$506,070
High Price / Value	\$11,999,999	\$11,999,099	\$7,685,000	\$11,999,099	\$1,222,460
Average Price / Sq. Ft.	\$1,940	\$1,215	\$1,682	\$2,982	\$212
Median Price / Sq. Ft.	\$654	\$418	\$507	\$1,354	\$188
Average Days in RPR	105	200	152	258	3
Median Days in RPR	38	120	65	169	—
Total Volume	\$51,093,748	\$29,755,099	\$36,751,100	\$41,054,584	\$5,876,890

Lake Lanier



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active Under Contract** • AUC as of 4/12/2023 • MLS ID: 6880978

5325 Browns Bridge Rd Lot/Land 4/2 2,241 2,352,240 1972 5/6/2021 \$11,999,999 \$5,355

First time offered for sale. Family estate assemblage of four (4) parcels totaling over 54 acres with ample road frontage on Browns Bridge Road in Forsyth County three miles from 400. The property also includes two dock permits with great water on Lake Lanier. Possible uses are to include residential development, equestrian estate, mixed-use, and commercial. Rolling hills with beautiful views of creeks and springs. Cleared pasture, perfect for an equestrian estate. Estate also includes a Four Bedroom Ranch built-in 1972. One of kind opportunity with endless possibilities.

Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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2 ● **Active** • *New, Active: 5/4/2023* *MLS ID: 7209926*

3406 Thunder Pt Single Family 5/7 7,401 87,120 2004 5/4/2023 \$5,999,999 \$811

Have you been seeking a luxurious Lake Lanier lakefront estate with rustic-retreat inspired styling, deep water boat slip, outstanding entertainment value, intoxicating Lake Lanier private views, separate two-bedroom in-law quarters, and a touch of Hollywood history? Look no further! Idyllically nestled on a 2+ acre lot in the rolling landscape of the North Georgia mountains, this gated 5BR/5BA, 7,401sqft residence radiates luxe vibes with gorgeous vernacular architecture, exquisite exterior stonework, exceptional timbering, and impeccable mature landscaping. Utilized to film the 2014 motion picture, Sabotage, starring Arnold Schwarzenegger, this one-of-a-kind property will have you starstruck. Enticing all of the senses, the stunning interior mesmerizes with high-end finishes, soaring ceilings, custom woodwork, unobstructed lake views from every room, and a massive great room with direct deck access and a two-story river rock fireplace (local artist dedicated 2.5-years to ensure integrity and beauty). Explore the dazzling home further to find an organically flowing floorplan, enormous custom windows, incredible hardwood flooring, and a dream-worthy gourmet kitchen with top-of-the-line appliances, embossed touches, custom cabinetry, a Pinterest-worthy pantry, and a unique center island with stonework. Fashionably fit for entertaining, the outdoor space beckons enviable socialization with an outdoor kitchen, screened-in gazebo, multilevel decks, full outdoor bar, multiple sitting areas, a covered deck with outdoor fireplace, a jacuzzi, and an oversized floating dock with a boat lift. Entertainment benefits extend throughout the home to include a home gym with lake views, a sauna, a two-story library, a billiard room, a game room, a Tuscan-inspired wine cellar, and an upper-level office. After a long day, relax in the serenity of the main-level primary bedroom with tons of closet space, blissful water views, and an attached en suite with dual vanities. Additional bedrooms accommodate with lush comforts, while two guest bedrooms also enjoy the convenience of a J-and-J bathroom. Other features: oversized 3-car garage with workshop and above 2BR/1BA apartment, laundry room, only 1H from Downtown Atlanta, close to shopping, restaurants, and schools, and more! Bursting with unique touches of local artisans and surrounded by hundreds of acres owned by the U.S. Army Corps of Engineers, this home promises to remain engrossed in both natural and manmade beauty. Call us, the Listing Broker, to schedule your private tour!

Listing Courtesy of Gold Peach Realty, LLC



3 ● **Active** • *New, Active: 5/2/2023* *MLS ID: 7210937*

8185 Dogwood Trl Single Family 6/5 5,898 43,560 1964 5/2/2023 \$5,595,000 \$949

Step into a world of refined luxury in this meticulously handmade lake home, where expert craftsmanship and remarkable attention to detail combine to create a haven with awe-inspiring lake vistas, providing an extraordinary retreat like no other. This impressive, well-maintained, and recently renovated lakefront estate plus guest house encapsulates lakefront luxury living—inside and out. Take in the 180-degree, big water views of Lake Lanier from every room in the house, as well as front-row seating for spectacular sunrises AND sunsets! The newly constructed outdoor spaces include a tennis court lined for pickleball and a heated infinity pool seeming to tip into Lake Lanier. The property's 1.26 acres allows for privacy, and the feeling of spaciousness goes on with your own easily accessible "private" island. 328 feet of shoreline and lake frontage. 2 kitchens, parking for 10+ cars, irrigation, and outdoor lighting, Wolf appliances, custom closets, the list goes on and on. From the handmade terracotta tile flooring to the massive stone fireplace and exposed beams throughout, this home has unique features that add charm and class—something very difficult to recreate.

Listing Courtesy of Virtual Properties Realty.com






4 ● **Active** • *New, Active: 6/1/2023* *MLS ID: 7224879*

6400 Lights Ferry Rd Lot/Land 2/1 720 1,873,080 1950 6/1/2023 \$5,500,000 \$7,639

THE 43.48 ACRES IS BISCECTED BY LIGHTS FERRY RD AND HAS WATER FRONTAGE ON 2 SIDES TOTALING APPROXIMATELY 1400 FT (1045 ON NE SIDE & 464 ON SW SIDE).ALL PUBLIC UTILITIES ARE AVAILABLE, EXCEPT SEWER. THERE IS AN OLD HOME AND A BLOCK BUILDING THAT DO NOT CONTRIBUTE TO THE VALUE OF THE PROPERTY. THIS PROPERTY IS LOCATED ABOUT 1/2 MILE FROM AQUALAND MARINA. THERE ARE NO DOCK PERMITS AT THIS TIME. SELLER WILL CONSIDER OWNER FINANCING. CURRENT SURVEY AVAILABLE WITH 2 CONCEPTS FOR DEVELOPMENT OF THE LAND.

Listing Courtesy of Virtual Properties Realty.com

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.	
	5 ● Active *New, Active: 5/22/2023 <i>MLS ID: 7219531</i> 6498 Wildwood Trl	Single Family	6/8	8,500	43,560	2023	5/22/2023	\$3,950,000	\$465
<p>Stunning new construction estate on Lake Lanier! Custom built home with meticulous details throughout. Private dining room and separate library/study with custom 10 ft doors and tray ceiling. Soaring 16 ft ceilings in the family room with tongue and groove accents. Massive Indiana Limestone fireplace with 8 ft cedar mantle. Huge back deck overlooking the lake and the backyard which is set up for a future infinity edge pool and outdoor kitchen. Oversized chef's kitchen with top of the 48" Wolf® range, Sub-Zero® refrigerator, walk-in pantry, breakfast room and bar seating. Master on the main with deck access and lake views. Dedicated space for a future elevator shaft. His and hers walk-in closets, his and hers water closets, marble walk through shower, free standing soaking tub and a marble floor. Two more bedrooms and full bathrooms on the main floor, including a junior master suite with a private deck. Spacious laundry room with sink, mudroom and closet and custom oak cabinets in the half bath. 14 ft ceilings and 7" white oak hardwood floors throughout the entire main level. The well appointed terrace level has a second family room with a stone fireplace, wine room, panic room, bar with a refrigerator, microwave and dishwasher. Large billiard room, half bath, pre-wired theatre and a dedicated network cable closet. Two junior master bedrooms on the terrace level with lake views, walk-in closets and private bathrooms. Fitness room/gym, unfinished storage and a sitting room (future sauna). The entire home has a central vacuum system is insulated with spray foam and is pre-wired for surround sound, security cameras and wireless access. Extra deep three car garage with sink and a pull through entry for easy lake access. The dream backyard has an engineered retaining wall, gas, water and electric hookups and a convenient and outdoor shower. Single slip covered dock with party deck. Dock permit is in place for a 32 ft x 32 ft dock with water and electricity. Escape to your own private beach area and enjoy your picnic pavilion with water and electricity. The carefully planned professional landscaping around the home includes a 12 zone irrigation system and a location for a future gated entry with columns. Located minutes from Legacy Golf Course, Holiday Marina, Buford, Flowery Branch and 985. Expected completion June 2023.</p> <p><i>Listing Courtesy of Peach State Realty</i></p>									
	6 ● Active *New, Active: 4/1/2023 <i>MLS ID: 7197381</i> 189 Clarks Bridge Rd	Single Family	5/7	5,900	43,560	2023	4/1/2023	\$3,860,000	\$654
<p>New Custom Construction 5 bedrooms, 7 bathrooms built lake home on 1.5 acres with beautiful lake views on North end of lake Lanier. Short Walk to 32x32 double slip dock Aluminum dock .Open Concept plan for easy entertaining. Every bedroom has a view of lake . Master on main with luxurious bathroom, free-standing soaking tub, steam shower, body sprayers, heated floors ,Makeup station and VIP suite,LED vanity mirrors , your own Washer and Dryer & spacious built in California closet design(Light and mild wood grain in off white and silver hues from floor to ceiling, his and hers shoe closets, decorative glass doors, accent backlight, Drawers, medicine cabinet, hamper, various clothes hanging heights. Heavenly white carpet) ! Home features include: smart home, custom chefs kitchen with solid cabinets, 48" gas range-dual fridge and freezer, coffee maker station, 11 ft island with seating on 3 sides with upgraded trim package, solid core 8' doors,10ft ceilings and solid hardwoods on 1st and terrace level. . Finished terrace level with 12' ceilings includes: full 2nd kitchen for lake entertaining,Vine Cellar, 2 bedrooms,2.5 full baths, family room with fireplace & game room, Bunk Room. . This property offers tremendous flexibility, both outdoors and inside, for the maximum enjoyment of just about any activity or hobby and is the most extraordinary property for entertaining friends and family at the lake. All bedrooms baths have showers tiled to ceiling, all glass door showers, handheld sprayers...modern matte black fixtures throughout....Smart technology designed with 1-gig high-speed internet, state-of-the-art interior and exterior , This home is also equipped with an EV charging outlet and is pre-wired for a whole-home generator ,pool and security cameras. Spray insulation, batts and ceiling insulation between 2 floors for noise reduction.There is No HOA.....There is so much more in this house .. Please Contact Brian Canty for the details.</p> <p><i>Listing Courtesy of Realty Professionals, Inc.</i></p>									
	7 ● Active *New, Active: 6/12/2023 <i>MLS ID: 7230456</i> 7405 Heard Rd	Single Family	5/7	6,162	43,560	2020	6/12/2023	\$3,700,000	\$600
<p>EXQUISITE LAKE LANIER HOME. This CUSTOM beauty boasts incredible lake views, a double slip boat dock on deep water, a striking open floor plan, 5 bedrooms, 5 bathrooms, 2 half bathrooms, 6 bed bunk room, salt water swimming pool, 2 roof top lounge areas, serving kitchen-bar that opens to the pool, 2 separate attached garages, workshop, sauna and so much more.. This distinctive newer construction home is truly one of a kind and a rare find on Lake Lanier!</p> <p><i>Listing Courtesy of Atlanta Fine Homes Sotheby's International</i></p>									

