

Compiled for **SPRUCE CREEK PREMIER HOMES, INC'S** Clients

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Spruce Creek, A Fly-In Community / Golf Course Community / Gated Community

NOTE: This list consists of *available properties* within Spruce Creek community. Although some homes may be listed with other real estate companies, SPRUCE CREEK PREMIER HOMES, INC., has information on **ALL** available properties for sale and will schedule convenient showing of any properties.

* All listings are subject to price change and/or prior sale.

**Properties include Taxiway Hangar Homes, Golf Course Homes,
Single Family Homes on Nature Lots, Townhouses, Condominiums,
Condominiums with Hangars, Commercial Hangars and Vacant Lots.**

April 3, 2008

VACANT LOTS:

Taxiway Lots:

26 Lindy Loop., R-110, 98' X 140' rectangular backs to runway, \$250,000

56 Lazy Eight Drive., 1 ½ lots, 150' X 150', \$340,000

1787 Earhart Court. Cul-de-sac street. 113' x 150'. \$365,000

2657 Spruce Creek Blvd. 108' x 214' \$375,000

1801 Wright Dr. Lot 122, cul-da-sac, 235' taxiway Foxtrot frontage, lot Approx. half acre, \$415,000

***1917 Canadair Court, Glen Eagles,** Lot 49, partly cleared,. \$415,000

2037 King Air Ct. Glen Eagles, footprint approximately 5,969' sq.ft. cul-de-sac. \$420,000

2521 Tail Spin. On corner of Spruce Creek Blvd and Tailspin Trail, high lot with hardwood trees, 125' X 204'. \$430,000

2012 Cochran. pie shape lot on a short cul-de-sac street. \$445,000`

2577 Spruce Creek Blvd. 125' x 165' \$489,000

Golf Course Lots, Nature & Misc. Lots

49 Lazy Eight. Golf Course, Overlooking 6th green, 80' X 120'. \$135,000 UNDER CONTRACT

1994 Ardmor. Greenview, 95' x 115' corner lot, \$179,000

3300 Oak Vista. Greenview, Cul-de-sac, 10th fairway \$195,000

2584 E Spruce Creek Blvd. Waterfront on Spruce Creek with access to river, overlooks nature preserve, 103' X 204'. \$425,000

COMMERCIAL CONDOMINIUM HANGARS:

127 Aces Alley. Crosswinds, full bath, Hangar 52' X 50', Built 1997. \$300,000.

212 Cessna Blvd, Unit 5. Tailwind, fronts on Cessna, 50' x 50', Built 2001. \$350,000

121-16 Aces Alley. Crosswinds, AC 52' X 50', door opening 44' X 14', epoxy floor, pilots lounge with full bath, computer desk and storage, \$380,000

113 Aces Alley. Crosswinds, 50' x 50' A/C with pilot's office with bath/shower. \$425,000

210 Cessna Blvd Unit 10. Downwind, stwo story office, bath, fronts on Cessna, 5400'sf, 75' x 60' \$1,000,000

HANGAR HOMES:

Glen Eagles:

2890 Malibu Ct., 4 bd/3 ½ ba/2 car garage, Two story contemporary, tile roof, cul-de-sac, brick fireplace, open pool, Hangar 52'x49' with door opening 48'X15' . LA approx.3350' sq ft. Built 1994. \$950,000

ADDITIONAL HANGAR HOMES:

2557 Taxiway Echo, Eagles Landing Condo with plane port, Two story, 3 bd/3b/2 car garage, appliances included, gas fireplace, end unit, LA approx. 2200'sq.ft. Built 1986. Plane Port 39' x10' 3". \$395,000

46 Lindy Loop, Lot 99, 2 bd/2 ba/1 car garage, needs "TLC", new kitchen and appliances, room for pool, hangar 39'x26', LA @ 1370' sq.ft. Built 1976. \$475,000

2589 Taxiway Echo, Eagles Landing Condo with Plane port, 3 bd/2 ba/ 2 car garage, fireplace, guest bungalow with bath, screened courtyard 34'x35' with reflecting pond, separate guest room in courtyard plane port 42'x36'- will accommodate small twin, LA @ Built 1984. \$495,000.

