



Colony at American Village Comparable Home Sales

4704 Cumberland Drive – Subject Property

- 5 bed | 3.5 baths / 3,408 sqft
- Priced at \$227/sqft

103 Musket Ln (off-market sale)

- 5 beds / 4 baths, ~3,500 sqft
- Sold in April 2025 for \$925,000 (~\$264/sqft)

201 Musket Ln (off-market sale)

- 4 beds / 3.5 baths, ~3,761sqft
- Sold in 2024 for \$880,000 (~\$234/sqft)

5005 Kettle Creek (off-market sale)

- 4 beds / 3.5 baths, ~3,024sqft
- Sold in April 2025 for \$810,000 (~\$268/sqft)

4613 Moores Creek Rd

- 4 beds / 3.5 baths / 3,478 sqft
- Sold in 8/2025 for \$785,000 (~\$226/sqft)

5 Morristown Circle

- 5 bed / 3.5 baths / ~3,934 sqft
- Sold in 8/2025 for \$935,000 (~\$238/sqft)