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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8 Active • *New, Active: 5/2/2023* *MLS ID: 7210794*

8430 Lanier Dr Single Family 5/6 6,244 43,560 2000 5/2/2023 \$3,600,000 \$577

8430 Lanier Drive known as Beachwood Cottage is a unique property located on the end of "The Peninsula" in Deer Creek Shores and is rich with character and charm. One can enjoy living year round on open water of beautiful Lake Lanier. Sitting on 1.3 acres, the property includes a rare secluded natural sandy beach. A small cove formed by woods and a rocky point shelters the beach, dock and swimming area. Following a gentle walk from the house, one can wiggle toes in the sand or listen to waves lapping on the shore. Kids can wade into the lake, swim or launch their kayaks. Seeing bass and brim swimming in the clear water invites a cast or two. A concrete block boathouse on the beach provides convenient storage for lake gear. Outstanding construction of Beachwood Cottage is evident with the finest of woods, Kolbe & Kolbe windows, design elements and materials. Heart pine floors adorn the first level with 18" square tiles in the remaining spaces. Eleven foot ceilings, five foot hallways and staircases are impressive features. The flat winding paver driveway and large courtyard enhance the grand entrance and lead to a two car garage plus another two car garage on the terrace level. Magnificent oversized custom mahogany double doors greet you at the entrance and when opened offer your first awesome view of the lake through massive cathedral windows in the great room. Arched pine ceiling and antler chandelier give a grandiose quality to this space. One can peek through the double-sided fireplace into the adjacent keeping room, highlighted by the natural stacked stone and wood mantel see-through fireplace. All rooms facing the lake are designed to maximize the special vista. Additionally a loft above the foyer and great room offers a stunning lake view. A formal dining area flanks the foyer and is separated by fluted wood columns, allowing dinner guests to enjoy both a gastronomic and scenic experience. The gourmet kitchen features custom stained and painted wood cabinets, granite countertops, stainless steel appliances and a showcase glass door pantry. A casual breakfast area back of the keeping room gives everyone a bird's eye lake view. Possibly the premier feature of the house is the oversized screened porch situated on the east side, easily accessed by doors from the kitchen and informal dining area. Here one enjoys a meal or a book or guests while observing one of many personalities of the lake or the beauty and serenity of the woods-hence the name, Beachwood Cottage. The utility space for everyday laundry/plant potting is filled with light and has a "nook" desk for one's computer. Off the laundry area a stair case leads to a room above the garage that can be an art studio. The main level finds the owners' suite with adjacent private scenic deck and two other bedrooms. Wide 51" heart pine stairs lead to the terrace level that also boasts eleven foot ceilings in most areas. One discovers a gym room and also two additional guest bedrooms and bath. Both have excellent lake views and offer different perspective scenes of the lake. Doors connect each of the bedrooms and bath to a covered veranda ideal for cookouts and family gatherings. A large family room with stacked stone log or gas fireplace and adjacent kitchenette has sizable sliding glass doors that open to a paver patio. Small crimson rock pathways and road in the back surround landscaped areas, offering vital access to all of the property. A vintage ivy covered concrete block out-building can be a potting shed or storage. The private location of this prestigious quality custom built home, easy access to 400 and Atlanta, a panoramic lake view with a natural sandy beach make Beachwood Cottage a unique and unforgettable place to call home.

Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties




9 Active • *New, Active: 5/9/2023* *MLS ID: 7214652*

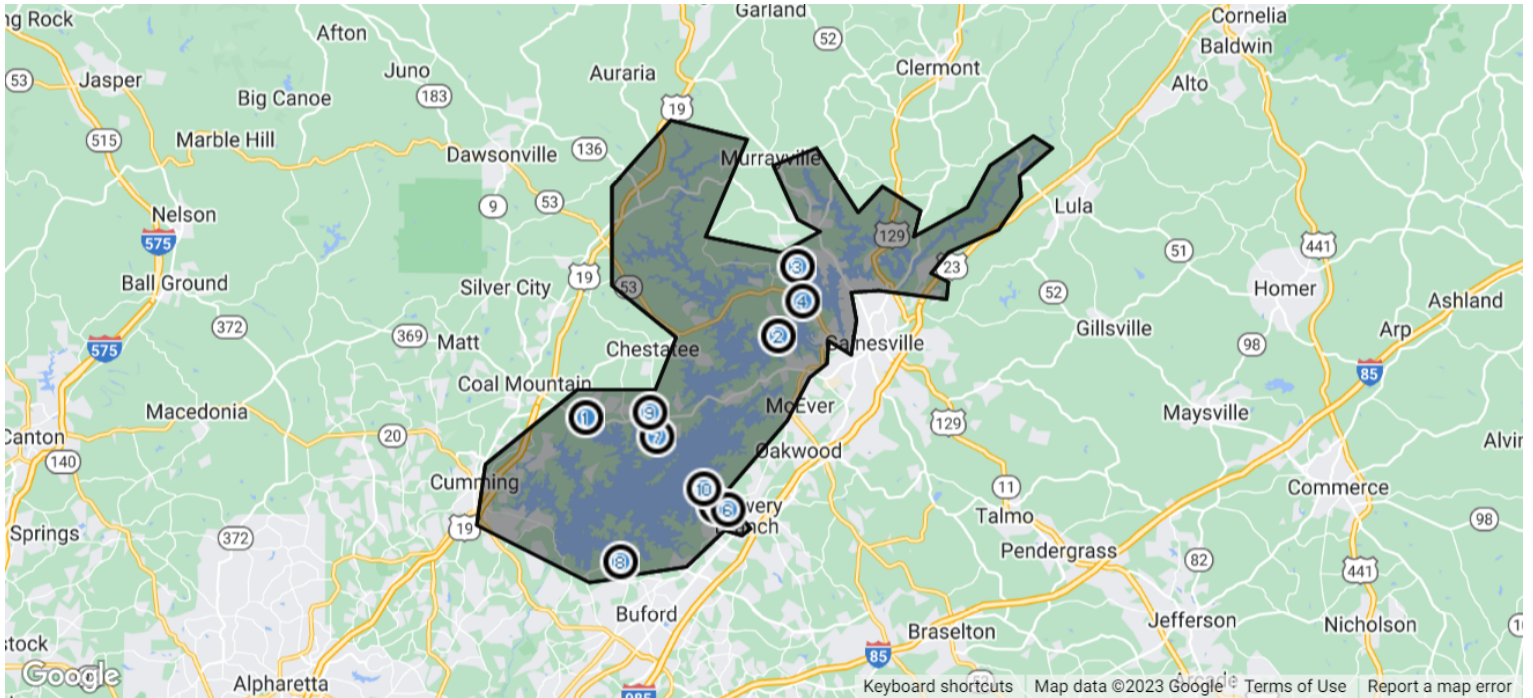
3780 Casaroga Dr Single Family 9/6 8,364 43,560 2010 5/9/2023 \$3,450,000 \$412

Come see the "Casa Roja"--an entertainer's delight--on Lake Lanier. This home underwent major updates, renovations, and expansion in 2012. The total heated and cooled space contains 3 full kitchens and 2 master suites, with 6 bedrooms and 5 bathrooms inside the main home and a 3 bedroom / 1 bathroom guest house above the attached, 4-car garage. There is another full, outdoor bathroom by the pool, and 2 outdoor showers--one poolside and one lakeside. This home was MADE for entertaining! The home has a 16-seat theater room, large wine cellar and tasting room, game room, exercise room, multiple patios, and a one-of-a-kind resort-style saline pool containing an 8-foot diving wall with grotto, water slide, swim-up bar, and adjacent, 10-foot wide hot tub. The pool space is landscaped with genetically modified palm trees that are hearty to temperatures of 5 degrees F. The house has an eighty-year synthetic terracotta roof, great curb appeal, and an enclosed garden area complete with a pond with a waterfall and fire feature. There is an integrated audiovisual system inside and outside of the house that is easily controlled with an app on your phone. All of the flooring is either tile or wood flooring. There is a steam shower in the terrace level bathroom and three garden tubs in three of the six bathrooms. There is a side deck off the kitchen on the main floor, the master suite on the main floor has a wraparound balcony overlooking the lake, there is a balcony off the master suite on the second floor overlooking the pool, and another balcony off the apartment over the garage that overlooks the pool area. The septic system is big enough for an eighteen-bedroom house. There are two laundry rooms and plenty of room for storage in the house. Multiple cameras are integrated with an alarm system, including fire and carbon monoxide. The lot is 1 acre in size and has a 32' x 32' double slip dock. The view of the lake is unobstructed, and the walk to the lake is flat.



