7520 Rex Hill Trl, Orlando, FL 32818

 Legend: ⛪ Subject Property

OFF MARKET
- Sold Date: 9/19/2013
- MLS Listing O5160079, 5/15/2013

Current Estimated Value
$224,700

Last RVM® Update: 8/14/2016
Days in RPR: 127

RVM® Est. Range: $197,736 – $251,664
RVM® Confidence: ★★★★★


Your Comp Analysis
$227,536

Last Edited: 8/30/2016

$79 Price per Sq. Ft.

Your Comp Analysis Range
$186,762 – $259,542


This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an “as is” and “as available” basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property’s value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.
Home Facts

Public Remarks
MOVE IN READY 4 bedroom 2 1/2 bath home with HUGE bonus room upstairs that would make a PERFECT play room for a growing family! Home has new roof, HVAC, water heater, windows, doors, flooring and new appliances to be installed prior to closing. The property will be sold to an income eligible buyer that does not currently own property. Investors and cash purchases are not eligible. NSP assistance up to $20K is available based on eligibility. Buyers must qualify for a 1st mtg., contribute 3.5% of the salesprice for FHA financing or may utilize other acceptable financing resources. Buyers must complete a homebuyer education class for first time homebuyers prior to closing.

---

Home Facts

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Single Family Residence</th>
<th>Single Family Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Subtype</td>
<td>Single Family</td>
<td>Single Family Home</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Full Baths</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Partial Baths</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Living Area (sq ft)</td>
<td>2,874</td>
<td>2,874</td>
</tr>
<tr>
<td>Lot Size</td>
<td>0.27 acres</td>
<td>0.27 acres</td>
</tr>
<tr>
<td>Garage (spaces)</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Year Built</td>
<td>2005</td>
<td>2005</td>
</tr>
<tr>
<td>Total Rooms</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Roofing</td>
<td>Composition Shingle</td>
<td>Shingle</td>
</tr>
<tr>
<td>Heating</td>
<td>Forced air unit</td>
<td>Central</td>
</tr>
<tr>
<td>Cooling</td>
<td>Central</td>
<td>Central</td>
</tr>
<tr>
<td>Foundation</td>
<td>Slab</td>
<td>Block, Stucco</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>Stucco</td>
<td>Block, Stucco</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>2</td>
<td>Two Story</td>
</tr>
</tbody>
</table>

Homeowner Facts

| Owner Name (Public)    | Crist Sean; Francis-Crist Cheryl |
| Mailing Address        | 7520 Rex Hill Trl Orlando FL 32818-8767 |
| Phone Number           | 4077045027                     |
| Owner Occupied         | Y                              |

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### Interior Features

<table>
<thead>
<tr>
<th>Appliance</th>
<th>Dishwasher, Microwave/Range-Hood, Range, Refrigerator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathroom</td>
<td>Dual Sinks, Garden Bath, Separate Tub, And Shower Stall</td>
</tr>
<tr>
<td>Cooling</td>
<td>Central</td>
</tr>
<tr>
<td>Floor</td>
<td>Carpet, Ceramic</td>
</tr>
<tr>
<td>Heating</td>
<td>Central</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Island</td>
</tr>
<tr>
<td>Pet</td>
<td>Pets Allowed</td>
</tr>
<tr>
<td>General</td>
<td>Blinds/Shades, Ceiling Fans, Walk-in Closet, Washer/Dryer Hookup</td>
</tr>
</tbody>
</table>

### Interior Details

<table>
<thead>
<tr>
<th>Heating Fuel Type</th>
<th>Electric</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Walls</td>
<td>Gypsum Board</td>
</tr>
<tr>
<td>Floor Cover</td>
<td>Ceramic, Carpet</td>
</tr>
<tr>
<td>Base Area</td>
<td>1709 sq ft</td>
</tr>
<tr>
<td>Upper Story, Loft</td>
<td>1165 sq ft</td>
</tr>
<tr>
<td>Garage, Loft</td>
<td>399 sq ft</td>
</tr>
<tr>
<td>Porch - Open</td>
<td>18 sq ft</td>
</tr>
</tbody>
</table>

