



PROPERTY “BASE PRICE” ~ \$630,000

RIVER VIEW value to be “Added” to “Base” price

“Unobstructed Water Views can command a 15% to 80% premium”

To verify, search **WHAT IS A GREAT VIEW WORTH?** - Go to :

<https://www.doughroller.net/real-estate-investing/how-much-is-a-great-view-worth/>

Unobstructed Water View (15% - 80%) : “Biggest attraction of a view continues to be a large body of water. Whether a lake, bay, river, or ocean, value of a property will increase a considerable amount. *This view needs to be “Unobstructed” and the more rooms seen from, the better. The residence can increase in value up to 80% simply because you see what two-thirds of the Earth is made of.”

RIVER VIEWS AT 190 STONECREST DRIVE ARE “UNOBSTRUCTED” AND SEEN FROM TWO (2) MAIN ROOMS ~ MOUNTAIN VIEWS ALSO

Scarcity of River Frontage Property

Article - SF Gate News - Real Estate - homeguides.sfgate.com

“The basic principles of supply and demand dictate that prices go up for a desirable item for which there is a limited supply. The old adage that the three secrets to real estate are “Location, Location, Location” holds true here in that being on the water is typically the **BEST LOCATION AVAILABLE”**

See next page

SBC Executive Realty



Monmouth University

Larry Hauser - Licensed Real Estate Broker since January 1980

May 28, 2019 at 12:04 pm

“The accepted value of a good view, be it ocean or mountains, usually adds between 10% to 12% to the value of a home in. Why? Because people pay it. Accepted Appraisal Practices allow for a value of between 1% and 20%”

“Stick with 10 – 12 percent, and you’ll probably be pretty close”

10% premium to be added to base price

LIST PRICE ~ \$759,000

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