

[Brokerage Name/Valuation Firm Name]
[Address Line 1]
[Address Line 2]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Owner Name]
[Property Address]
[City, State, Zip Code]

Dear [Owner Last Name],

RE: Professional Valuation for [Property Address] - [Name of Golf Course Community]

It is a pleasure to provide you with this exclusive valuation for your residence located within the prestigious [Name of Golf Course Community]. Given the unique positioning of your property, specifically its [Frontage Type, e.g., 14th fairway frontage/unobstructed lake views], we have conducted a comprehensive analysis tailored to the luxury golf-lifestyle market.

Property Overview:

The subject property consists of a [Number] bedroom, [Number] bathroom estate comprising approximately [Square Footage] square feet. Key value drivers identified include the [mention specific high-end feature, e.g., custom infinity pool, designer kitchen, or proximity to the clubhouse].

Market Analysis:

Our assessment considers recent closed sales of comparable premium estates within the gates of [Community Name], current market absorption rates for luxury listings, and the specific "premium-to-fairway" valuation currently trending in the local real estate climate.

Opinion of Value:

Based on our findings and the current demand for high-tier golf community assets, it is our professional opinion that the current market value of your property is:

[\$Enter Amount]

Confidentiality and Next Steps:

This valuation is intended for your private use. As the market for exclusive club-side properties remains highly competitive, we would welcome the opportunity to discuss the strategic data used to reach this figure, including off-market transactions that directly impact your home's worth.

Thank you for the opportunity to preview your exceptional home. Please contact me directly at [Phone Number] to schedule a private consultation.

Sincerely,

[Signature]

[Name of Appraiser/Broker]

[Title/License Number]

[Company Name]