### Exterior Features

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Slab</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>Attached</td>
</tr>
<tr>
<td>Roof</td>
<td>Shingle</td>
</tr>
<tr>
<td>Levels</td>
<td>Two Story</td>
</tr>
<tr>
<td>General</td>
<td>Electric</td>
</tr>
<tr>
<td>Lot Size Range</td>
<td>Up to 10,889 Sq. Ft.</td>
</tr>
</tbody>
</table>

### Exterior Details

<table>
<thead>
<tr>
<th>Lot Size - Depth Feet</th>
<th>0.0 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size - Acres</td>
<td>0.000 ac</td>
</tr>
<tr>
<td>Roof Type</td>
<td>GABLE OR HIP</td>
</tr>
</tbody>
</table>

### Location Details

<table>
<thead>
<tr>
<th>Directions to Property</th>
<th>From Colonial Dr, north on Hiawassee Rd, left on Clarcona Ocoee Rd, turn left into Robinson Hills subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td>Robinson Hills Unit 5</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-L-D</td>
</tr>
<tr>
<td>Location Features</td>
<td>County</td>
</tr>
<tr>
<td>Area Description</td>
<td>Orlando/Hiawassee/Pine Hills</td>
</tr>
<tr>
<td>Walkability Score (out of 5)</td>
<td>Overall: 0.1</td>
</tr>
</tbody>
</table>

### Other Details

| Building Condition | Good |

### Homeowners Association Info

7520 Rex Hill Trl, Orlando, FL 32818

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<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dues</td>
<td>$100</td>
</tr>
<tr>
<td>Payments per Year</td>
<td>4</td>
</tr>
</tbody>
</table>
Property Photos
Historical Photos
Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

<table>
<thead>
<tr>
<th>Sales Date</th>
<th>Sales Amount</th>
<th>Price per sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/20/2013</td>
<td>$145,000</td>
<td>$50</td>
</tr>
<tr>
<td>9/20/2005</td>
<td>$326,700</td>
<td>$114</td>
</tr>
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</table>

Assessed Values

<table>
<thead>
<tr>
<th>Date</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$148,515</td>
<td>$20,000</td>
<td>$168,515</td>
<td>$2,204</td>
</tr>
<tr>
<td>2014</td>
<td>$127,240</td>
<td>$20,000</td>
<td>$147,240</td>
<td>$2,249</td>
</tr>
<tr>
<td>2013</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>2012</td>
<td>$113,415</td>
<td>$20,000</td>
<td>$133,415</td>
<td>$2,691</td>
</tr>
<tr>
<td>2011</td>
<td>$145,259</td>
<td>$20,000</td>
<td>$165,259</td>
<td>$3,776</td>
</tr>
<tr>
<td>2008</td>
<td>$233,296</td>
<td>$53,760</td>
<td>$287,056</td>
<td>–</td>
</tr>
<tr>
<td>2007</td>
<td>$252,718</td>
<td>$56,100</td>
<td>$308,818</td>
<td>–</td>
</tr>
<tr>
<td>2006</td>
<td>$194,481</td>
<td>$71,200</td>
<td>$265,681</td>
<td>–</td>
</tr>
<tr>
<td>2005</td>
<td>–</td>
<td>$7,100</td>
<td>$7,100</td>
<td>–</td>
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</table>

Legal Description

<table>
<thead>
<tr>
<th>Parcel Number:</th>
<th>Zoning:</th>
<th>Census Tract:</th>
</tr>
</thead>
<tbody>
<tr>
<td>02-22-28-7559-04-100</td>
<td>R-L-D</td>
<td>120950123.031009</td>
</tr>
</tbody>
</table>

Abbreviated Description:
LOT:10 BLK:04
CITY/MUNI/TAP: UNINCORPORATED
AREA SUBD: ROBINSON HILLS UT
5 SEC/TWN/RNG/MER:SEC 02
TWN 22S RNG 28E ROBINSON HILLS UNIT 5 60/77 LOT 410

City/Municipality/Township:
Orlando, FL 32818

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Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources
Market Activity for 32818

Estimated Home Values

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: August 30, 2015 vs. August 30, 2016

<table>
<thead>
<tr>
<th>Median Est. Home Value</th>
<th>Median Est. Listing Price</th>
<th>Median Days in RPR</th>
<th>Sales Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>$160K</td>
<td>$160K</td>
<td>70</td>
<td>45</td>
</tr>
<tr>
<td>Up 22.2%</td>
<td>Up 23.1%</td>
<td>Down –31.4%</td>
<td>Down –43%</td>
</tr>
</tbody>
</table>

