

10427 Huntington Crest Consideration of Value

To the Prospective Buyer regarding the list price:

When reviewing the attached comparable properties in the neighborhood over the past 6 months, you will be able to see how we arrived at the current list price, as this home has been remodeled both structurally and cosmetically. The comparable properties were similar in size; however, the subject property has a 4-CAR Garage and a over a 1/3 acre lot that the appraisal district values at approximately \$23,000 more than the average lot property in the neighborhood.

10427 Huntington Crest is a 2300 sqft renovated home on a cul-de-sac with over a 1/3 acre lot. The improvements include, but not limited to, a NEW ROOF, a 4-Car Garage with 3 phase electrical, new painting throughout, remodeled kitchen with new quartz counters, New Stainless steel appliances, new and updated flooring throughout, new lighting, and more.

The most relevant properties to the subject property are 12830 Tennace Dr that sold for \$285,000 in December 2025. 10518 Huntington Dale (\$285,000), and 10415 Tenneco (\$225,000). There was 1 other sale in the past 6 months, but the sqft was significantly smaller, so I went back 9 months to find 10503 Huntington View (\$269,000)

12830 Tennace Dr (2280 sqft - \$285,000) is a similar sized 2-story with 4 bedrooms 2-1/2 baths (-\$5,000), a 2 car garage (+5000) and on a much smaller lot (+23,000). It does have a pool, although very old (-\$15,000). The roof is very old (+\$25,000), but it does have updated windows (-\$7000). The overall condition of Tennace is much lower as the home is in original condition (+28,500). When adding and subtracting the main feature sets, we are bringing **the consideration of the subject property to \$346,500.**

10518 Huntington Dale (1932sqft - \$285,000) is a 1 story (-\$15,000) 3 bedroom (+\$7,500) 2 bath home with a 2-car garage (+\$5000) on a smaller sized lot (+\$23,000) and is about 250 sqft smaller (+\$36,750). The roof is much older (+\$25,000), but the kitchen and bathrooms have been updated with new cabinets (-\$15,000). **This brings the consideration of the subject property to \$351,750.**

10415 Tenneco (1864sqft - \$225,000) is a 1 story (-\$15,000) 3 bedroom (+\$7,500) 2 bath home with a 2-car garage (+\$5000) on a smaller sized lot (+\$23,000) and is about 350 sqft smaller (+\$41,650). The roof is a little older (+\$10,000), but the overall condition of Tennace is much lower as the home is in original and extremely poor condition giving at minimum 15% advantage toward the subject property (+33,750). **This brings the consideration of the subject property to \$321,900.**

10503 Huntington View (1824sqft - \$269,000) is a 1 story (-\$15,000) 3 bedroom (+\$7,500) 2 bath home with a 2-car garage (+\$5000) on a smaller sized lot (+\$23,000) and is about 375 sqft smaller (+\$49,700). The roof is a little older (+\$10,000), but it does have a new pex (-\$7000) and recent, but not new HVAC (-\$3500). The overall condition of Huntington View is lower than the subject property, but the updated bathrooms and kitchen make is virtually a wash. **This brings the consideration of the subject property to \$336,700.**

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 this is one of the best and most protected streets in the neighborhood with it being on a cul-de-sac and having a higher elevation.