2529 Cross Country Dr., 3 bd/2 ba/2 car garage, FP, central vacuum, Hangar opening 40'x10', LA @ 2150'sq.ft Built 1981. \$525,000

2535 Cross Country Drive, Brick ranch, 3 bd/2 ½ ba/ 2 car garage, High angled ceilings, split floor plane, large master suite, eat-in kitchen, refrigerator replaced Jan 2007, fireplace in family room, Roof replaced 2001, Hangar roof replaced Feb 2005 , Hangar 45'x 36' with office & full bath, Opening 40' x 12', LA @ 2040'sq.ft. Built 1988 -\$535,000

1 Snap Roll Lane, 2 bd/2 ½ ba/ den/2 car garage, fireplace, Hangar 46'x35' with opening 40'x11', LA @ 2780'sq.ft. Built 1985.. \$615,000

2644 Slow Flight, 4bd/3/ba/2car garage, traditional brick ranch, 2 fireplace, formal living and dining , family room, pool, hangar is T-shaped opening 40''X11 with office, LA @ 2900' sq.ft. Built 1984. \$634,500.

1804 Wiley Post, 3bd/2 ½ ba/2 car side entry, master bedroom 1st level, 2 bedroom with bath and loft, fireplace, pool with summer kitchen, Hangar 42'X34' with opening 39'11''X11'' , LA @ 2700' sq. ft., Built 1985. \$710,000

2680 Slow Flight Drive, Brick veneer ranch, 4 bd/3 ½ ba/2 car garage, brick fireplace, solar heated pool, Hangar 42'x34' with opening 40'x13', LA @ 3880 sq. ft. Built 1984, \$725,000.

1801 Wiley Post Dr. Traditional Brick Ranch, 3bd/ 3 ba plus two ½ ba/ 2 car garage, dining and living room, den appliances included, fireplace, hangar 50'X40', opening 42' x11'7, LA approx. 3500' sq ft, Built 1984. \$785,000

1823 Lindbergh Lane,3 bd/3 full bath & 2 half ba/2 car garage, whirl pool tub in master bath, fireplace, hardwood flooring, solar heated pool, greenhouse, Hangar opening 44'x11'9",depth 33' office in hangar, La @ 3500' sq ft. Built 1991. \$787,900

1786 Doolittle Ct., 3 bd/3 ½ ba/3 car garage, cul-de-sac, pool, hangar 52'x62' LA @2500sq ft. Built1989. \$799,000

1819 Roscoe Turner Trail,Two story traditional, 4 bd/3 ½ / 3 car garage, 1 bedroom 1st level, fireplace, formal dining , eat-in kitchen, room for pool, hangar 2000' sq ft., LA approx 3150' sq ft. Built 1991. Reduced to \$875,000

1704 Baron Court, 3bd/2 ½ ba/ 2 car garage, heated pool, LA approx. 2700'sf. Plus guest apartment in hangar with bath and kitchenette, Built 1990, A/C hangar with apartment, 50'x50' with opening 48'14. \$890,000.

2891 Grumman Ct. 3 bd/2 ½ ba -in home-(½ bath in hangar),2 car garage, two story home with master 1st level, pool, cul-de-sac street, A/C Hangar with door opening 42'X12' (height could be raised to 14') depth 31',LA @ 2590' sq. ft., Built 1993. \$939,000

2522 Tail Spin Trail, Two story, 4 bd/4ba/2 car garage, office, parlor, dining room, large kitchen and family room with gas fireplace, loft and 2 bedrooms with bath on second level, screened covered lanai with heated pool, central vac system, A/C hangar with 2 story pilots lounge and full bath, hangar opening 45'x15'X 34', CBS construction, LA @ 3500' sq. ft. Built 2001. \$975,000

1808 Wright Drive, 4bd/3/ ba/3 car side entry garage, Florida contemporary, cul-de-sac, 14' high celings, Cherry wood cabinets and granite gas fireplace, central vaccum, fantastic pool area with rock waterfall and summer kitchen, apartment in hangar, Hangar 50'X39 w/door 46', LA approx. 3000'sf, Built 1999, \$979,600.