7520 Rex Hill Trl, Orlando, FL 32818

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8/30/2016
Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

12 Months Ago

<table>
<thead>
<tr>
<th>Status</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Listings</td>
<td>0</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>0</td>
</tr>
<tr>
<td>Sold</td>
<td>2</td>
</tr>
<tr>
<td>Expired Listings</td>
<td>0</td>
</tr>
<tr>
<td>Distressed</td>
<td>0</td>
</tr>
</tbody>
</table>

Last 30 Days

<table>
<thead>
<tr>
<th>Status</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Listings</td>
<td>3</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>2</td>
</tr>
<tr>
<td>Sold</td>
<td>6</td>
</tr>
<tr>
<td>Expired Listings</td>
<td>0</td>
</tr>
<tr>
<td>Distressed</td>
<td>0</td>
</tr>
</tbody>
</table>

Month Prior

<table>
<thead>
<tr>
<th>Status</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Listings</td>
<td>1</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>2</td>
</tr>
<tr>
<td>Sold</td>
<td>1</td>
</tr>
<tr>
<td>Expired Listings</td>
<td>1</td>
</tr>
<tr>
<td>Distressed</td>
<td>0</td>
</tr>
</tbody>
</table>

Listing Price vs. Sales Price

This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Average Price Adjustments

This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.
Market Health Charts and Comparisons

Median Estimated Home Value vs. Median Listing Price
This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.
Data Source: Public records data; listing price data from on- and off-market listings sources
Update Frequency: Monthly
- Median Estimated Value
- Median List Price

Median Sales Price vs. Sales Volume
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
Data Source: Public records data
Update Frequency: Monthly
- Median Sales Price
- Sales Volume

Median Listing Price vs. Listing Volume
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.
Data Source: On- and off-market listings sources
Update Frequency: Monthly
- Median List Price
- Listing Volume
**LISTING INVENTORY**

This chart shows the number of active listings in a ZIP code.  
Data Source: On- and off-market listings sources  
Update Frequency: Daily  

---

**PRICE PER BEDROOM OF HOMES SOLD**

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.  
Data Source: Public records and MLS data where licensed  
Update Frequency: Monthly  

---

**MEDIAN SALES PRICE BY SQUARE FOOTAGE**

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown
This House Comps for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,874 sq. ft.</td>
<td>$224,700</td>
</tr>
<tr>
<td>2,200 - 2,400 sq. ft.</td>
<td>$188,666</td>
</tr>
</tbody>
</table>

**Price Range of Homes Sold**

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
</tr>
</thead>
<tbody>
<tr>
<td>$225K</td>
<td>1</td>
</tr>
<tr>
<td>$225K - $250K</td>
<td>5</td>
</tr>
<tr>
<td>$175K - $200K</td>
<td>7</td>
</tr>
</tbody>
</table>

**Price per Square Foot of Homes Sold**

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
</tr>
</thead>
<tbody>
<tr>
<td>$78</td>
<td>1</td>
</tr>
<tr>
<td>&lt; $90</td>
<td>14</td>
</tr>
</tbody>
</table>

**Age Range of Homes Sold**

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 yrs</td>
<td>1</td>
</tr>
<tr>
<td>10 - 15 yrs</td>
<td>15</td>
</tr>
<tr>
<td>&lt; 5 yrs</td>
<td>1</td>
</tr>
</tbody>
</table>

**Number of Bedrooms in**
Homes Sold
This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.
Data Source: Public records data
Update Frequency: Monthly

Inventory of Distressed Listings
This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.
Data Source: Public records and MLS data where licensed
Update Frequency: Daily

Median Days in RPR
This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.
Data Source: On- and off-market listings sources
Update Frequency: Monthly

32818
Orange County
Florida
**Description**

- **Subject Property**
  - MOVE IN READY 4 bedroom 2 1/2 bath home with HUGE bonus room upstairs that would make a PERFECT play room for a growing family! Home has new roof, HVAC, water heater, windows, doors, flooring and new appliances to be installed prior to closing. The property will be sold to an income eligible buyer that does not currently own property. Investors and cash purchases are not eligible. NSP assistance up to $20K is available based on eligibility. Buyers must qualify for a 1st mtg., contribute 3.5% of the salesprice for FHA financing or may utilize other acceptable financing resources. Buyers must complete a homebuyer education class for first time home buyers.