Listing Courtesy of Virtual Properties Realty.com

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	10 ● Active							
<p><i>*New, New: 6/1/2023 MLS ID: 10167029</i></p>								
0 Nuckolls Rd	Lot/Land	-/-	427,977	-	6/1/2023	\$3,438,750		
<p>9.825+/- Acre assemblage located on the high traffic corner of Buford Highway and Nuckolls Rd. Ideal for Medical facility, Daycare, Retail center, Car Dealership, due to its perfect location. Close to commercial and residential, this site is a perfect venue for almost anything you have in your plans. There is 525 +/- road frontage on Buford Hwy, and 820+/- frontage on Nuckolls Rd. All listed utilites are assecible to the property.</p> <p><i>Listing Courtesy of Keller Williams Community Ptnr</i></p>								



Pending: 10


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • <i>Under Contract as of 4/12/2023</i> MLS ID: 9004867</p> <p>5325 Browns Bridge Rd</p> <p>Single Family 3/3 2,241 2,352,240 6/28/2021 \$11,999,099 4/12/2023 \$5,354</p> <p>First time offered for sale. Family estate assemblage of four (4) parcels totaling over 54 acres with ample road frontage on Browns Bridge Road in Forsyth County three miles from 400. The property also includes two dock permits with great water on Lake Lanier. Possible uses are to include residential development, equestrian estate, mixed-use, and commercial. Rolling hills with beautiful views of creeks and springs. Cleared pasture, perfect for an equestrian estate. Estate also includes a Four Bedroom Ranch built-in 1972. Additionally, there is a potential of adding an additional assemblage of 35 acres at historic Burruss Mill Falls that will then total over 88 acres that is also listed for sale. One of kind opportunity with endless possibilities.</p> <p><i>Listing Courtesy of BHHS Georgia Properties</i></p>								
 <p>2 Pending • <i>Pending as of 5/29/2023</i> MLS ID: 7213105</p> <p>3619 Cameron Cir</p> <p>Single Family 5/7 6,250 43,560 5/5/2023 \$2,610,000 5/29/2023 \$418</p> <p>Are you ready to live your best life on Lake Lanier?! This is Lake Lanier resort style living at its FINEST! MAGNIFICENT LAKE VIEWS and a picture-perfect setting! This beautiful lake front home has many recent updates! Your private max sized 32' x 32' deep water twin slip party dock with boat lift is just steps away. This home has all the fun and relaxation you are looking for with a gorgeous salt water pool, firepit area with gas logs, plus putting green! Gated and fully fenced, this lot has 130 feet of low CORPS line, plus a rip rap shoreline. As you step inside, you will enjoy brilliant big water views, it feels almost as if you are looking out from a cruise ship! Featuring three finished levels with 5 bedrooms and 5 and ½ baths. The main level has a vaulted great room with wood floors and stone fireplace, open to a new white modern kitchen with island and stainless appliances, plus a dining room, breakfast room and library/office. There are two covered porches for entertaining, the main level porch features a warm and inviting stone fireplace. The home features walls of glass and tall ceilings in most rooms bringing the outside and natural light in. The primary suite is on the main level. Upstairs there are two private en-suites both with amazing views. The finished terrace level has a wet bar open to a large family room with stone fireplace, a 4th private en-suite, plus a 5th bedroom with full bath in hall which also serves the pool. A bonus room is set up as a bunk room, but can also serve as a fitness room or game room.</p> <p><i>Listing Courtesy of The Norton Agency</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3	⓪	Pending	*Under Contract as of 3/15/2023 <i>MLS ID: 20094485</i>				
3302 Antioch Campground Rd	Lot/Land	—/—	2,196,730	1/2/2023	\$2,500,000	3/15/2023		
<p>The Norton Commercial and Acreage Group is proud to present this rare opportunity for a Hall County/Chestatee residential development walkable to Sardis Creek Park on Lake Lanier. The subject property is +/- 50 acres and is located less than half a mile from Chestatee High School, Chestatee Academy, and Sardis Enrichment School. The property is currently zoned AR-III, and is well situated for a residential development with access to public water and likely public sewer as there is a sewer force main nearby. Site has ample frontage on Antioch Church Road, Looper Lake Road, and Allison Road just off Sardis Road allowing for multiple access points. The property has rolling topography and one water feature on the West property line that should not significantly affect the development of the subject property. The subject property is located in the Chestatee area of Gainesville, Ga. It is located less than half a mile from Chestatee High School, Chestatee Academy, and Sardis Enrichment School. It is conveniently located less than 10 minutes from the retail hub of Dawsonville Highway in Gainesville, and also, less than 10 minutes from the Kroger center on Thompson Bridge Road. Chattahoochee Golf and Country club is just over a mile from the subject property as well. Reach out today!</p> <p style="text-align: right;"><i>Listing Courtesy of Norton Commercial Acreage Grp</i></p>								
	4	⓪	Pending	*Under Contract as of 5/15/2023 <i>MLS ID: 10084763</i>				
2265 Sidney Dr	Single Family	6/7	7,303	31,363	8/24/2022	\$2,465,000	5/15/2023	\$338
<p>This is a most rare opportunity to own one of Lake Lanier's most successful VRBOs! It's also perfect for a family residence, with excellent set-up to accommodate your favorite guests. This magnificent property offers just about everything you could ever want! Views, views, and more big views! Easy walk to double slip dock in always deep water! Terrific central location both on land and lake! Great big, open cove for your favorite water activities! Heated lake side swimming pool! Established, prestigious neighborhood! Gated estate-sized lot! Lake luxury on 3 finished levels! Fantastic space inside and out! WOWZA! Just a few teaser highlights include hidden spiral staircase to fabulous rooftop escape, secret bunk rooms, wonderful master suite with the biggest spa-like master bath and closet you have probably ever seen, 5 additional bedrooms each with attached baths, large gourmet chef's kitchen, a multitude of comfortable living spaces and fantastic game room. Oh! But there is so much more! You'll have to see for yourselves! The flexibility this home offers is unparalleled. Bursting with natural light, this entertainer's dream has been renovated, improved, and professionally updated. The property has BIG \$\$\$ VRBO income history and repeat clientele for any savvy investors looking for easy cash flow.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Lanier Partner</i></p>								
	5	⓪	Pending	*Pending as of 4/12/2023 <i>MLS ID: 7180402</i>				
5961 Pocahontas Dr	Lot/Land	—/—	217,800	3/1/2023	\$1,997,000	4/12/2023		
<p>This family-owned lake peninsula parcel pre-dates Lake Lanier! We are proud to present a stunning 5.28-acre lake lot that features: 180-degree lake views with no trees on the corps line with long-range scenery from every possible angle. Arguably the largest dock on the lake today, custom-built to accommodate the largest flybridge lots as well as ample storage for another boat and watersports equipment. Corp of engineers will exchange the dock for a shared marina for subdividing the property. Over 1,000 feet of road frontage for easy subdividing for more homesites. 300+ feet of shoreline. This is one of the most stunning pieces of Lakefront property available today! No restrictions. Call today for a private tour!</p> <p style="text-align: right;"><i>Listing Courtesy of Sun Realty Group, LLC.</i></p>								

Pending: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
6  Pending								
*Under Contract as of 6/5/2023 MLS ID: 10165238								
6013 Catamaran Ct	Single Family	6/5	6,179	26,136	6/2/2023	\$1,750,000	6/5/2023	\$283

Ready and just in time for summer season 2023! This LAKE LANIER property is a rare find. It has everything you want to enjoy lake living at its FINEST including a double-slip party dock! Remodeled in 2021, the 6 bedroom 4 1/2 bathroom home is located on highly sought after South Lake offers easy access to Hideaway Bay, Port Royale and Aqualand restaurants with live music. The backyard is an entertainer's OASIS. The brand new 24' x 24' pool side pavilion features everything that you need to host a gathering! Gas grill, all the stainless-steel appliances that you need, along with plenty of counter space and cabinetry for storage make cookouts and entertaining a breeze! Relax poolside at one of the eight barstools overlooking the heated pool/spa. Under the pavilion there is plenty of room for seating and a big screen TV to catch your favorite game. Enjoy the cozy fireplace for cool morning coffee and wind down evenings. Fans and heated units in the ceiling create the opportunity for the pavilion to be a "4 seasons" year-round enjoyment. Yard is professionally landscaped with new retaining walls, stonework, garden area with fresh fruits, a six-person sauna, an outdoor fire-pit and a childrens playground. String lighting above the pool and outdoor up-lighting along with surround sound speakers create a great ambiance. The wrap-around front porch, upstairs deck and lower patio offer additional spaces to spread out and enjoy. The screened in backyard with private gate leads you down a cart path or easy walk to the water with twin double slip party-dock in protected cove perfect for paddle boarding and swimming. Hop on your boat for a quick ride to the marinas for live music and food. Inside on the main floor is a home office to get a little work done while you're enjoying a day at the lake. There's also custom closet cabinetry throughout. Bring your summer wardrobe and have it ready for weekends! Current owner has a permit for an Airbnb rental. All interior and patio furniture and furnishings are negotiable with sale of property. Main level features office/guest bedroom, library, dining room, half bath, mud room and a two-story great room filled with natural light, built-in bookcases and stacked stone fireplace. The oversized kitchen, with a view to the great room, features an expanded island for plenty of seating and eat-in breakfast area. Stainless steel appliances along with a walk-in "dream" pantry makes this a great kitchen to gather and enjoy company! The laundry room is also on the main floor. Upstairs the large primary suite has a sitting room, oversized bathroom with two vanities, freestanding tub, tiled shower, and walk-in California closet. There is another large bedroom with en'suite plus two additional bedrooms with a shared bath. The roomy downstairs terrace level boasts a mother-in-law/kids suite with kitchenette, second washer and dryer, a bedroom/ bunk room, lots of storage closets and a workout gym with mirrored walls as well as a large game room that opens to the pool area. The two-car garage and newly widened driveway offers plenty of parking spaces for large gatherings. Fresh new paint on exterior and throughout! Ready for a new owner!