2 Lindy Loop, 4bd/4 ba/3 car garage, pool, home and hangar on 2 ½ lots, large hangar, Built 1975. \$1,299,000

1720 Sky Hawk Ct., Lot 325, 6bd/6 ½ ba, European in style, lighted tennis court, mote with two waterfalls, gated driveways, 2 hangars- the smaller hangar is 60'x46', LA 9000' sq.ft. Built 1994 \$5,700,000

SINGLE FAMILY HOMES

Golf Course Homes:

35 Lazy Eight. 3bd/2 ½ ba/2 car garage, LA @ 2200' sq.ft. Built 1981. \$269,900

1894 Seclusion Drive. 3bd/2ba/2 car side entry garage, cul-de-sac, overlooks 16th green, LA @ 1629' sq.ft., Built 1991. \$279,000

65 Lazy Eight. 3bd/2b/2 car garage, Ranch, frame construction, LA approx. 2000, Built 1980. \$315,000

3180 Steamboat Ridge Rd. Turtle Point, 3bd/2ba/2 car garage, Great room, dining, CBS construction , LA approx. 1570' sq.ft, Built 1995. \$321,000

*** 1920 Seclusion Dr.**, 3 bd/2 ba/ 2 car-oversized side entry garage, beautiful view of 18th green, Cul-de- sac street, New interior & exterior paint Mar'08, dining room with hardwood floor, office, great room with vaulted ceiling & fireplace, new water heater, new range, Florida room plus a 16'x10' sunroom, LA approx.. 2200 sf. Built 1986. \$359,000

3155 Royal Birkdale Way. Wedgewood, Two story contemporary, 3 bd/3 ba/ 3 car garage, community pool, master 1st level, eat in kitchen, new cabinets and counters, 16 the fairway, large lanai and pool, LA approx. 2650' sq ft, Built 1990 \$449,000.

1871 Spruce Creek Blvd., 3 bd/office or 4th bd/3 ba/2 plus side entry garage, golf cart garage, master bath with dual sink and Jacuzzi tub, heated pool, dream kitchen with 3 dishwashers, sub-zero refrigerator, new A/C system in 2005,LA @ 2800' sq. ft., Built 1996, \$450,000

*** 3302 Oak Vista**, Greenview, 4bd/3ba/2 car garage plus side golf cart garage door, cul-de-sac, great view of^t green, Open floor plan with master on opposite side, marble bath with whirlpool bath tub & glass stall shower, 12' ceilings in family-kitchen- nook- dining-parlor, 10' ceilings in bedrooms, gas fireplace, large heated pool and fountains, large lanai for entertaining, LA approx. 3000' sq.ft. CBS construction. Built by the Johnson Group 1995. **Priced to sell.** \$475,000

1990 Country Club. Dr. 3 bd/3 ba/2 car garge,pool, LA approx.2600' sq ft, Built 1993. \$549,000

1955 South Creek. Reserve Estate, 3bd/2b/3 car garage, tile roof, fruitwood cabinetry, beautiful view of lake & 12th fairway, LA approx.2400'sq ft CBS construction, Built 1998. \$550,000

1872 Royal Lytham. Wedgewood Patio Home, 3 bd/2ba/2car garage, lot surrounded by the golf course, ample room for expansion, community pool, LA @1860' sq. ft. Built 1986. \$569,500

1999 Ardmor Dr. Greenview, Traditional, 4bd/3ba/3 car, located on 10 th green, garage, wood –tile-carpet flooring, heated pool fireplace in family room, new A/C, appliances included, LA approx. 2950' sq.ft .Built 1990. \$585,000

1959 Country Club Drive. 3bd/2 ½ ba/ 3 car garage, heated pool, master bath w whirlpool tub, wood fireplace, Tile roof and circular drive with pavers, , LA approx.3000' sq ft Built 1990. \$595,000

1941 South Creek Blvd., the Reserve Estates, 4 bd/3ba/4 car garage, Tile roof, circular drive, large kitchen with center Island opens to Great room & breakfast nook, dining room, office, split floor plan, heated pool backs to nature area, LA @ 4000 sq. ft., Built 2001. \$699,000 UNDER CONTRACT

1998 Country Club Dr. Two story Brick,4 bd/4 ba/2 car garage, pool, fenced corner yard, LA approx. 3320' sq.ft. Built 1988 \$719,000