- **Recently Sold**
  - The largest of homes in Robinson Hills. Come take a look at this house featuring 4 bedrooms, 2.5 bathrooms and a loft. Nice floor plan with a formal living and dining room plus a family room. The spacious master bedroom features a sitting space and includes a suite bathroom with a garden bath, separate shower, dual sinks and a huge walk-in closet. The neighborhood features a park and has a lighted pond used by residents for daily jogging or dog walking. Conveniently located just minutes away from major roads and shopping.

- **Recently Sold**
  - Motivated seller bring all owner(s) and still to view this gorgeous, almost brand new, 4 bedrooms, 2.5 bathrooms home in Robinson Hills. From its dark mahogany cabinets, to its granite countertops and its spacious loft and backyard, this is the home you don't want to miss! This 2484 square foot home won't last long!

- **Recently Sold**
  - Short sale - approval of the owner(s) of record lender(s) may be conditioned upon the gross commission being reduced, any reduction of the gross compensation will be apportioned evenly between listing and cooperating brokers.

- **Pending**
  - Short sale. Beautiful two story, 4 bedrooms, 2 and a half bathrooms with 2886 heated square feet. Home includes large bonus room on the second floor. Master bedroom is located on the first floor, all additional bedrooms are located on the second floor. Located within minutes from shopping and major highways.
<table>
<thead>
<tr>
<th>Address</th>
<th>Subject Property</th>
<th>For Sale</th>
<th>For Sale</th>
<th>For Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>7520 Rex Hill Trl Orlando, FL 32818</td>
<td>5342 Fox Ridge Trl Orlando, FL 32818</td>
<td>5313 Rabbit Ridge Trl Orlando, FL 32818</td>
<td>7262 Rex Hill Trl Orlando, FL 32818</td>
<td></td>
</tr>
<tr>
<td>Recording Date</td>
<td>9/19/2013</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Days in RPR</td>
<td>127</td>
<td>19</td>
<td>19</td>
<td>113</td>
</tr>
<tr>
<td>Price Per Sq. Ft.</td>
<td>$78</td>
<td>$82</td>
<td>$90</td>
<td>$81</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total Baths</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Partial Baths</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Total Rooms</td>
<td>7</td>
<td>9</td>
<td>9</td>
<td>8</td>
</tr>
<tr>
<td>Living Area</td>
<td>2,874</td>
<td>2,809</td>
<td>2,868</td>
<td>2,905</td>
</tr>
<tr>
<td>Lot Size</td>
<td>0.27 acres</td>
<td>7,284 sq ft</td>
<td>0.42 acres</td>
<td>9,307 sq ft</td>
</tr>
<tr>
<td>Year Built</td>
<td>2005</td>
<td>2003</td>
<td>2006</td>
<td>2005</td>
</tr>
<tr>
<td>Property Type</td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
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<tr>
<td>MLS ID</td>
<td>O5160079</td>
<td>O5459235</td>
<td>O5439544</td>
<td>O5439090</td>
</tr>
<tr>
<td>Listing Broker</td>
<td>Courtesy of HENDERSON REALTY &amp; ASSOCIATES</td>
<td>Listing Courtesy of RE/MAX ASSURED</td>
<td>Listing Courtesy of JULIE VEGA DOMINGUEZ PA</td>
<td>Listing Courtesy of ALLIED &amp; REALTY, INC.</td>
</tr>
</tbody>
</table>

### Description

- **Subject Property**
  - **Address**: 7520 Rex Hill Trl, Orlando, FL 32818
  - **MLS ID**: O5160079
  - **Living Area**: 2,874 sq ft
  - **Price Per Sq. Ft.**: $78
  - **Bedrooms**: 4
  - **Total Baths**: 3
  - **Year Built**: 2005
  - **Property Type**: Single Family Residence
  - **Property Subtype**: Single Family Home
  - **Listing Broker**: Courtesy of HENDERSON REALTY & ASSOCIATES
  - **Description**: MOVE IN READY 4 bedroom 2 1/2 bath home with HUGE bonus room upstairs that would make a PERFECT play room for a growing family! Home has new roof, HVAC, water heater, windows, doors, flooring and new appliances to be installed prior to closing. The property will be sold to an income eligible buyer that does not currently own property. Investors and cash purchases are not eligible. NSP assistance up to $20K is available based on eligibility. Buyers must qualify for a 1st mtg., contribute 3.5% of the sales price for FHA financing or may utilize other acceptable financing resources. Buyers must complete a homebuyer education class for first time homebuyers.

