



**Mike
BROADHURST**



**Yvonne
BROADHURST**

**North and South Forest Beach 2007
Villas/Condos Sold**

Villas—Sold

	St. #	Street Name	List Price	Sale Price	Year Built	Sq. Feet	# BR's	Baths & 1/2 Bths		Days On Market	Sold Date	Location Or View
1	26	Hilton Head Cabanas	269000	250000	1969	985	2	1	1	210	1/3/2007	4 th Row
2	127	WOODHAVEN	75000	70000	1977	260	0	1	0	154	1/3/2007	Landscape
3	102	SPRINGWOOD	259000	240000	1982	1250	2	2	0	168	1/5/2007	Lagoon
4	351	SEA SIDE	269000	218500	1979	520	1	1	0	222	1/19/2007	Ocean View
5	231	SHOREWOOD	679900	595000	1975	1200	2	2	0	11	1/19/2007	Ocean Front
6	3063	SEASCAPE	279900	260000	1972	1100	2	2	0	77	1/23/2007	Landscape
7	3031	SEASCAPE	315000	300000	1972	1600	3	2	0	218	1/29/2007	6 th Row
8	30	Cordillo Courts	111900	104000	1979	740	2	1	1	111	2/8/2007	Landscape
9	2509	THE SEA CREST	1100000	1005000	1998	2004	3	3	0	209	2/12/2007	Ocean View
10	3001	SEASCAPE	259900	239000	1972	1100	2	2	0	81	2/15/2007	6 th Row
11	101	ISLAND HOUSE	237000	219000	1979	969	2	2	0	35	2/28/2007	Landscape
12	112	BREAKERS	479000	450000	1979	800	1	1	0	283	3/2/2007	Ocean Front
13	3026	SEASCAPE	369000	357000	1972	1600	3	3	0	211	3/8/2007	6 th Row
14	206	North Shore Place	689000	670000	2001	1261	2	2	0	221	3/21/2007	5 th Row
15	52	OCEAN CLUB	899000	875000	1979	1860	3	3	0	114	3/26/2007	Ocean Front
16	79	OCEAN BREEZE	375000	355000	1991	1489	3	3	0	126	3/28/2007	12 th Row
17	63	SURF COURT	314900	300000	1973	1138	2	2	1	141	4/2/2007	5 th Row
18	137	BREAKERS	430000	372500	1979	800	1	1	0	212	4/6/2007	Ocean View
19	106	OCEAN DUNES	375000	360000	1980	538	1	1	0	39	4/9/2007	Ocean Front
20	390	SEA SIDE	220000	215000	1979	520	1	1	0	12	4/11/2007	Ocean View
21	15	SPRINGWOOD	250000	240000	1982	1250	2	2	0	14	4/11/2007	2 th Row
22	3	SURF COURT	389900	379900	1973	1180	2	2	0	12	4/12/2007	5 th Row
23	8	Hilton Head Bc Club	419500	399000	1982	1314	3	3	0	155	4/16/2007	2 nd Row
24	67	OCEAN BREEZE	329000	305000	1991	1051	2	2	1	27	4/18/2007	Landscape
25	186	SEA SIDE	209900	195000	1979	520	1	1	0	11	4/24/2007	Ocean View
26	41	SURF COURT	379900	355000	1973	1138	2	2	1	38	4/25/2007	5 th Row
27	81	SURF COURT	344900	323000	1973	1138	2	2	1	142	4/27/2007	5 th Row
28	8F	Cordillo Courts	86000	76000	1979	740	2	1	1	182	4/30/2007	Wooded
29	61	SURF COURT	425000	395000	1973	1516	3	2	1	318	4/30/2007	5 th Row
30	3011	SEASCAPE	269900	245000	1972	1100	2	2	0	198	5/7/2007	6 th Row

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31	44	Hilton Head Cabanas	274500	265000	1969	985	2	1	1	150	5/7/2007	4th Row
32	10C	XANADU	239000	225000	1975	625	1	1	0	86	5/9/2007	Poolside
33	411	OCEAN WALK	219000	192000	1981	1210	2	2	0	118	5/10/2007	12th Row
34	31	OCEAN CLUB	529000	490000	1979	1314	2	2	0	35	5/11/2007	Ocean Oriented
35	432	FOREST BEACH	410000	399000	1980	1279	2	2	0	18	5/16/2007	5 th Row
36	82	SPRINGWOOD	364900	355000	1982	1550	3	3	0	76	5/23/2007	12 th Row
37	211	OCEAN WALK	199000	191000	1981	1210	2	2	0	172	5/25/2007	Landscape
38	4002	TREETOPS	279998	285600	1975	1941	3	2	1	187	5/25/2007	Wooded
39	55	COURTSIDE	349000	325000	1981	1164	2	2	1	11	5/29/2007	6 th Row
40	11	Hilton Head Cabanas	280000	273750	1969	985	2	1	1	63	5/30/2007	4 th Row
41	3230	SEASCAPE	164900	156000	1972	700	1	1	0	28	5/31/2007	6 th Row
42	39	SURF COURT	389900	370000	1973	1180	2	2	0	31	5/31/2007	5 th Row
43	804	TANGLEWOOD	375000	340000	1980	980	2	2	1	338	5/31/2007	5 th Row
44	312	FOREST BEACH	149900	149900	1980	489	0	1	0	64	6/5/2007	5 th Row
45	207	OCEAN WALK	227900	190000	1981	1210	2	2	0	28	6/5/2007	Landscape
46	3247	SEASCAPE	215000	199000	1972	1100	2	2	0	106	6/14/2007	6 th Row
47	3069	SEASCAPE	249000	229000	1972	1100	2	2	0	166	6/19/2007	6 th Row
48	4	SURF COURT	359000	327500	1973	1138	2	2	1	57	6/25/2007	5 th Row
49	105	SPRINGWOOD	219000	200000	1982	1250	2	2	1	101	6/27/2007	Landscape
50	205	TANGLEWOOD	319000	310000	1980	980	2	2	1	585	6/29/2007	5 th Row
51	6401	TREETOPS	249000	229000	1975	1416	2	2	1	106	7/5/2007	Landscape
52	1	Ocean Breeze	359000	342000	1991	1387	2	2	1	36	7/10/2007	12 th Row
53	5C	XANADU	375000	350000	1975	1270	3	2	0	115	7/17/2007	Lagoon,
54	139	Island House	235000	215000	1979	969	2	2	0	95	7/20/2007	6 th Row
55	12	COURTSIDE	299000	282500	1981	1164	2	2	1	29	7/25/2007	6 th Row
56	40	SPRINGWOOD	279000	261000	1982	1250	2	2	0	28	7/26/2007	12 th Row
57	406	OCEAN DUNES	449000	395000	1980	538	1	1	0	510	7/27/2007	Ocean Front
58	257	SEA SIDE	187900	185900	1979	520	1	1	0	17	7/31/2007	Ocean View
59	78	Forest Gardens	179900	171500	1973	900	2	1	0	269	8/1/2007	Landscape
60	106	OCEAN ONE	679000	585000	1975	1584	3	3	0	173	8/1/2007	Ocean Oriented

