

<u>Date</u>	<u>List \$</u>	<u>Sold \$</u>		<u>Address</u>	<u>SQ FT</u>	<u>Model</u>	<u>Bed</u>	<u>Bath</u>	<u>Special Sale Provision</u>
7/17/2020	\$139,900	\$135,000	240	Grand Canal Drive	898	Merlot	1	1	
3/30/2020	\$152,000	\$151,000	308	Grand Canal Drive	1,071	Duval	2	1/1	
3/19/2020	\$157,500	\$155,000	209	Acadia Drive	1,071	Duval	2	1/1	
5/27/2020	\$179,999	\$175,500	284	Vestrella Drive	1,102	Bellino	2	2	
4/15/2020	\$126,350	\$128,350	336	Grand Canal Drive	1,240	Zinfandel	2	2	Bank Owned
3/18/2020	\$130,000	\$139,900	328	Grand Canal Drive	1,240	Zinfandel	2	2	Bank Owned
4/1/2020	\$169,900	\$161,000	250	Acadia Drive	1,240	Zinfandel	2	2	
6/12/2020	\$164,000	\$162,000	348	Grand Canal Drive	1,240	Zinfandel	2	2	
1/12/2020	\$165,000	\$162,500	639	Vineyard Way	1,240	Zinfandel	2	2	
1/16/2020	\$169,900	\$167,900	316	Acadia Drive	1,240	Zinfandel	2	2	
2/27/2020	\$175,000	\$170,000	561	Vineyard Way	1,240	Zinfandel	2	2	
2/26/2020	\$179,000	\$172,000	189	Grand Canal Drive	1,240	Zinfandel	2	2	
4/7/2020	\$174,900	\$174,900	508	Grand Canal Drive	1,240	Zinfandel	2	2	
4/15/2020	\$150,000	\$115,500	672	Grand Canal Drive	1,258	Marathon	2	2	Bank Owned
6/3/2020	\$179,000	\$181,000	561	Grand Canal Drive	1,258	Zinfandel	2	2	
6/26/2020	\$193,000	\$191,000	2219	Palm Tree Drive	1,295	Bisenti	2	2	New
1/2/2020	\$200,151	\$200,151	172	Palazzo Lane	1,295	Brindini	2	2	New
6/30/2020	\$212,000	\$212,000	2243	Palm Tree Drive	1,295	Bisenti	2	2	New
6/19/2020	\$178,500	\$178,500	124	Gulf Drive	1,317	Charleston	2	2	
2/6/2020	\$190,000	\$173,500	3462	Fallbrook Drive	1,353	Amaro	2	2	
3/4/2020	\$207,000	\$207,000	141	Casavista Drive	1,353	Amaro	2	2	
3/30/2020	\$198,000	\$198,000	3329	Fallbrook Drive	1,361	Amaro	2	2	
7/20/2020	\$167,500	\$160,000	710	Vineyard Way	1,387	Cabernet	2	2	
7/24/2020	\$162,000	\$162,000	376	Grand Canal Drive	1,387	Cabernet	2	2	
1/16/2020	\$171,500	\$167,500	183	Bell Tower Xing	1,387	Cabernet	2	2	
7/15/2020	\$169,900	\$168,000	274	Acadia Drive	1,387	Cabernet	2	2	
1/8/2020	\$169,500	\$169,500	113	Rialto Road	1,387	Cabernet	2	2	
7/2/2020	\$173,000	\$170,000	305	Acadia Drive	1,387	Cabernet	2	2	
1/24/2020	\$179,900	\$179,900	256	Acadia Drive	1,387	Cabernet	2	2	
5/4/2020	\$184,900	\$180,000	891	Grand Canal Drive	1,423	Tavernier	2	2	
1/21/2020	\$179,000	\$149,900	334	Lake Cassidy Drive	1,440	Allegro	2	2	
3/4/2020	\$189,000	\$185,000	290	Lake Cassidy Drive	1,440	Allegro	2	2	
5/12/2020	\$185,000	\$185,000	176	Cape Florida Drive	1,440	Allegro	2	2	
4/1/2020	\$199,900	\$195,500	334	Lake Cassidy Drive	1,440	Allegro	2	2	
7/15/2020	\$206,500	\$205,000	343	Falling Water Drive	1,446	Allegro	2	2	
1/9/2020	\$205,000	\$200,000	174	Cape Florida Drive	1,456	Alegro	2	2	