Listing Courtesy of The Norton Agency






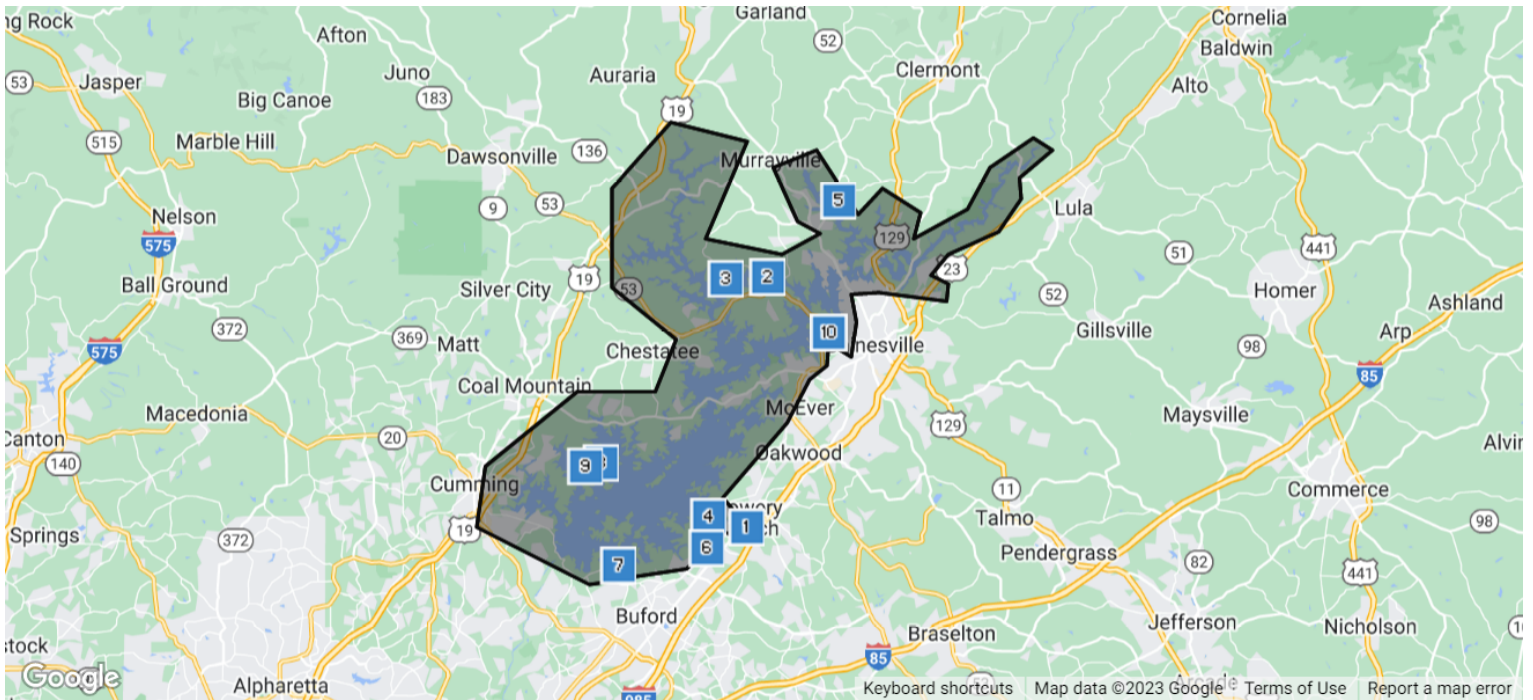
7  Pending								
*Under Contract as of 4/13/2023 MLS ID: 20104129								
0 Lake Hollow Dr	Lot/Land	-/-	2,161,447	2/16/2023	\$1,750,000	4/13/2023		

This 49.62+/- acre slice of heaven in Forsyth County has a mix of pasture and wooded acreage that would provide a perfect setting for a mid-sized estate or single-family residential development. Great schools! Zoned LR (Lake Residential) which will allow for residential development, churches, care homes and more. 315+/- feet of frontage on Lake Hollow Drive. There is a very small creek running through the western portion of the site. Terrific chance to own an estate in this hot residential area. Level to gently rolling topography making the site conducive for residential development. Over the last 6 months, the average home sale price in Forsyth County has been \$595,301. Located in Lake Country just east of GA-400 with easy access to Hwy 369/ Browns Bridge Road at Bethel Road. Lake Hollow Road is a quaint drive off Bethel Road with a mix of residential and gentlemen farms leading up to Lake Lanier. Located just a couple miles from new East Forsyth High School and Little Mill Middle School. Easy access to shopping at Publix and all that GA-400 has to offer. Just down the street from beautifully and newly renovated Two-Mile Creek Park with a boat ramp area and courtesy dock and only 5 minutes from Port Royale Marina.


Listing Courtesy of Norton Commercial Acreage Grp


Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8 Pending	*Under Contract as of 5/9/2023		MLS ID: 20056711				
6303 Woodlake Dr	Single Family	4/5	4,352	15,246	7/9/2022	\$1,700,000	5/9/2023	\$391
<p>Enjoy one of Lake Lanier's finest homes on the South end of the Lake! (WITH DOCK AND DOCK PERMIT) This fabulous, custom-built home is a true aquatic oasis with a beautiful view of the lake! It is located in the Lanier Harbor Cove which is a "no wake" zone and also has the convenience of a public launch within site from the dock! The dock is 32 x 32 and composite built with a party deck on the top for your spectacular view and enjoyment. You will find how convenient this deep-water lot is by being right around the corner from Margaritaville/Lanier Islands and Holiday Marina by boat and land! View vivid sunrises over the lake off of the large deck that extends from the kitchen to the master bedroom on the main level! This open floor plan with the extra-large kitchen is great for entertaining! You will love the 13ft ceilings downstairs with a custom-built bar and huge game room. The downstairs area also overlooks the beautiful lake with another large walk out deck below! Then, follow the lighted path to the fire pit and dock! NO HOA! This would be an awesome short-term rental as well as your forever home!</p> <p style="text-align: right;"><i>Listing Courtesy of Realty East</i></p>								
	9 Pending	*Pending as of 4/12/2023		MLS ID: 7174875				
7415 Browns Bridge Rd	Lot/Land	3/2	1,393	1,916,640	2/10/2023	\$1,695,000	4/12/2023	\$1,217
<p>LOOK NO FURTHER!! BEAUTIFUL, HARD TO FIND ACREAGE (+/- 44.365 ACRES) IN SOUGHT AFTER FORSYTH COUNTY, OFF OF BROWN'S BRIDGE ROAD (HIGHWAY 369). GORGEOUS MIX OF PASTURE AND WOODS WITH A BEAUTIFUL +/- 5 ACRE PRIVATE LAKE FOR YOU TO ENJOY! THE POSSIBILITIES ARE ENDLESS, INCLUDING RESIDENTIAL DEVELOPMENT, HORSE FARMING, CATTLE FARMING, OR BUILD YOUR DREAM HOME ON ONE OF NUMEROUS GORGEOUS BUILDING SITES ON THE PROPERTY. THERE IS CURRENTLY A 3/2 RANCH ON THE PROPERTY THAT YOU COULD LIVE IN WHILE YOU BUILD YOUR DREAM ESTATE!! THIS SLICE OF PARADISE OFFERS YOU YOUR OWN RETREAT, BUT STILL PROVIDES THE CONVENIENCE OF BEING ONLY MINUTES FROM HIGHWAY 400, CUMMING, GAINESVILLE, AND DAWSONVILLE, AS WELL AS SHOPPING, SCHOOLS (NEW EAST FORSYTH HIGH SCHOOL WITHIN A STONES THROW AWAY), AND RECREATION (LAKE LANIER, PARKS AND BOAT RAMPS)! ATTENTION BUILDERS/DEVELOPERS/INVESTORS: PROPERTY IS ZONED RES2 CURRENTLY AND IS WAITING FOR DEVELOPMENT! CALL US TODAY AND LET US SCHEDULE AN APPOINTMENT TO WALK IT PERSONALLY WITH YOU! * PLEASE SCHEDULE ALL SHOWINGS THROUGH SHOWING TIME.</p> <p style="text-align: right;"><i>Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties</i></p>								
	10 Pending	*Under Contract as of 4/23/2023		MLS ID: 10138263				
6563 Crestwood Peninsula	Single Family	4/4	2,538	35,022	3/10/2023	\$1,289,000	4/23/2023	\$508
<p>WOW! Calling all Lake Lovers this charming compound is perfect for full time or second home life! Featuring a total of 4 bedrooms and 3 and 1/2 baths. Renovated luxury lake cottage with water views, and new 3 car carriage house for guests. This charming luxury lake cottage has a rustic exterior flair, with modern interior completely renovated in 2019/2020. With multiple outdoor entertaining areas, a huge covered back porch with beautiful water views, a fenced and private yard for the main house, and all updated beautiful hardscapes and landscaping. The cottage is vaulted with walls of glass, featuring a magnificent new white custom kitchen with marble tops, stainless appliances and a gas range. All open to the great room with luxury vinyl floors, a wood burning fireplace, and dining area. Owner's suite and guest suite both offer luxury baths with large showers. The owners built a new 3-car carriage house for guests to match the main home, featuring two private bedrooms, one full bath, a laundry, kitchen and living room. The garage level has a half bath. There is plentiful guest parking in the large driveway. This beautiful lakefront property is located on sought after southeast Lake Lanier, Flowery Branch, close to marinas and restaurants and just minutes to 1985 and Buford. An easy, gentle walk leads to the boat slip in the HOA managed 8 slip covered dock. (slip is last on right) Located on a quiet wake-free cove, yet close to the big water. The Lodges of Chattahoochee Hills was created with 8 cottage homes, all with a boat slip in the 8 slip covered marina, managed by the HOA for ease of ownership. Just ride or walk to the dock from your backyard, jump on the boat and go! HOA just \$750 year and Covenants to protect the uniqueness of the neighborhood.</p> <p style="text-align: right;"><i>Listing Courtesy of The Norton Agency</i></p>								



Closed: 10


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 1 Closed • Sold Date: 3/15/2023, Public Record MLS ID: – 5558 Mulberry St	Single Family	2/1	880	420,354	1962	3/15/2023	\$7,685,000	\$325

 2 Closed • Sold Date: 4/7/2023, MLS Listing 8828733: 5/27/2020 MLS ID: 8828733 Chestatee Rd	Lot/Land	3/2	2,244	3,105,392	1900	4/7/2023	\$4,770,700	\$2,126
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The Norton Commercial and Acreage Group is very proud to present one of the most entitled clean slate properties left on beautiful Lake Lanier in North Hall County packaged with the rights to construct 56 boat slips. Enjoy long range lake views a Property is zoned PRD in Hall County and Site will allow for at least 135 units of which 88 could be townhomes if desired. Site may also be assembled with the adjacent tract to the north entitled for 99 additional single family units also on sewer. The property has gently rolling to rolling topography, ideal for residential development with long range lake views as well as over 6,500' of Lake Lanier Corps of Engineers frontage. +/- 2,485' of road frontage on Chestatee road. All utilities available including sanitary sewer. Located in one of the fastest growing metropolitan areas in the nation, the Gainesville MSA grew 37.1% between 2010-2015. Hall County has seen tremendous job growth of over 6,000 jobs and over \$1.2 Billion in capital investments generating robust housing demand in recent years. Within the Chestatee High School District.