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Exceptional Real Estate Services



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61	6B	Cordillo Courts	89900	74250	1979	740	2	1 1	42	8/6/2007	Wooded
62	23	SPRINGWOOD	249000	230000	1982	1250	2	2 1	746	8/21/2007	Lagoon
63	147	SEA SIDE	245000	218400	1979	520	1	1 0	39	8/27/2007	Ocean View
64	46	COURTSIDE	309000	279900	1981	1164	2	2 1	432	8/30/2007	6 th Row
65	7705	TREETOPS	239000	219000	1975	1086	2	2 0	428	8/31/2007	Landscape
66	140	SEA SIDE	219900	190000	1979	520	1	1 0	140	8/31/2007	Ocean View
67	8	Hilton Head Cabanas	284900	269000	1969	985	2	1 1	117	8/31/2007	4 th Row
68	4	OCEAN GATE	475000	460000	1981	1260	2	2 1	104	9/5/2007	5 th Row
69	41	Hilton Head Cabanas	299000	290000	1969	985	2	1 1	135	9/14/2007	4 th Row
70	27	Surf Court	369000	345000	1973	1138	2	2 1	140	9/17/2007	5 th Row
71	51	Courtside	322000	280000	1981	1346	2	2 1	152	9/20/2007	6 th Row
72	2	Beach Arbor	345000	280000	1982	1156	2	2 0	131	9/20/2007	8 th Row
73	32	Forest Gardens	155000	152000	1973	900	2	1 0	237	9/26/2007	Landscape
74	21	Ocean Breeze	297000	290000	1991	1387	2	2 1	215	9/26/2007	12 th Row
75	7009	Ocean Breeze	319000	307500	1975	1489	3	2 1	387	9/28/2007	12 th Row
76	14B	Xanadu	199900	180000	1975	625	1	1 0	322	9/28/2007	6 th Row
77	139	Sea Side	239000	205000	1979	520	1	1 0	72	10/4/2007	Ocean View
78	302	Breakers	279000	255000	1979	800	1	1 0	59	10/25/2007	Ocean Front
79	95	Ocean Breeze	389000	340000	1991	1489	3	3 0	223	10/26/2007	2nd-12th Row
80	102	Sea Side	199900	185000	1979	520	1	1 0	294	10/31/2007	Ocean View
81	401	Ocean Dunes	399900	370000	1980	800	2	2 0	14	11/15/2007	Ocean Front
82	61	Springwood	365000	342000	1982	1550	3	3 0	211	11/19/2007	Poolside
83	106	Continental Club	368000	340000	1974	1090	2	1 1	156	11/19/2007	2nd-12th Row
84	3103	Sea Crest	1399000	1200000	1998	2060	3	3 0	119	11/27/2007	Ocean Front
85	322	Breakers	309000	292000	1979	800	1	1 0	348	11/29/2007	Ocean Front
86	327	Sea Side	245000	215000	1979	520	1	1 0	193	11/30/2007	Ocean View
87	143	Woodhaven	59900	50000	1977	260	0	1 0	137	11/30/2007	Landscape
88	3035	Seascape	199000	195000	1972	1100	2	2 0	113	11/30/2007	Wooded
89	54	Forest Gardens	185000	152000	1973	900	2	1 0	142	12/7/2007	2nd-12th Row
90	319	Ocean Dunes	435000	410000	1980	538	1	1 0	398	12/10/2007	Ocean Front
91	3036	Seascape	227000	209000	1972	1100	2	2 0	191	12/14/2007	2nd-12th Row
92	2512	Sea Crest	1220000	1100000	1998	1750	3	3 0	172	12/21/2007	Ocean Front
93	306	Forest Beach	220000	220000	1980	657	1	1 0	0	12/27/2007	Landscape
94	7701	Treetops	239000	217000	1975	1086	2	2 0	267	12/28/2007	Poolside

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