4/8/2020	\$191,000	\$185,000	357	New River Drive	1,464	Allegro	2	2	
6/4/2020	\$169,000	\$169,520	360	Crystal River Drive	1,467	Allegro	2	2	Bank Owned
7/27/2020	\$190,000	\$183,000	524	Portofino Drive	1,467	Allegro	2	2	
4/4/2020	\$183,000	\$183,500	572	Genoa Drive	1,467	Allegro	2	2	
2/6/2020	\$199,999	\$195,000	148	Verona Drive	1,467	Allegro	2	2	
6/30/2020	\$198,000	\$198,000	471	Davinci Pass	1,467	Allegro	2	2	
3/26/2020	\$209,000	\$206,000	270	Bell Tower Xing W	1,467	Allegro	2	2	
5/22/2020	\$218,000	\$217,000	252	Sand Piper Drive	1,467	Allegro	2	2	
6/25/2020	\$225,000	\$225,000	271	Lake Cassidy Drive	1,467	Allegro	2	2	Pool
2/7/2020	\$209,000	\$200,000	638	Highlands Hammock Drive	1,488	Allegro	2	2	
7/15/2020	\$218,000	\$214,000	820	Shady Canyon Way	1,490	Sonesta	2	2	
2/21/2020	\$205,900	\$197,000	597	Russ Pond Drive	1,491	Allegro	2	2	
1/17/2020	\$205,000	\$200,000	681	Coronado Drive	1,491	Allegro	2	2	

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7/2/2020	\$215,000	\$215,000	189	Marabella Loop	1,491	Allegro	2	2	
4/10/2020	\$185,000	\$185,000	853	Grand Canal Drive	1,495	Hemingway	2	2	
6/8/2020	\$209,900	\$206,000	3461	Fallbrook Drive	1,499	Avellino	2	2	
3/6/2020	\$211,900	\$211,900	3444	Fallbrook Drive	1,499	Avellino	2	2	
4/27/2020	\$184,900	\$182,500	416	Grand Canal Drive	1,505	Bordeaux	2	2	
5/15/2020	\$165,000	\$168,300	516	Bellini Way	1,507	Bordeaux	2	2	
4/29/2020	\$165,900	\$171,900	933	Grand Canal Drive	1,507	Bordeaux	2	2	Bank Owned
6/2/2020	\$183,000	\$175,000	201	Rialto Road	1,507	Bordeaux	2	2	
2/20/2020	\$178,500	\$177,000	552	Casanova Court	1,507	Hemingway	2	2	
7/1/2020	\$154,500	\$184,500	544	Grand Canal Drive	1,507	Bordeaux	2	2	
7/30/2020	\$185,000	\$185,000	496	Grand Canal Drive	1,507	Bordeaux	2	2	
6/30/2020	\$186,000	\$186,000	879	Grand Canal Drive	1,507	Hemingway	2	2	
7/16/2020	\$190,000	\$187,000	524	Grand Canal Drive	1,507	Bordeaux	2	2	
2/3/2020	\$209,000	\$201,000	2345	Palm Tree Drive	1,507	Milano	2	2	
6/24/2020	\$182,000	\$180,500	504	Millifiora Lane	1,512	Bordeaux	2	2	
6/11/2020	\$187,500	\$185,000	500	Grand Canal Drive	1,512	Bordeaux	2	2	
2/28/2020	\$219,950	\$219,000	530	Presido Park Place	1,515	Everglades	2	2	
2/19/2020	\$210,000	\$200,000	2435	Palm Tree Drive	1,539	Cortina	2	2	
1/10/2020	\$209,900	\$212,400	232	Monterey Street	1,548	Port Royal	2	2	
3/2/2020	\$249,500	\$248,500	514	Monterey Street	1,548	Port Royal	2	2	
2/19/2020	\$198,500	\$191,000	537	Vineyard Way	1,570	Cabernet	2	2	
7/1/2020	\$183,000	\$183,000	567	Heartwell Drive	1,574	Sonata	2	2	
5/15/2020	\$195,000	\$202,000	348	Sorrento Road	1,574	Sonata	2	2	
5/15/2020	\$249,900	\$230,000	369	Davinci Pass	1,574	Sonata	2	2	
2/12/2020	\$203,500	\$193,000	111	Marabella Loop	1,581	Sonata	2	2	