Courtesy of Norton Commercial Acreage Grp

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 ■ Closed	*Sold Date: 4/10/2023, MLS Listing 10127149: 2/1/2023 MLS ID: 10127149						
6349 J F Jay Rd	Single Family	5/7	9,860	283,140	1980	4/10/2023	\$3,333,000	\$338

Buffered on both sides by COE-owned protected peninsulas, this 6.5-acre lake house is the epitome of what life here is all about! It starts at the wrought iron, private, electric front gate and continues up the beautifully landscaped driveway. The perimeter of the estate is surrounded by a wooded, tree-lined barrier on 3 sides and on the 4th side, vast views of a picturesque and wide, deep-water cove, located just off the main channel of the Chestatee near mid-lake. The expansive property is grassed, like pastureland, perfect for a horse or two, and is mowing-permitted down to the top-of-the-line 32 x 32 double-slip dock with party deck, electric hydro hoist, and 2 PWC ports, all just waiting for instant, big fun on the lake. Other outside highlights include a fantastic sport court (53 x 35), perfect for basketball, or which can be easily converted to a different activity, such as pickle ball or even a helipad. The property also features a marvelous, outside covered back patio, which overlooks the lake-side infinity pool, and which has a built-in propane grill / rotisserie and Egg and is set up with 2 TVs and outside speakers. There are 5-car oversized garages (2 + 3), which can safely house a grand car collection or possibly serve as a massive workshop, or if desired, imagine it transformed into a charming guest house. The home itself is finished on 4 levels and was top-to-bottom renovated in 2015. The important systems were all upgraded or replaced, including plumbing, electrical, 9-zoned HVAC, dual water heaters, roof and gutter system, exterior hardy plank siding, and nearly 100 new Pella windows and doors. Other improvements include the installation of a much more functional floor plan, complete with executive finishes throughout- tile, counters, fixtures, cabinetry, lighting, appliances, smart technology designed with 1-gig high-speed internet, state-of-the-art interior and exterior AV systems, Reverse Osmosis and whole house pre-filtration water system, solar panels for improved energy efficiency, and gorgeous landscaping work, including 70 tons of stone and concrete, which now offer great curb appeal, plenty of parking and a park-like setting. The entrance to the house is through an impressive porte-cochere, featuring a dazzling wood ceiling and all custom-tiled flooring. Inside, the main level highlights include king-sized great room with extensive built-ins and 10a coffered ceilings, spacious eat-in kitchen with large island, coffee bar, jumbo walk-in storage pantry and butler's breezeway perfect for extra refrigerator(s), with food prep sink. Just off the kitchen is an amazing wet bar with stunning wood paneled ceilings, 2 drink coolers, ice maker, dishwasher, custom cupboards, and marble countertops. Separate entertainers dining room. There are 3 main-floor bedrooms each with en-suites, 2 of which are significant enough to be the primary, huge laundry room, and a mudroom with 6 built-in lockers, shoe storage, and heated tile floors leading to the garage. The second level features an incredible and enormous owners quarters, complete with over-sized sitting room and 2-sided gas fireplace, private workout room, glassed-in porch, and super, spa-like bath with soaking tub, double steam shower, wine bar and laundry. This level also offers a 5th bedroom en-suite. The third level offers a remarkable bonus room, which could be a terrific bunk room or remote office, and which boasts magnificent lake views. The lower level hosts a perfect rec-room /media room and storage. This property offers tremendous flexibility, both outdoors and inside, for the maximum enjoyment of just about any activity or hobby and is the most extraordinary property for entertaining friends and family at the lake.

Courtesy of Keller Williams Lanier Partner


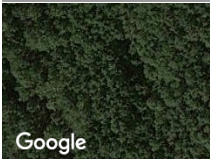



4 ■ Closed	*Sold Date: 5/1/2023, MLS Listing 10133542: 2/23/2023 MLS ID: 10133542							
6516 Bluewaters Dr	Single Family	6/7	8,311	41,817	2008	5/1/2023	\$3,150,000	\$379


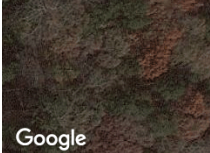

Custom Built Lake Lanier Home designed to fit perfectly on this SOUTH Lake Lanier property. Hardwood Floors just Refinished & the Interior Freshly Painted Throughout. This meticulously maintained property is MOVE IN READY! Beautifully landscaped, private lot, salt water pool, with a gentle sloped path to the year round DEEP water cove with a SINGLE SLIP PARTY DOCK with BOAT LIFT and BIG water views! Spacious Driveway with Port Cochere, FIVE car garage, a whole home generator, irrigation system, and elevator that accesses all 3 levels of the home. MASTER ON MAIN features a fireplace and private access to the back patio with breathtaking views of the pool, hot tub, pool house, fire pit and Lake Sidney Lanier! The Master Bathroom showcases a fireside soaking tub an Oversized Shower and spacious custom closet. The Gourmet Kitchen offers Two dishwashers, a Gas cooktop with a beautiful stone surround and a hot water filler. The Kitchen is open to the Vaulted Fireside Family Room and the main floor offers a Guest Bedroom with Full Bathroom. Large Laundry Room (with laundry chute) and Mudroom off port cochere. The Third Floor has a spacious In-Law Suite with Full Kitchen, Craft Room, Custom Bunk Room/Playroom, and 2 Bedrooms with Private Bathrooms. Impressive Terrace Level is an Entertainer's Dream with Custom Wine Cellar, Double Sided Stone Fireplace, Theater Room, Pool Table & Game Area, Exercise Room, Guest Bedroom with Full Bathroom. A Full Bar Includes: Dishwasher, Microwave, Kegerator, Icemaker, and Drink Cooler. The Covered Terrace Level Patio stays cool year round - it's the perfect place for entertaining, relaxing, and enjoying all the wildlife. An ideal South Lanier Location with quick and easy access to Atlanta! The Bedroom count upstairs does not include the oversized Bunk Room!

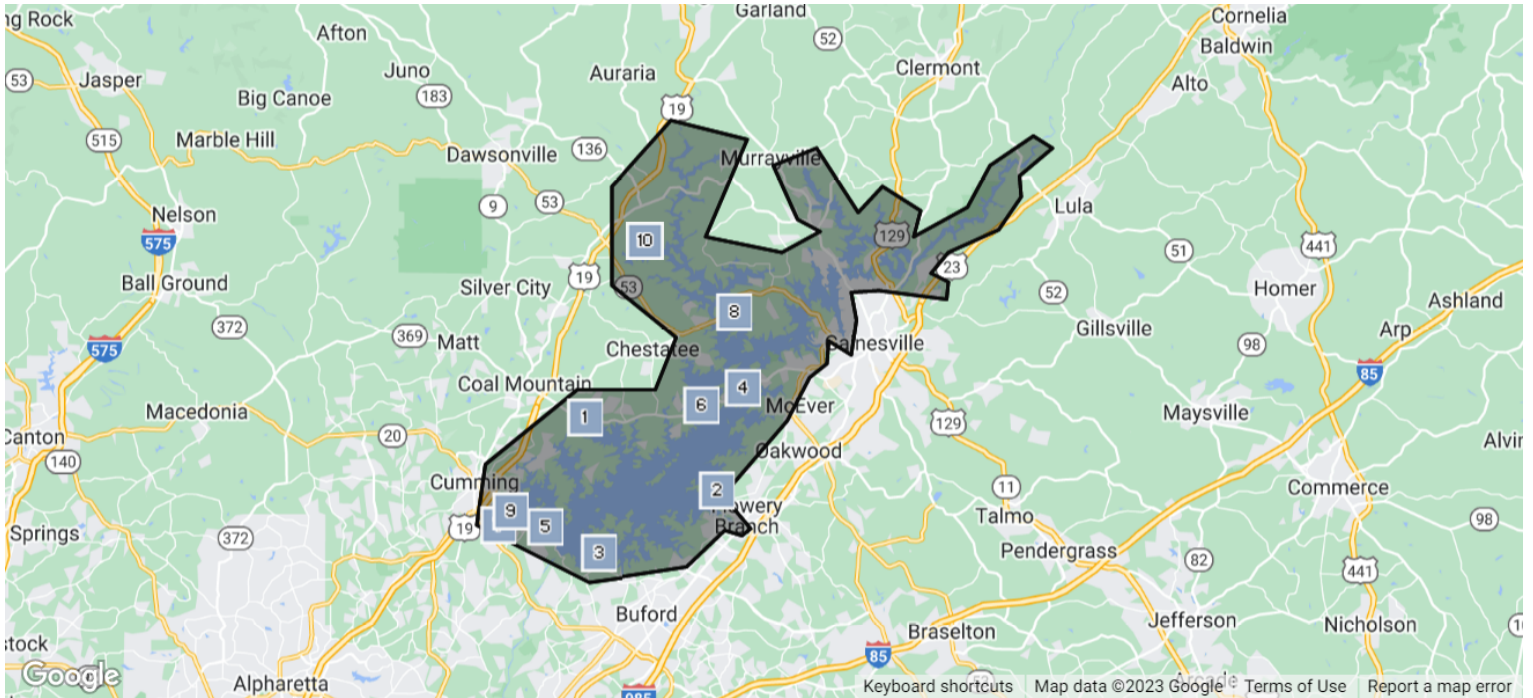
Courtesy of Keller Williams Rlty Atl. Part

Closed: 10 (cont.)