- **For Sale**
  - **Address**: 5342 Fox Ridge Trl, Orlando, FL 32818
  - **MLS ID**: O5459235
  - **Living Area**: 2,809 sq ft
  - **Price Per Sq. Ft.**: $82
  - **Bedrooms**: 4
  - **Total Baths**: 3
  - **Year Built**: 2003
  - **Property Type**: Single Family Residence
  - **Property Subtype**: Single Family Home
  - **Listing Broker**: Listing Courtesy of RE/MAX ASSURED
  - **Description**: Welcome to this amazing 2 story home!! Walk into the formal living room/ formal dining room. Spacious kitchen with island, & inviting family room. Master bedroom is downstairs, includes huge walk in closet! Master bath includes his & hers sink, tub and shower separate! half bath downstairs! inside laundry room. Walk up the stairs and find a huge loft area for your entertaining needs & pond views! bedrooms include laminate flooring! brand new carpet thru out! screened patio! lots of storage thru out the home! 2 car garage! Located in the robinson hills community! close to major highways, shopping & lots more…

- **For Sale**
  - **Address**: 5313 Rabbit Ridge Trl, Orlando, FL 32818
  - **MLS ID**: O5439544
  - **Living Area**: 2,868 sq ft
  - **Price Per Sq. Ft.**: $90
  - **Bedrooms**: 4
  - **Total Baths**: 3
  - **Year Built**: 2006
  - **Property Type**: Single Family Residence
  - **Property Subtype**: Single Family Home
  - **Listing Broker**: Listing Courtesy of JULIE VEGA DOMINGUEZ PA
  - **Description**: Don't miss this spectacular four bedroom, two and half bath home. This home is so spacious and has a wonderful layout. The first floor is fantastic for entertaining and compiles of a living room, an over sized kitchen that opens up to the over sized family room. The family room has sliders that open up to the yard with no rear neighbors. The master is on the first floor, offers a private bathroom suite with dual sinks, garden tub and separate shower stall and water closet. The second floor has three bedrooms and a large bonus room. This location cannot be beat, located in a cul-de-sac with no rear neighbors. Home also is located next…

- **For Sale**
  - **Address**: 7262 Rex Hill Trl, Orlando, FL 32818
  - **MLS ID**: O5439090
  - **Living Area**: 2,905 sq ft
  - **Price Per Sq. Ft.**: $81
  - **Bedrooms**: 4
  - **Total Baths**: 3
  - **Year Built**: 2005
  - **Property Type**: Single Family Residence
  - **Property Subtype**: Single Family Home
  - **Listing Broker**: Listing Courtesy of ALLIED & REALTY, INC.
  - **Description**: Beautiful, unique, gorgeous, and biggest in robinson hills! Show like new with 4/2.5 home and loft..fresh painted in and out. Well maintenance. New laminate floors. Blinds, curtains, all appliances with fairly new washer plus dryer and 5 expensive fans included in the sale. Built by lennar homes in 2005. Featuring over 3,320 total square feet of living space! nice floor plan with a huge master bedroom downstairs. Master bath has garden tub and a separate shower stall. Very nice and clean kitchen is located downstairs with island along with 36" cabinets. The neighborhood features a park and has a huge lighted pond utilized by residents…
The largest of homes in Robinson Hills. Come take a look at this house featuring 4 bedrooms, 2.5 bathrooms and a loft. Nice floor plan with a formal living and dining room plus a family room. The spacious master bedroom features a sitting space and includes a suite bathroom with a garden bath, sepa...
7926 Tanbier Dr, Orlando, FL 32818