2/20/2020	\$216,558	\$216,558	377	Vestrella Drive	1,583	Bergamo	2	2	New
1/29/2020	\$244,823	\$233,922	341	Vestrella Drive	1,583	Bergamo	2	2	New
3/10/2020	\$218,900	\$214,000	316	Vestrella Drive	1,590	Bergamo	3	2	
3/20/2020	\$224,000	\$217,000	1429	Harbor Ridge Drive	1,590	Bergamo	3	2	
1/31/2020	\$245,000	\$238,000	1387	Harbor Ridge Drive	1,590	Bergamo	2	2	
7/13/2020	\$248,900	\$240,000	1067	Harbor Ridge Drive	1,590	Bergamo	2	2	
4/15/2020	\$244,900	\$242,000	493	Scripps Ranch Road	1,597	Captiva	2	2	
2/20/2020	\$239,000	\$230,000	1690	Trabuco Canyon Court	1,620	Key Largo	2	2	
4/20/2020	\$219,900	\$219,000	912	Shady Canyon Way	1,631	Plantation	3	2	
3/11/2020	\$234,900	\$225,000	803	Shady Canyon Way	1,631	Plantation	3	2	
2/21/2020	\$239,769	\$239,769	385	Vestrella Drive	1,648	Bolzano	2	2	New
6/8/2020	\$181,900	\$180,000	214	Monterey Street	1,655	Bonita Springs	2	2	
4/21/2020	\$205,900	\$193,500	361	Indian Wells Avenue	1,655	Bonita Springs	2	2	
2/3/2020	\$220,000	\$210,000	556	Indian Wells Avenue	1,655	Bonita Springs	2	2	
1/7/2020	\$227,500	\$221,000	212	Scripps Ranch Road	1,655	Bonita Springs	2	2	
5/1/2020	\$220,000	\$217,000	1049	Harbor Ridge Drive	1,658	Bolzano	2	2	
7/13/2020	\$251,700	\$247,500	1739	Encinitas Way	1,658	Bolzano	2	2	
7/17/2020	\$259,000	\$250,000	164	Palazzo Lane	1,658	Bolzano	2	2	
4/7/2020	\$229,000	\$223,000	842	Bella Viana Road	1,673	Bal Harbor	2	2	
2/24/2020	\$239,900	\$239,900	889	Pacific Ridge Road	1,705	Cabella	2	2	
1/13/2020	\$249,900	\$242,000	738	San Joaquin Road	1,705	Cabella	2	2	
3/2/2020	\$279,900	\$268,000	285	Treviso Drive	1,705	Cabella	2	2	
6/25/2020	\$280,000	\$275,000	808	Pacific Ridge Road	1,705	Cabella	2	2	
2/10/2020	\$284,499	\$279,000	350	Via Torrente Drive	1,705	Cabella	2	2	

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7/31/2020	\$289,000	\$282,000	634	San Joaquin Road	1,705	Cabella	2	2	
2/7/2020	\$318,000	\$300,750	522	San Joaquin Road	1,705	Cabella	2	2	Pool
4/20/2020	\$319,900	\$314,900	509	Treviso Drive	1,705	Cabella	2	2	
3/5/2020	\$300,475	\$300,475	315	Bella Cortina Drive	1,707	Cabella	2	2	New
6/30/2020	\$318,000	\$315,000	367	Bella Cortina Drive	1,707	Cabella	2	2	
6/15/2020	\$217,500	\$215,000	229	Indian Wells Avenue	1,712	Bal Harbor	2	2	
4/1/2020	\$235,696	\$223,696	2015	Lazio Loop	1,719	Brescia	2	2	New
1/8/2020	\$261,429	\$247,979	241	Vestrella Drive	1,719	Brescia	2	2	New
6/22/2020	\$259,900	\$258,000	1405	Del Mar Drive	1,730	Cabella	2	2	
7/30/2020	\$255,000	\$252,000	536	Presido Park Place	1,759	Key Largo	2	2	
3/17/2020	\$272,900	\$266,000	331	Scripps Ranch Road	1,772	St Augustine	2	2	
1/24/2020	\$204,000	\$201,150	404	Sorrento Road	1,786	Melody	3	2	
7/8/2020	\$219,900	\$214,000	112	Meridian Avenue	1,786	Melody	3	2	