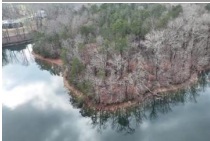
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	5	Closed	*Sold Date: 5/26/2023, MLS Listing 10142640: 3/24/2023 MLS ID: 10142640					
4452 Wild Turkey Way	Single Family	5/7	11,898	66,211	2000	5/26/2023	\$3,100,000	\$261
<p>European Estate on Lake Lanier! Surrounded by Lush Landscaping , this home is the epitome of Old World Elegance and Craftsmanship . Custom built from the finest of imported materials and artisans . Hand molded bricks, Slate roof , Copper gutters, down spouts & scuppers , Cast iron fountain ,Turkish Travertine tiles surrounds the Salt Water Pool & Spa, Outdoor fireplace, 3 terrace level entertaining areas and Boat dock. Inside , you will be amazed by the level of detail in every room ~ 30' Coffered ceiling in the formal living room , Handsome hand cut beams in the keeping room , Custom cabinets in the gourmet kitchen , Solid walnut & Copper stamped ceiling surrounds you in the study , Substantial moldings , Slate & Walnut flooring , Arched entrances and doorways , , Hidden doors, grand foyer, 5 bedrooms , 7 bathrooms , Media room , Home gym & Billiard room . 12,000 square feet of finished living space and 5,000 square feet of unfinished storage or room to expand . This Home Is One of A Kind</p> <p><i>Courtesy of Keller Williams Lanier Partner</i></p>								
	6	Closed	*Sold Date: 4/28/2023, Public Record MLS ID: -					
6533 Mcever Rd	Lot/Land	-/-	1,505,434	-	4/28/2023	\$3,072,400		
-								
	7	Closed	*Sold Date: 4/25/2023, MLS Listing 10113787: 12/2/2022 MLS ID: 10113787					
6243 Woodlake Dr	Single Family	5/6	8,608	16,988	2005	4/25/2023	\$3,000,000	\$349
<p>Enjoy lakefront living at its finest on Lake Lanier's desirable south end offering inspiring spaces and stunning water views from every level! Begin your day savoring morning coffee, tranquil waters, and beautiful sunrises from the expansive terrace level patio or main level rear deck. Relax by the heated saltwater pool with cascading waterfalls, spillover spa and inground cleaner or under the spacious covered pergola with Infratech heaters, gas starter wood burning fireplace, app/remote controlled fan and lighting. Wander down the gently sloped crossed tied path to your 32x32 double slip dock with dual HydroHoist boat lifts (5,000 & 6,600 lbs), dual PWC ports, Trex decking, and full sundeck for a fun-filled day on the lake! The dock is equipped with Wi-Fi, water, electricity, and wheeled ramp with stabilizing lift poles and is located on a quiet ano wakea cove with nearby public boat launch. Youall appreciate 150a shoreline with 140a of linear riverstone erosion control. This remarkable home is perfect for entertaining with a complete outdoor kitchen including sink, built-in gas grill, dual power gas burner and beverage fridge. Grill like a pro then head inside to watch the big game or enjoy your favorite movie on the 140a big screen located in your home theater equipped with 12 RUMBLE seats plus plenty of room for additional seating. This very spacious terrace level also boasts a gorgeous custom bar that seats six, family room with wood burning fireplace, gaming area, mirrored fitness room, large workshop with sink, plenty of unfinished storage space and an exterior utility room. Thoughtfully designed and meticulously maintained inside and out, this home reflects the personality and taste of those accustomed to the best in quality, finishes and lifestyle. The professional-grade kitchen offers Sub-zero, KitchenAid, Wolf, and Dacor appliances, a hidden walk-in pantry and an open view to the cozy keeping room and stunning 2-story family room both complemented by fireplaces and large picture windows with sensational views. Relax and unwind in your main level owneras retreat complete with fireplace, sitting area, deck access, dual custom closets and spa-like bath including steam shower with dual controls, heated floors and soaking tub. The 3-car garage boasts a lift giving you space to park 4 vehicles, a heating/cooling mini-split, new epoxied floors, storage room, and 2 exterior service doors. The upper level offers 4 bedrooms, 3 full baths, office nook, and ample finished and spray insulated storage. Additional features include a whole house water filtration system, Sonos home sound system, Control 4 lighting, Ring, Silhouette shades and 3.5a shutters throughout and 4-sided outdoor landscape lighting. A mere 3-5 minute boat ride to Lanier Islands and just minutes by car to downtown Buford, downtown Sugar Hill, Suwanee Town Center and some of GAAs best fly fishing just south of the dam.</p> <p><i>Courtesy of Real Broker LLC</i></p>								

Closed: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 8 ■ Closed *Sold Date: 3/24/2023, MLS Listing 10108887: 11/10/2022 <i>MLS ID: 10108887</i> 0 Heard Rd	Single Family	5/5	4,600	78,408	2022	3/24/2023	\$2,920,000	\$635
<p>Incredible New Home Construction with Resort Style Living on The South Part of Lake Lanier w/Gorgeous Walk-Out Saltwater Pool w/Hot Tub, 5 Car Garage, New Double Slip Dock w/Party Deck, 380' of Lake Frontage, New Rip Rap, Secluded Beach and Private 1.8 Acre Lot! This Modern Farmhouse Design is an Entertainers Dream and Has an Attached 3 Car Garage (One for Pool Access/Pool house) and a Separate Detached Two Car Garage w/Guest Suite w/Full Bath Above! This Custom Designed Home Boasts Engineered Hardwood Flooring Throughout, Two Master Suites, Grand Floating Staircase, Two Custom Bars, 11' and 13' Ceilings, Exposed Timber, Glass Garage Doors and Drive Under Breezeway Connecting Main Home and Detached Garage. Chef's Dream Kitchen w/Custom Cabinets, Commercial Grade Stainless Steel Appliances w/60" Fridge, 48" Separate Gas Range w/Hood, Built-in Microwave, 2 Beverage Centers, Ice Maker, Granite Countertops, Oversized Island w/Pendant Lighting, Breakfast Bar, Breakfast Area and Walk-in Pantry. Master On Main has Vaulted Ceiling w/Exposed Beams, Custom Bar, Lake Views and Walk-Out Access to Pool and Hot Tub. Master Spa w/Tiled Floor, Custom Dual Vanity, Large Walk-in Tiled Shower, Garden Tub and Huge Walk-in Closet. Bright Open Great Room w/13' Ceiling, Fireplace & Custom Cabinets. Office on Main. Oversized Covered Patio w/Flat Screen TV Overlooking the Pool and Lake Views. Second Master Up with Private Balcony Overlooking Lake. Fantastic Media/Bonus Room Up w/Vaulted Ceiling. Flex/Loft Area Up with Two Additional Guest Suites and Full Bath. Guest/Teen Suite Above Detached Two Car Garage w/Kitchenette and Full Bath. Gradual Walk to Dock and Private Beach Area. Two EV Charging Stations and Pre-wired for Generator. Absolutely Nothing Like it on The Lake!</p> <p><i>Courtesy of Harry Norman Realtors</i></p>								
 9 ■ Closed *Sold Date: 3/24/2023, MLS Listing 10143244: 3/24/2023 <i>MLS ID: 10143244</i> 7383 Heard Rd	Single Family	5/5	4,600	78,408	2022	3/24/2023	\$2,920,000	\$635
<p>Incredible New Home Construction with Resort Style Living on The South Part of Lake Lanier w/Gorgeous Walk-Out Saltwater Pool w/Hot Tub, 5 Car Garage, New Double Slip Dock w/Party Deck, 380' of Lake Frontage, New Rip Rap, Secluded Beach and Private 1.8 Acre Lot! This Modern Farmhouse Design is an Entertainers Dream and Has an Attached 3 Car Garage (One for Pool Access/Pool house) and a Separate Detached Two Car Garage w/Guest Suite w/Full Bath Above! This Custom Designed Home Boasts Engineered Hardwood Flooring Throughout, Two Master Suites, Grand Floating Staircase, Two Custom Bars, 11' and 13' Ceilings, Exposed Timber, Glass Garage Doors and Drive Under Breezeway Connecting Main Home and Detached Garage. Chef's Dream Kitchen w/Custom Cabinets, Commercial Grade Stainless Steel Appliances w/60" Fridge, 48" Separate Gas Range w/Hood, Built-in Microwave, 2 Beverage Centers, Ice Maker, Granite Countertops, Oversized Island w/Pendant Lighting, Breakfast Bar, Breakfast Area and Walk-in Pantry. Master On Main has Vaulted Ceiling w/Exposed Beams, Custom Bar, Lake Views and Walk-Out Access to Pool and Hot Tub. Master Spa w/Tiled Floor, Custom Dual Vanity, Large Walk-in Tiled Shower, Garden Tub and Huge Walk-in Closet. Bright Open Great Room w/13' Ceiling, Fireplace & Custom Cabinets. Office on Main. Oversized Covered Patio w/Flat Screen TV Overlooking the Pool and Lake Views. Second Master Up with Private Balcony Overlooking Lake. Fantastic Media/Bonus Room Up w/Vaulted Ceiling. Flex/Loft Area Up with Two Additional Guest Suites and Full Bath. Guest/Teen Suite Above Detached Two Car Garage w/Kitchenette and Full Bath. Gradual Walk to Dock and Private Beach Area. Two EV Charging Stations and Pre-wired for Generator. Absolutely Nothing Like it on The Lake!</p> <p><i>Courtesy of Harry Norman Realtors</i></p>								
 10 ■ Closed *Sold Date: 4/14/2023, Public Record <i>MLS ID: -</i> 1170 Dawsonville Hwy	Lot/Land	-/-	79,279	-	-	4/14/2023	\$2,800,000	-