2049 Country Club Dr. Two story contemporary, 3 bd/3 ½ ba / 2 car garage/golf cart garage, 16th fairway, tile roof, circular drive, Kitchen with Cherry cabinets and corian counters, LA approx. 3500'. Built 2000 by the Johnson Grp Being sold Furnished..\$889,000

1949 South Creek Blvd., The Reserve Estates, 4b/4ba/3 plus garage, large beautiful home with golf and lake view, split floor plan, screened lanai with heated pool and summer kitchen, appliances included, central vac, LA approx 4260' sq ft. Built 1999. \$1,250,000

1951 South Creek Blvd. the Reserve Estates, 5 bd/4 ½ ba/3 car garage, Tile roof, granite counters, travertine floors, lake and golf view, theater room, pool, LA @ 5000' sq ft. Built 1999. \$1,350,000

1971 South Creek Blvd. Reserve Estates, Stunning two story courtyard home, 6 bd/4 ½ ba/3 car garage plus golf cart garage, formal and informal dining, summer kitchen, heated pool, guest suite separate from main home, views of golf course with fountain and lake, balconies, marble flooring, tile roof, circular drive with pavers, LA approx. 5350' sq ft, Built 1999.\$1,600,000

Misc./ Nature Homes:

2001 Steamboat Ridge Ct. Turtle Point, 3bd/2ba/2 car garage, Great room, dining (office), CBS construction , LA approx. 1730' sq.ft, Built 1998. \$254,900

3282 Spruce Creek Glen; 3bd/2ba/2 car garage, solar heated pool with rock waterfall, LA @ 1830'sq ft., Built 1992. \$269,900

3233 Vail View Drive. 3bd/2ba/2 car garage, great room with volume ceilings, screened lanai, LA approx 1800' sq.ft Built 1990. \$279,000

1885 Seclusion Dr, 3 bd/2ba/2 car garage, LA approx. 1812' sq .ft Built 1997. @275,000

2598 Spruce Creek Blvd.. 3bd/2 ½ ba/2 car garage, beautiful nature view/lot, cen vac system, family room with fireplace, new roof-new paint- new windows-new carpet in 2007. Basement for storage or can be converted into a living area, LA @ 1750' sq.ft. \$295,000

3253 Vail View Ct. Turtle Point, Cul-de-sac, 3bd/2ba/2 car garage, great room with volume ceilings, screened lanai, patio. LA approx 1820' sq.ft Built 1990. \$299,000

2642 E Spruce Creek Blvd. 3bd/2ba/3 car garage, new A/C, new tile, new laminated Wood, screened lanai , backs to nature area, LA approx. 1800' sq.ft. Built 1994. \$300,000

3118 Waterway Place, 3 bd/2 ba/2 car garage \$305,000

3190 Royal Birkdale Way, Wedgewood, 2 bd/2ba/office with Murphy bed/ 2 car garage, breakfast nook & island in kitchen, community pool, LA @ 2100' sq.ft. Built 1999. \$309,000

3230 Vail View, Turtle Point, 3 bd/2ba /2 car garage, pond view, LA approx. 1800'sq.ft., Built 1989. \$325,000

3251 Vail View, Turtle Point, 3 bd/2ba/, pool &spa, cul-de-sac, LA approx.1630' sq.ft. Built 1995.\$330,000. CONTRACT PENDING

1911 Seclusion Dr. 3bd/2ba/2 car garage, Brick ranch, fireplace, central vac, LA approx. 2150' sq ft. Built 1986. \$349,000.

1845 Spruce Creek Blvd, 2 bd/2 1 ½ ba 2 car garage, Brick ranch, LA approx.1750' sq.ft.Built 1985. \$349,000

3105 Waterway Place, 3bd/2ba/2 car garage plus golf cart garage, great room with dining area, breakfast nook, split floor plan, screened lanai with solar heated pool overlooking pond, LA @ 1790'' sq. ft. Built 1998. \$325,000

2126 Springwater Lane, Reserve Island, 3 bd/2 ba/2 car AC garage with extended golf cart garage, great room with tray ceiling, dining room, breakfast area, large screened lanai, hurricane shutters, new interior and exterior paint, room for pool, LA approx. 2100 sq.ft. Built 2000. \$354,900