2/10/2020	\$309,900	\$294,000	626	Via Corso Court	1,802	Cabella	3	2	
1/9/2020	\$189,500	\$181,500	674	Aurora Street	1,809	Melody	3	2	
7/13/2020	\$217,000	\$221,000	364	Hamrick Drive	1,820	Melody	3	2	
7/17/2020	\$189,500	\$182,000	245	Amelia Street	1,821	Melody	3	2	
6/30/2020	\$314,085	\$294,000	380	Bella Cortina Drive	1,821	Brava	2	2	New
7/17/2020	\$225,000	\$218,000	356	Sorrento Road	1,826	Melody	3	2	
7/3/2020	\$184,900	\$183,500	141	Glendale Court	1,827	Sarasota	2	2	Bank Owned
4/9/2020	\$225,000	\$220,000	185	Los Gatos Place	1,827	Sarasota	3	2	
3/31/2020	\$238,000	\$228,000	557	Indian Wells Avenue	1,827	Sarasota	3	2	
3/13/2020	\$224,900	\$219,900	204	Addison Drive	1,835	Melody	3	2	
2/14/2020	\$235,500	\$235,500	218	Bay Drive	1,842	Harmony	3	2	Pool
6/30/2020	\$249,000	\$242,500	371	Indian Wells Avenue	1,869	Sarasota	3	2	
1/23/2020	\$219,900	\$215,500	2343	Palm Tree Drive	1,899	Napoli	2	2	
4/1/2020	\$249,900	\$249,900	292	Indian Wells Avenue	1,899	Palm Island	2	2/1	
1/13/2020	\$259,500	\$250,000	789	Barcelona Drive	1,899	Palm Island	2	2/1	
7/31/2020	\$254,000	\$250,000	926	Barcelona Drive	1,899	Palm Island	2	2/1	
5/18/2020	\$259,000	\$245,000	259	Scripps Ranch Road	1,902	Sarasota	3	2	
4/30/2020	\$265,000	\$265,000	818	Ebb Tide Lane	1,914	Casablanca	2	2	
7/9/2020	\$245,000	\$236,000	866	Barcelona Drive	1,935	Palm Island	2	2/1	
6/23/2020	\$314,000	\$304,000	319	Santa Barbara Lane	1,935	Palm Island	2	2/1	Pool
3/20/2020	\$260,000	\$252,000	837	Barcelona Drive	1,961	Bal Harbor	3	3	
3/25/2020	\$254,000	\$254,000	529	San Joaquin Road	1,968	Calabria	2	2	New
6/9/2020	\$278,000	\$270,000	757	Irving Ranch Road	1,968	Calabria	2	2	New
4/7/2020	\$288,000	\$288,000	155	Olympus Way	1,968	Calabria	2	2	New
4/3/2020	\$292,000	\$287,000	562	San Joaquin Road	1,971	Caldes	2	2	
4/29/2020	\$310,000	\$300,000	812	Pacific Ridge Road	1,971	Caldes	3	2	
6/1/2020	\$327,000	\$325,000	525	Via Vitale Court	1,975	Calabria	2	2	
5/7/2020	\$349,000	\$345,000	598	San Joaquin Road	1,975	Calabria	3	2	
1/29/2020	\$285,000	\$283,000	676	San Joaquin Road	1,992	Calto	2	2/1	
2/6/2020	\$314,113	\$314,113	178	Vestrella Drive	2,000	Calto	3	2	New
1/15/2020	\$284,900	\$270,000	421	Scripps Ranch Road	2,011	Sanibel	3	2/1	
7/27/2020	\$219,000	\$220,000	199	Tall Pines Pass	2,020	Carnegie	2	2	
6/15/2020	\$248,000	\$244,000	1256	Bonita Canyon Drive	2,023	Calabria	2	2	
3/16/2020	\$308,000	\$303,000	309	Treviso Drive	2,023	Calabria	3	2	
5/15/2020	\$379,500	\$370,000	606	Via Corso Court	2,023	Calabria	2	2	
6/26/2020	\$254,900	\$245,000	101	Vista Drive	2,038	Carnegie	2	2	

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3/13/2020	\$264,000	\$264,000	119	Vista Drive	2,038	Carnegie	2	2	