Home Facts

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Listing Facts

- Sold Price: $213,000
- Sold Date: 3/11/2016
- Days in RPR: 125
- Current Estimated Value: $227,520
- Last RVM® Update: 8/14/2016
- RVM® Est. Range: $216,144 – $238,896
- RVM® Confidence: 5 stars
- RV/M® Change Last 1 Month: $3,800
- RV/M® Change Last 12 Months: 1.14%

MOTIVATED SELLER! BRING ALL OFFERS! Come and view this gorgeous, almost brand new, 4 bedrooms, 2.5 bathrooms home in Robinson Hills. From its dark mahogany cabinets, to its granite counter-tops, and its spacious loft and backyard; this is the home you don't want to miss! This 2484 square foot home...
7956 Hawk Crest Ln, Orlando, FL 32818

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Rarely Available Robinson Hills Lennar built home, spacious interior featuring separate...
Short Sale. Beautiful two story, 4 bedrooms, 2 and a half bathrooms with 2868 heated square feet. Home includes large bonus room on the second floor. Master Bedroom is located on the first floor, all additional bedrooms are located on the second floor. Located within minutes from shopping and major...
Welcome to this Amazing 2 story home!! Walk into 2809 Sqft of living Space! Formal Living Room/ Formal Dinning room, Spacious Kitchen with Island, & Inviting Family Room. Master Bedroom is Downstairs, includes Huge Walk In closet! Master bath includes His & Hers Sink, Tub and Shower Separate! Half...
Don't miss this spectacular four bedroom, two and half bath home. This home is so spacious and has a wonderful layout. The first floor is fantastic for entertaining and comprises of a living room, an over sized kitchen that opens up to the over-sized family room. The family room has sliders that...
7262 Rex Hill Trl, Orlando, FL 32818

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**Listing Courtesy of ALLIED R & C REALTY, INC.**

**For Sale**

- **Active:** 5/9/2016
- **List Price:** $235,000
- **Last Price Update:** –
- **Days in RPR:** 113
- **Current Estimated Value:** $249,940
- **Last RVM® Update:** 8/14/2016
- **RVM® Est. Range:** $229,945 – $269,935
- **RVM® Confidence:** ★★★★★
- **RVM® Change**
  - Last 1 Month: $1,270
  - Last 12 Months: 30.8%

Beautiful, Unique, Gorgeous, and Biggest in Robinson Hills. Show like new with 4/2.5 home and Loft. Fresh painted in and out. Well maintenance. New Laminate floors, Blinds, Curtains, all Appliances with fairly new Washer plus Dryer and 5 expensive fans included in the Sale. Built by Lennar Homes.
Selected Recent Market Activity

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Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

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<td>Lowest Price</td>
<td>$112,900</td>
<td>$175,000</td>
<td>$69,500</td>
<td>$165,000</td>
<td>$165,000</td>
<td>$175,000</td>
</tr>
<tr>
<td>Median Price</td>
<td>$214,000</td>
<td>$215,690</td>
<td>$173,500</td>
<td>$206,000</td>
<td>$200,000</td>
<td>$229,000</td>
</tr>
<tr>
<td>Highest Price</td>
<td>$259,000</td>
<td>$259,000</td>
<td>$240,000</td>
<td>$215,000</td>
<td>$237,000</td>
<td>$259,000</td>
</tr>
<tr>
<td>Median Price Per Sq. Ft.</td>
<td>$90</td>
<td>$80</td>
<td>$91</td>
<td>$94</td>
<td>$94</td>
<td>$81</td>
</tr>
<tr>
<td>Days in RPR</td>
<td>10</td>
<td>19</td>
<td>331</td>
<td>70</td>
<td>133</td>
<td>230</td>
</tr>
</tbody>
</table>

Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

<table>
<thead>
<tr>
<th>Sold Price</th>
<th>Price Per Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowest Price</td>
<td>$135,000</td>
</tr>
<tr>
<td>Median Price</td>
<td>$200,000</td>
</tr>
<tr>
<td>High Price</td>
<td>$269,900</td>
</tr>
</tbody>
</table>

Details of Comparative Analysis

Average of Comps: $227,536

Adjustments

Adjusted Value: $227,536

Range: $186,762 – $259,542 (or $79 per sq. ft.)

Sellers

Broker / Agent

Signature

Date

Signature

Date