2128 Springwater Lane, Reserve Island, 3bd/2ba/2car garage + golf cart garage, LA @ 2084 sq.ft., Built 2000, \$355,000

2017 Beaver Creek, Turtle Point, 3 bd/2 ba/2 car garage, water view cul-de-sac, great room breakfast nook, fireplace, central vac system, pool, LA approx. 1800' sq.ft. Built 1989 \$359,500

2100 Springwater Lane. 3 bd/2b/2 car garage, Reserve Island, granite kitchen counters, heated pool, LA approx. 1636' sq. ft., Built 2000. \$364,900

3132 Waterway Place, Reserve Island, 3 bd/2ba/2 car plus golf cart garage, heated pool with pond view, LA @ 2065' sq ft, Built 1999. \$374,900

*** 1940 Spruce Creek Landing**, Contemporary CBS construction, 3bd/2ba/2 car garage, light & bright, split floor plan, whirlpool bath in master bath, breakfast nook, **new** exterior paint June 2007, **new** exterior light fixtures, **new** interior hanging light fixture, **new** fans, lot of tile flooring, screened lanai, ample room for pool, large lot backing to pond and nature view, Home has been a part time home and is in pristine condition, LA approx. 1850' sq ft, Built 1999. \$395,000

3283 Spruce Creek Glen, The Lakes, 4 bd/2ba/2 car garage, pool, LA approx. 1900' sq ft', Built 1999 \$399,000

2119 Springwater Lane, Reserve Island, 4 bd/2ba/2 car garage, LA approx. 2536' sq ft. Built 2000 \$399,900

2136 Springwater Lane, Reserve Island, 3 bderoom/2 ba/2 car garage with extended golf cart garage, great room with tray ceiling, dining room, breakfast area, large screened lanai, LA approx. 2100 sq.ft. Built 2003. \$399,900

2141 Springwater Lane, 3bd/2b/2 car garage, heated pool, LA approx.. 2340' sq ft .Built 2003. \$439,000

2158 Springwater Ln, 3 bd/2 ba/2car garage& golf cart garage, parlor with fireplace, great room, dining rm, open floor plan, master bd with sitting area, whirlpool in master bath with double vanities, bonus rm above garage, solar heated pool with fountains. LA approx. 2750' sq ft. Built 2002. \$459,000

2918 Cypress Ridge, Windsor Ct, 4bd/2 ½ ba/ 2car garage, sunken living room , heated pool, LA approx 2400' sf Built 1993. \$475,000

2728 Autumn Leaves Dr. Four Seasons, 4 bd/3 ba/2/car side entry, heated pool, backs to nature area, circular drive, LA approx @510' sq ft. Built 1997. \$559,000

1813 Summer Green. Four Seasons, 4 bd/3 ½ ba/ 3car side entry garage, heated pools and spa, summer kitchen, nature view, LA approx. 3100' sq.ft. Built 1997. \$569,000

2712 Autumn Leaves Dr., Four Seasons, 4bd/3ba, 3 car side entry, pool, CBS construction, LA @ 2650' sq ft. Built 1997. \$599,000

1836 Summer Green, Four Seasons, 4 bd/3ba/3 car side entry garage, lake view, pool & spa, LA approx. 2800' sq ft, Built 1999. \$627,000 UNDER CONTRACT

2705 Autumn Leaves, Four Seasons, 3 d/3 ½ ba/ 3 car garage, heated pool, LA approx 3300' sq ft. Built 1996. \$696,000

1958 South Creek Blvd. Reserve Estates, 3bd/2ba/2 car garage, tile roof, circular drive, pool, corian counters, 45' motor home garage. \$699,000

1938 South Creek Blvd. 4 bd/3ba/3 car side entry garage, Tile roof, pool screened lanai & summer kitchen, dining room, parlor, great room, breakfast nook, appliances included, backs to nature area. LA @ 3000' sq. ft. Built 2000 . Block construction \$699,500

2702 Winterford Drive, Four Seasons, 6 bd/4 ½ ba/3 car garage, pool, cul-de-sac, large master suite with whirlpool bath walk in glass block shower, family room with built in entertainment, LA approx. 3800' sq ft, Built 1999. \$749,900