Expired: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>1 ■ Expired *Expired: 5/26/2023, MLS Listing 8975962: 5/6/2021 <i>MLS ID: 8975962</i></p> <p>5325 Browns Bridge Rd</p> <p>First time offered for sale. Family estate assemblage of four (4) parcels totaling over 54 acres with ample road frontage on Browns Bridge Road in Forsyth County three miles from 400. The property also includes two dock permits with great water on Lake Lanier. Possible uses are to include residential development, equestrian estate, mixed-use, and commercial. Rolling hills with beautiful views of creeks and springs. Cleared pasture, perfect for an equestrian estate. Estate also includes a Four Bedroom Ranch built-in 1972. Additionally, there is a potential of adding an additional assemblage of 35 acres at historic Burruss Mill Falls that will then total over 88 acres that is also listed for sale. One of kind opportunity with endless possibilities.</p> <p><i>Listing Courtesy of BHHS Georgia Properties</i></p>	Lot/Land	4/2	2,241	2,352,240	1972	\$13,500,000	5/26/2023	\$5,354
 <p>2 ■ Expired *Expired: 5/31/2023, MLS Listing 7145773: 11/18/2022 <i>MLS ID: 7145773</i></p> <p>6400 Lights Ferry Rd</p> <p>THE 43.48 ACRES IS BISCECTED BY LIGHTS FERRY RD AND HAS WATER FRONTAGE ON 2 SIDES TOTALING APPROXIMATELY 1400 FT (1045 ON NE SIDE & 464 ON SW SIDE).ALL PUBLIC UTILITIES ARE AVAILABLE, EXCEPT SEWER. THERE IS AN OLD HOME AND A BLOCK BUILDING THAT DO NOT CONTRIBUTE TO THE VALUE OF THE PROPERTY. THIS PROPERTY IS LOCATED ABOUT 1/2 MILE FROM AQUALAND MARINA. THERE ARE NO DOCK PERMITS AT THIS TIME. SELLER WILL CONSIDER OWNER FINANCING. CURRENT SURVEY AVAILABLE WITH 2 CONCEPTS FOR DEVELOPMENT OF THE LAND.</p> <p><i>Listing Courtesy of Virtual Properties Realty.com</i></p>	Lot/Land	2/1	720	1,873,080	1950	\$7,000,000	5/31/2023	\$9,722

Expired: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>3 Expired *Expired: 5/8/2023, MLS Listing 10144934: 2/27/2023 MLS ID: 10144934</p> <p>6617 Garrett Rd</p> <p>Single Family 6/7 104,108 2001 \$5,795,000 5/8/2023</p> <p>This Spectacular Lake Lanier Estate offers the ultimate in privacy with a Gated Entrance and double entry driveway sprawling over a 2.39+/- acre Professionally Landscaped Lakefront property complete with a Concrete Boat launch, 2 slip Covered Dock and Private Beach. The custom-built stone home overlooks an outdoor oasis with Pool, Koi pond, Hot tub, Full entertaining Kitchen, Bar area and Rooftop Terrace. Upon entering the impressive 2-story foyer with Soaring Ceilings and detailed Custom features, you will find an Unmatched View of the Lake from almost every room on the Main level with a Formal Living and Dining area and double-sided Fireplace. Master Bedroom and Bath, and his and her Closets. The open concept living and entertaining area features a Chefs Kitchen with French Doors open to Wraparound Decks and Patios. The upper-level features Two En-Suites and a Third Bedroom with Balconies having Stellar Views of the Lake and Pool. The Daylight level walks directly out to the Pool and Covered Terraces hosting a Spacious open area with a Living Room, Second full Kitchen and Bar, Separate Game Room, Home Theater, Gym, Humidor, Two large bedrooms and Three full baths. This elegant home offers opulence and luxury throughout and is truly a one-of-a-kind masterpiece. This sought after property has also been the home of movie sets to include the Ozarks.</p> <p><i>Listing Courtesy of Above Georgia</i></p>								
 <p>4 Expired *Expired: 4/9/2023, MLS Listing 10107191: 11/4/2022 MLS ID: 10107191</p> <p>4836 Goddards Ford Rd</p> <p>Lot/Land -- 1,960,200 - \$4,250,000 4/9/2023</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices Georgia Properties</i></p>								
 <p>5 Expired *Expired: 3/22/2023, MLS Listing 10098788: 9/22/2022 MLS ID: 10098788</p> <p>2830 Buford Dam Rd</p> <p>Lot/Land 2/1 960 1,515,452 - \$2,955,385 3/22/2023 \$3,079</p> <p>Assemblage includes Forsyth County Tax parcels 225098, 225099, and 225100. Perfect for luxury home development near with Lake Lanier life style. Less than 2 miles to public boat ramp. Minutes from GA-400, dining, and shopping. County will not allow multifamily development or storage facility. Single family development only. Lake residential overlay with 1.4 homes per acre on septic lots.</p> <p><i>Listing Courtesy of Keller Williams Rlty Atl. Part</i></p>								
 <p>6 Expired *Expired: 5/15/2023, MLS Listing 20089871: 12/29/2022 MLS ID: 20089871</p> <p>9130 Browns Bridge Rd</p> <p>Single Family 3/2 1,662 120,661 2004 \$2,250,000 5/15/2023 \$1,354</p> <p>WHERE DO I START... Lake Access, and this is being sold as Potential Commercial. This incredible property has a rarity... as only docks existing are permitted now on Lake Lanier, this property has a movable dock, with an advantageous swimming/beach situation, in an inlet. Camping is allowed on the Corp. Property, and the dock is easily accessed via a path through nice, cool shade trees. A good part of this 2.7 acre lot is cleared and rolling, but great for building, and would be great for a business that wants to build a resort/fish camp, a church that wants activities for youth, hey.. so much potential! Will post the link to the 30 year plan for this area so you can dream of all the potential. LONG road frontage here on a state road, and FANTASTIC schools. Owners are selling only to downsize, and have loved this property. They are mainly selling for the land, but the home has potential as a retreat, with stubbed out plumbing in the basement for a kitchen and bathroom. Upstairs the ceiling-high stone fireplace and huge windows have that chalet feeling. Owner is making improvements and repairs to the building, but nothing that can't be easily modified by the buyer for whatever you can imagine. Adding photos as we go, and will have a drone take additional photos. PROOF of Funds Required Mon.-Thursday, and Appointment needed. Owner works from home and there are pets on the premises. Come see this wonderful opportunity. You could create that little "secret island" feeling! Also look in documents for disclosures, and property description.</p> <p><i>Listing Courtesy of Watkins Real Estate Associates</i></p>								

Expired: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 7 Expired	<i>*Expired: 5/31/2023, MLS Listing 20109277: 3/13/2023 MLS ID: 20109277</i>							
4550 Ryker Rd	Single Family	4/5	4,511	45,302	–	\$2,100,000	5/31/2023	\$466
<p>WELCOME TO WATERSIDE! Located on SW Lake Lanier in Forsyth County, Georgia, within the BRAND NEW 12-HOME GATED COMMUNITY of Arden on Lanier Waterside, this Well-Appointed Luxury Home is equipped with all the extras for the most discerning of Buyers! Enjoy the perks of Lake Life any day at a moment's notice or sit and relax year-round on the screened porch with fireplace. This Magnificent 4 bedroom, 4.5 bathroom home features a boat slip on the Community Dock at end of cul-de-sac. A welcoming front porch with zero-step entry opens to a spacious foyer and Open Concept main floor. This home is perfect for entertaining and features a large kitchen island with Cambria quartz counters and bar seating. Top-of-the-line Thermador appliances are sure to please the Chef while the extra-large custom pantry keeps their supplies neatly hidden away! After a long day, this Primary Suite is sure to ease the tension as you escape to the private sanctuary hidden away on the main floor. The magazine-worthy Primary Bath is massive and features a luxurious grotto shower with floor-to-ceiling custom tile and a free-standing soaking tub. It will not disappoint! The expansive custom closet for two has direct access to the spacious main-floor laundry with custom built-in cabinets and folding counters. The side-entry unfinished basement/terrace level allows main floor rear walk-out and the large 1+ Acre lot is perfect for that future pool just in case all that lake water is simply not enough! Three large ensuite bedrooms on the 2nd level provide ample space for family and guests. Upstairs includes a spacious loft area with dual closets and open shelving plus a large raised media/living room for movie night or just hanging out. For added convenience, this home features a 3 (2+1) car garage and an abundance of storage located throughout the home making organizing a breeze. Dimmable LED lighting adds to the charm while highlighting the custom touches throughout like wood beams and open, floating shelves. Located in Forsyth County, GA on the highly-desired SW side of LAKE LANIER and conveniently located by land and water with quick access to GA-400 and all the main attractions of Lake Lanier. For a detailed info package, visit ardenonlanier(dot)com. PHOTOS NOT OF ACTUAL HOME - FOR ILLUSTRATIVE PURPOSES ONLY. (Similar home by Elevation Building Co.)</p> <p style="text-align: center;"><i>Listing Courtesy of Keller Williams Rlty Atl. Part</i></p>								
 8 Expired	<i>*Expired: 5/1/2023, MLS Listing 8956981: 4/8/2021 MLS ID: 8956981</i>							
3336 Banks Mountain Dr	Single Family	4/5	3,201	108,900	2022	\$1,960,000	5/1/2023	\$612
<p>AR Homes would like to introduce our KEYSTONE 1541 PLAN to this beautiful Lake Lanier lot. This TO BE BUILT home has been planned for this lot, but it is not in place and can be completely changed by the Buyer of the lot (the vacant lot is for sale at \$530,000 without a home). Our Keystone plan has been designed and planned for this lot, to reflect the beauty of its natural surroundings. This home will welcome family living and stylish yet casual entertaining. The listing price is a guaranteed price that will include finishes from the AR Homes Signature Finish Level, and a \$50,000 allowance for the brand new double slip boat dock.</p> <p style="text-align: center;"><i>Listing Courtesy of The Norton Agency</i></p>								
 9 Expired	<i>*Expired: 6/5/2023, MLS Listing 10153647: 4/27/2023 MLS ID: 10153647</i>							
1520 Logan Cir	Single Family	4/5	6,607	19,602	1998	\$1,897,100	6/5/2023	\$287
<p>Unbeatable South Lake Lanier Location - One owner, 7,348 sq ft custom built luxury, lake home on wooded cul-de-sac lot. Gorgeous upscale, manicured community of 26 custom built homes. This inviting stone/cedar shake home was designed and built for lake living and entertaining! This spacious, open floorplan offers 4 bedrooms, 3.5 baths, 4 fireplaces, main level office, elegant dining room, relaxing sunroom, 2 primary bedroom suites, library, terrace level and 3 car garage. There are 2 large decks and TONS of storage space! Upon entering the double, beveled glass front doors, the foyer opens to formal dining room and office. From here you enter the 2-story great room featuring gorgeous 42" stone fireplace, lighted bookcases, antler chandelier and 18'x19' window wall overlooking the wooded cove. Great room opens to the kitchen and breakfast room with vaulted, beamed ceilings and see-through fireplace to the sunroom. The primary suite with vaulted sitting room has access to the deck and leads to the large marble bath with whirlpool tub, steam shower and large customized walk-in closet. The upper level offers a loft library, hall cedar closet and studio/craft room as well as 2 huge bedrooms with private baths and walk-in closets. Back on the main level an open staircase leads to the finished terrace level below with its huge open entertaining area and a stone fireplace, wine room, plumbed and wired future kitchen, lighted bookcases and 15 windows across the entire width of the homes. There is a huge 4th bedroom with private access to the bathroom as well as a game room and 700 sq ft unfinished storage. Double doors from the entertaining area leads to a 15' x 35' covered deck overlooking the cove and lighted path to a covered party dock and boat lift with both electrical and water.</p> <p style="text-align: center;"><i>Listing Courtesy of BHHS Georgia Properties</i></p>								