3/23/2020	\$279,000	\$269,000	777	Glendora Road	2,038	Carnegie	2	2	
7/15/2020	\$239,900	\$235,000	561	Heartwell Drive	2,043	Carnegie	2	2	
1/16/2020	\$277,500	\$270,000	1291	Bonita Canyon Drive	2,053	Calto	2	2/1	
4/6/2020	\$268,000	\$265,000	225	New River Drive	2,054	Carnegie	2	2	
2/4/2020	\$264,800	\$253,000	300	Rock Springs Drive	2,062	Carnegie	2	2	
4/8/2020	\$225,500	\$222,500	325	Falling Water Drive	2,063	Carnegie	2	2	
6/30/2020	\$319,000	\$315,000	476	Scripps Ranch Road	2,076	Safi	3	2	
3/4/2020	\$259,000	\$251,000	313	Bell Tower Xing	2,077	Carnegie	2	2	
1/21/2020	\$287,500	\$275,000	732	Volterra Blvd	2,080	Carnegie	2	2	
6/2/2020	\$299,500	\$275,500	1374	Marbrisa Place	2,112	St John	3	2/1	
5/13/2020	\$324,900	\$320,000	1422	Del Mar Drive	2,112	St John	2	2/1	
5/7/2020	\$225,999	\$215,000	117	Cupola Loop	2,128	Brahms	2	2	
3/12/2020	\$304,900	\$302,000	435	Mayfair Drive	2,141	Savoy	3	2	
2/28/2020	\$285,000	\$278,000	171	Largo Drive	2,150	Savoy	3	2	
5/26/2020	\$295,000	\$286,500	843	Jasmine Creek Road	2,183	San Rocco	2	2	New
2/14/2020	\$429,900	\$422,000	256	Treviso Drive	2,190	Cambria	2	2/1	
4/22/2020	\$259,000	\$250,000	316	Santa Barbara Lane	2,211	Boca Raton	2	2	
5/29/2020	\$325,000	\$312,000	537	Milano Road	2,211	Boca Raton	2	2	
7/13/2020	\$318,000	\$318,000	148	Indian Wells Avenue	2,211	Boca Raton	2	2	
7/2/2020	\$209,000	\$197,825	621	Maple Pass	2,297	Mozart	2	2/1	Bank Owned
3/27/2020	\$324,190	\$307,728	4078	Via Toledo Court	2,297	San Rocco	2	2	New
2/14/2020	\$328,010	\$308,000	679	Irving Ranch Road	2,297	Savona	3	3	New
4/17/2020	\$322,000	\$313,000	625	Carmel Lane	2,307	Jacksonville	3	3	
1/16/2020	\$296,500	\$296,000	258	Sandpiper Drive	2,314	Bolero	3	3	
3/20/2020	\$437,699	\$437,699	3809	Via Garibaldi Drive	2,314	Savona	3	3	New
6/10/2020	\$330,000	\$331,000	285	Sorrento Road	2,317	Bolero	3	3	
4/6/2020	\$289,900	\$278,000	142	Milan Lane	2,325	Bolero	3	3	
3/27/2020	\$319,000	\$309,000	213	Sorrento Road	2,325	Bolero	3	3	
6/26/2020	\$242,000	\$235,000	264	Bell Tower Xing	2,334	Bolero	3	3	
2/20/2020	\$224,900	\$210,000	354	Falling Water Drive	2,336	Bolero	3	3	
4/30/2020	\$314,900	\$305,000	1238	Glendora Road	2,339	Bolero	3	2	
1/24/2020	\$299,900	\$285,000	145	Monterey Street	2,343	Coconut Grove	2	2/1	
1/24/2020	\$324,900	\$319,000	668	Barcelona Drive	2,343	Coconut Grove	2	2/1	
1/13/2020	\$360,000	\$355,000	636	Carmel Lane	2,343	Coconut Grove	2	2/1	
7/1/2020	\$354,499	\$320,000	171	Olympus Way	2,353	Basta	3	3	New
7/9/2020	\$341,491	\$329,500	409	Villa Marina Avenue	2,353	Basta	3	2	New
6/26/2020	\$371,421	\$339,000	340	Bella Cortina Drive	2,353	Basta	3	3	New
4/20/2020	\$264,900	\$240,000	393	Lake Butler Drive	2,385	Juilliard	3	3	