1948 South Creek Blvd. The Reserve Estates, 4 bd/3ba/2 car garage, tile roof, circular drive, large master suite, new carpet, new paint interior and exterior, appliances included, heated pool, LA approx. 3300' sq ft. Built 2000. \$789,000

1769 Roscoe Turner Trail, 5 bd/3 ½ ba/2 car garage, two story traditional, wood flooring appliances included, fireplace, swimming pool, pond and nature view, acre lot, LA @ 4600' sq. ft. Built 2006. \$974,900

2678 Spruce Creek Blvd. 4 bd/3ba, contemporary two story, fireplace. walk to creek, pool, La approx. 4700' sq.ft. Built 1990. \$1,300,000

1776 Roscoe Turner Trail, Glen Eagles, 2 story 8 bd/6 ½ ba/3 + car garage, on 2 lots, pool, FP, LA @ 8000' sq.ft. Built 1996. \$1,395,000

CONDOS

1900 Whisperwood Way, Woodside Condo, 2bd/2 ba/den/ 2 car garage, Florida room, Great room, golf and pond view, LA approx. 1954' sq ft. Built 1984. \$199,900

***2007 Teakwood Lane Lane, GREAT BUY!** 2bd/2ba/2car garage. Move right in to this completely furnished, light and bright end unit. Close to community pool. LA @ 1430'sq.ft. Built 1984. \$210,000

2004 Teakwood.. Woodside, 2bd/2ba/2 car garage, New appliances, LA @ 1430' sq.ft. Built 1984. \$225,00

1903 Sprucewood Way, Woodside Condo, 3bd/2ba/2car garage, community pool, LA @ 1400' sq.ft. Built 1986, \$231,900

2496 Taxiway Echo, Creek Side Condo, Two story, tile roof, 2bd/2 ½ ba/2 car garage, 2 master suites 2nd level with private balcony, stone fireplace, wet bar, light & bright, small lanai, near pool. LA @1400' sq ft, Built 1986. \$239,000

1878 Silver Fern, Golf Villa., Two Story, 2 bd/2 ½ ba/ 2car garage, family room, fireplace sunken living room, appliances included, view of 8th fairway. LA @ 1790' sq ft., Built 1980, \$239,000

1905 Sprucewood Way, Woodside Condo, 2bd/2ba/2car garage, community pool, LA @ 1400' sq.ft. Built 1986, \$239,000

1991 Rutgers Pl, Fairway Chase, 2bd/2ba/2 car garage, Loft, community pool, Golf course, cul-de-sac, central vac, LA approx.1580' sq ft, Built 1999. \$245,900

2570 E Spruce Creek Blvd, Creekside Condo, Unit 6, 2 bd/2b/2 car garage, end unit, screened lanai, very light and well maintained condo, near creek and Overlook Park, tile roof, fireplace, condo has pool, LA approx.1400' sq ft. Built 1986. \$245,000

1905 Whisperwood Way, Woodside Condo, Two Story, 3bd/2 ½ bat/2 car garage, sunken living room with fireplace, park like setting with a short distance to community pool. \$254,900

1929 Sprucewood Way, Woodside,3 bd/2 ba/ 2 car garage, Living & dining combined, Florida room, breakfast nook, tile floors except for bedrooms, end unit, community pool, LA @1990' sq.ft. Built 1997. \$259,000

2033 Cornell Pl, Fairway Chase, Two story,3bd/ 2 ½ ba/2 car garage, furnished, golf course, LA approx.1650' sf . \$269,000

***1918 Sprucewood Way**, "Newer" Woodside Townhouse, Built 2000, Two story, private cul-de-sac street, 3bd/2 ½ ba/2car garage, enlarged kitchen with breakfast nook, master 1st level, screened roofed lanai, appliances included, community pool , LA approx. 1800' sq.ft. Built 2000. \$265,000

2002 Teakwood, Woodside, 2 story, 3bd/2 ½ /2 car garage, LA approx. 2100 sq ft. Built 1985. \$267,000

1865 Silver Fern Drive, Free standing villa, @ Spruce Point,3 bd/2ba/2 car garage plus golf cart garage, open floor plan, appliance included, light –bright cheerful, some furniture will convey, LA approx. 1980. Built 2002. \$289,000.

Call: Jewel Blackwell, Marilyn Barnett, Marci Donley or W.G. Watts

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