Expired: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
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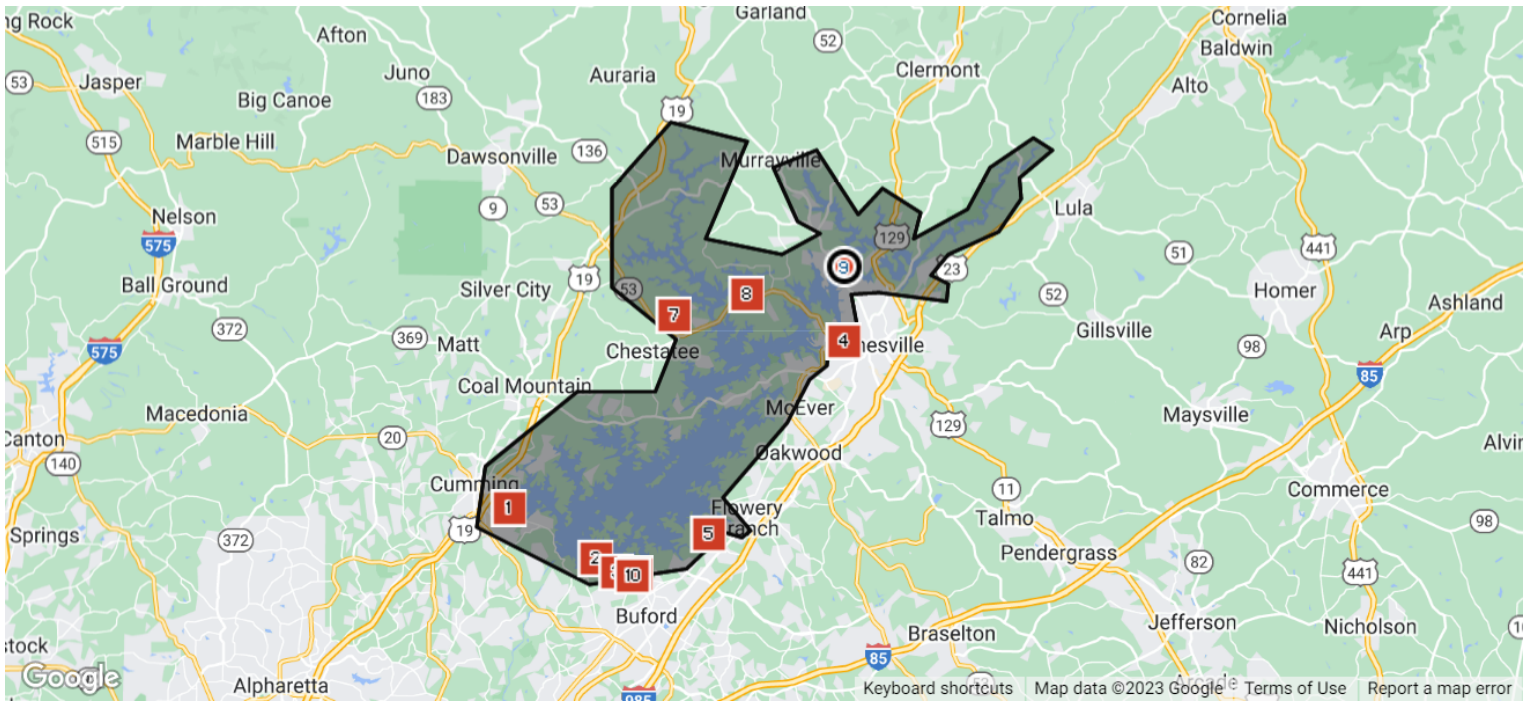


10 **Expired** • Expired: 3/31/2023, MLS Listing 10083208: 8/18/2022 MLS ID: 10083208


54 Poplar Trl Single Family 4/4 67,082 1993 \$1,798,000 3/31/2023

Lake Life with Southern Living Charm!! Master on main w/ship lap wall, sliding doors to the open 40' Trex deck w/rod iron rails & lake view!! Totally re-modeled master bath w/ship lap, new tile, etc., bidet, jacuzzi tub, large walk in freshly tiled shower and flooring. Open floor plan with masonry rock FP in great room, kit/din and the sunroom incl coffee bar. New SS appliances and Roof Feb 2023. Open porch off kitchen area with NEW red/white stripped Sunbrella awning on order. Upstairs, Jack/Jill bedroom upstairs plus an extra room for bed/office area. Carpeted & insulated cedar closet off upstairs bedroom which is great for storage. All hardwood flooring throughout main level and upstairs. One bedroom newly carpeted upstairs. Terrace level is finished with another masonry fireplace, kit area, bedroom, exercise room plus big entertainment room/great room opens to another covered 40' decking w/under cover plus another larger open decking area all with new rod iron rails. Slate floor on terrace level with a new tiled shower in bath. 2 new HVAC units in the last 2 months, exterior: board/battling, brick water table, rock walls and rocked garage exterior. Property is fenced in on both sides. Circular driveway barbeque/rocked burning pit! Double Slip Dock with sundeck and area for table/chairs plus 60' catwalk, new irrigation pump which irrigates the entire lawn area from just below mailbox to the total back yard. Beautiful, rocked wall from at USGL line. Gentle walk to dock. Ramp/or steps for access. New windows in the last 2 years and several doors replaced. Partially inside repainted. Both masonry fireplaces have been parged for extra fire proofing and safety. Perennial flowers for every season. Something always blooming. Interior of garage is cedar. The great room ceiling and the sunroom ceiling is all of wood. Fountain runs in the flower beds. Lights all the way up/down driveway. Lights to the dock. Lights on the dock plus the irrigation system has a water hose for cleaning fish. A very quiet area of the lake on Thompson Creek. The Dawson Point across the lake is a very quiet Subdivision. I've never heard any noise from the area from the homes or the dock area.







Listing Courtesy of Re/Max Paramount Properties



Distressed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 1075 Timber Lake Trl	Single Family	4/4	3,266	13,939	-	4/5/2023	Notice of Foreclosure Sale	-
	2 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 1766 Green Rd	Single Family	3/2	2,208	55,321	-	5/10/2023	Notice of Foreclosure Sale	-
	3 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 6090 Woodlake Dr	Single Family	4/3	4,393	51,401	-	6/7/2023	Notice of Foreclosure Sale	-
	4 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 792 Lakeshore Dr	Single Family	5/4	2,551	57,064	-	3/24/2023	Notice of Lis Pendens	-

Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	6426 Deep Valley Ct	Single Family	3/3	2,982	30,056	–	4/5/2023	Notice of Foreclosure Sale	–
	6 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	2416 Sterling Manor Dr	Single Family	4/3	3,545	18,731	–	6/7/2023	Notice of Foreclosure Sale	–
	7 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	6095 Antler Dr	Single Family	3/3	2,056	87,120	–	5/3/2023	Notice of Foreclosure Sale	–
	8 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	2985 Manor Rdg	Single Family	3/2	1,780	25,265	–	5/10/2023	Notice of Foreclosure Sale	–
	9 ● Pending • <i>Real Estate Owned, Pending as of 5/24/2023</i> <i>MLS ID: 7221225</i>								
	290 Cochran Dr	Single Family	4/3	3,000	17,424	\$399,900	5/17/2023	5/17/2023	Real Estate Owned
	<p>In town, off Dunlap Landing., this all brick ranch is move-in ready. With two bedrooms and two bathrooms on the main floor, plus a finished basement with another 2 bedrooms and a bathroom. The main level has an updated kitchen and a large family room, perfect for entertaining. In the Basement you'll find a second kitchen, a fireside family room, and a rec room. And don't forget about that huge screened porch - perfect for enjoying those warmer days in style! The driveway is around back, great for easy access to the terrace level. Don't miss out on this amazing opportunity - schedule your showing today and make this house YOUR home!</p> <p style="text-align: center;"><i>Listing Courtesy of Chris McCall Realty, LLC</i></p>								
	10 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	5965 Lake Windsor Pkwy	Single Family	4/3	2,775	15,246	–	4/5/2023	Notice of Foreclosure Sale	–

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- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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