

12511 Nova Consideration of Value

To The Prospective Buyer regarding the list price:

When reviewing the attached comparable properties in the neighborhood, you will be able to see how we arrived at the current list price, as this home has been extensively remodeled structurally, mechanically, and cosmetically with new and higher-end Luxury materials & finishes, etc.

Nova is an extensively renovated home including, but not limited to, new electrical box & new switches, plugs etc, new pex plumbing throughout, new HVAC, new water heater, New Pex Plumbing, New sewer lines throughout, New Roof, new driveway, new cabinets, New low E Energy efficient windows, New LVP flooring, complete foundation work inside and out, and much more. The home has been reconfigured with a more modern layout, and the exterior has been updated completely with a new expanded back patio and huge Louvered pergola

Inside, the home has been completely remodeled and reconfigured with a more modern floorplan to fit today's buyers and complimented with designer lighting, fixtures, hardware and luxury appointments throughout. The kitchen has been widened with a new layout featuring a sit-up peninsula complimented by a much higher-end marble backsplash which is something that you don't normally see in homes in this price range unless it is a true custom build. The Expansive primary bedroom boasts a sitting area, and an impressive walk-in closet with custom built-ins that compliments the primary custom bathroom with oversized 72" vanity, huge Linen closet and mirrors with a touch-lighting system . Many extras are throughout the home, and when you compare this home to recent adjacent sold homes, you will certainly see the value.

The most relevant properties to the subject property (Even though all of them are 3 bedrooms and the subject property is a 4 bedroom) are 1734 Ashford Hollow that sold 3 months ago for \$370,000. 12406 Whittington, also sold in May, 12415 Nova sold in July, 12423 Attlee sold in April, and 12411 Attlee pending at \$459,000.

1734 Ashford Hollow sold May 2026 (1807 sqft - \$370,000) is a little smaller 1-story (+\$40,000) with 3 bedrooms instead of the 4 (+\$10,000 for subject property). The lot is similar to the subject property, but the home backs to multi-family commercial with balconies looking into the backyard 10-15% disadvantage (+\$45,500). The roof is older (+\$18,000). While this home has some cosmetic updates, much of the home's mechanical and structural (Electrical, galvanized plumbing, older HVAC, rotten fascia, (original flooring in areas and windows), older sewer lines, older guest bathroom, etc are older and give the subject property an approximate (+ \$77,000) advantage . **This brings the consideration of the subject property to \$550,500.**

12406 Whittington sold May 2026 (1858 sqft - \$410,000) is a little smaller 1-story (+\$33,000) with 3 bedrooms instead of the 4 (+\$10,000 for subject property). It is similar in updates to the subject property with the exception of electrical, lower end features in primary bathroom, older sewer lines, etc. (+\$25,000). This home is also located on a very busy main st, thus giving the subject property an approximate 10% advantage (+\$41,000). **This brings the consideration of the subject property to \$519,000.**

12415 Nova (1913sqft - \$315,000) is a little smaller (+\$15,000) 4/2 that needs to be completely renovated (+\$195,000) . **This brings the consideration of the subject property to \$525,000**

12423 Attlee (1776 sqft - \$350,000) is a considerably smaller 4/2 single story (+ \$56,300) on a much smaller lot (+\$12,000) with an old roof (+\$18,000), no landscaping nor sprinklers (+\$7500), older electrical, older HVAC, older sewer lines, old galvanized plumbing, basic builder grade upgrades and more (+\$54,500). **This brings the subject property to approximately \$498,300.**

12411 Attlee is pending at \$459,000 at is practically the same in size and condition; however, the home has an older roof (+\$18,000), partial sewer line replacement (+\$8000), older bathrooms (+\$22,000), and the updates are from 2-3 years prior. (+\$5000) **This brings the subject property value to approximately \$512,000**

Please see the attached amenities and upgrades sheet for a list of features and upgrades of the subject property.

Thank you again for viewing the home. We know you will love it and the neighborhood, as there are many wonderful amenities and activities that bring everyone together.