7/29/2020	\$396,571	\$370,000	4073	Via Toledo Court	2,393	Letizia	4	3	New
6/30/2020	\$458,916	\$425,062	6222	Via Monte Napolene Drive	2,393	Letizia	4	3	New
5/14/2020	\$485,000	\$475,000	530	Viterra Court	2,395	Barcelona	3	3/1	
7/16/2020	\$305,000	\$295,000	126	Monterey Street	2,413	Boca Raton	3	2	
3/31/2020	\$317,461	\$308,000	667	Irving Ranch Road	2,421	Siena	3	2/1	New
2/11/2020	\$337,500	\$327,000	737	Quail Hill Court	2,421	Siena	3	2/1	
3/30/2020	\$349,830	\$349,830	4013	Via Toledo Court	2,421	Siena	3	2/1	New
4/16/2020	\$402,955	\$402,955	4042	Via Toledo Court	2,421	Siena	3	2/1	New
2/26/2020	\$419,792	\$419,792	3668	Via Monte Napoleone Drive	2,421	Siena	3	2/1	New
6/16/2020	\$432,000	\$420,000	836	Jasmine Creek Road	2,421	Siena	3	2/1	Pool

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1/13/2020	\$438,228	\$438,228	3620	Via Monte Napoleone Drive	2,421	Siena	3	2/1	New
7/17/2020	\$374,900	\$374,000	718	Irving Ranch Road	2,427	Siena	3	2/1	
5/14/2020	\$428,000	\$415,000	127	Via San Luca Court	2,427	Siena	2	2	
6/25/2020	\$424,900	\$422,500	250	Treviso Drive	2,427	Siena	3	2/1	
6/19/2020	\$430,000	\$427,500	448	Bel Air Way	2,427	Siena	3	2/1	
4/1/2020	\$429,900	\$429,900	440	Bel Air Way	2,427	Siena	3	2/1	
5/15/2020	\$326,500	\$315,000	822	Shorehaven Drive	2,450	Operetta	3	2/1	
2/7/2020	\$345,000	\$340,000	837	Glendora Road	2,450	Operetta	3	2/1	Pool
7/2/2020	\$375,000	\$368,000	268	New River Drive	2,453	Operetta	3	2	Pool
1/7/2020	\$376,000	\$360,000	506	Tapatio Lane	2,509	Verona	3	2/1	
7/23/2020	\$357,000	\$342,000	545	Genoa Drive	2,528	Carnegie	2	2	
3/2/2020	\$459,500	\$450,000	879	San Raphael Street	2,580	Venetian	3	3/1	
3/20/2020	\$307,132	\$307,132	142	Olympus Way	2,598	Sorano	3	3	New
3/25/2020	\$355,000	\$344,000	1155	Glendora Road North	2,719	Rhapsody	3	2	
2/26/2020	\$425,000	\$415,000	825	San Raphael Street	2,832	Sorano	3	2	
3/10/2020	\$514,000	\$495,000	705	San Raphael Street	2,843	Marsala	4	3	
1/21/2020	\$564,900	\$547,000	575	San Raphael Street	2,843	Marsala	4	3	
3/3/2020	\$374,000	\$360,000	308	Montecito Place	2,847	Siena	3	2/1	
3/25/2020	\$479,000	\$479,000	933	San Raphael Street	2,917	Venetian	4	4/1	
1/16/2020	\$424,000	\$396,766	518	Viterra Court	2,964	Barcelona	3	3/1	
7/24/2020	\$436,000	\$430,000	530	Santa Vita Place	3,000	Barcelona	3	2/1	
1/10/2020	\$329,900	\$329,900	668	Tapatio Lane	3,015	Riviera	3	3/1	Bank Owned
3/13/2020	\$422,000	\$408,000	625	Tapatio Lane	3,015	Riviera	3	3/1	
7/17/2020	\$524,900	\$515,000	718	San Raphael Street	3,057	Riviera	3	3/1	Pool
1/15/2020	\$475,000	\$470,000	500	Viterra Court	3,069	Barcelona	3	3/1	
7/21/2020	\$475,000	\$455,000	735	San Raphael Street	3,076	Miami	3	3/1	
2/25/2020	\$399,000	\$380,000	269	Escondido Court	3,110	Biltmore	4	3	