



Selling Your Home

100 Harbour Crest Way — Tampa, FL 33606

A curated approach to presenting one of Tampa Bay's most distinguished waterfront estates

Sarah Wilson · Luxury REALTOR® · Coastal Realty Group

YOUR LISTING AGENT

Meet Sarah Wilson



With over a decade of exclusive focus on South Tampa and waterfront estates, Sarah Wilson brings an unparalleled depth of market knowledge to every transaction. Her practice is built on discretion, precision, and an intimate understanding of what moves luxury buyers.

A specialist in properties above \$1.5M, Sarah has cultivated a private network of high-net-worth buyers and top-producing brokers across Florida and beyond — ensuring your home reaches exactly the right audience.

"Discretion. Expertise. Results."



Why Sellers Choose Sarah

\$48M

Luxury Sales

Closed in the last 12 months alone

99.4%

Of List Price

Average sale price to list price ratio

5★

Client Reviews

Dozens of five-star luxury seller testimonials

White-Glove Marketing

Bespoke campaigns crafted for each property

Exclusive Buyer Network

Private access to qualified high-net-worth buyers

Full-Service Concierge

From staging to closing, every detail managed

The Residence

100 Harbour Crest Way

A statement of architectural refinement on Tampa Bay's most coveted waterfront address.

Grand Living Spaces

5 bedrooms · 5.5 baths · 5,400 sq ft of curated luxury living with panoramic bay views from every principal room

Chef's Kitchen

Professional-grade appliances, marble waterfall island, custom cabinetry — a culinary environment without compromise

Waterfront Amenities

Infinity-edge pool, private deep-water dock, and unobstructed panoramic views across Tampa Bay



Recommended List Price: \$2,495,000

Positioned at the apex of the current South Tampa waterfront market — aligned with recent comparable sales and poised to attract the most qualified buyers.

Pricing strategy informed by a detailed analysis of active listings, pending contracts, and closed waterfront transactions within the past 180 days.

Recent Comparable Sales

Address	Sale Price	Bed/Bath	D O M
240 Mariner's Watch Dr	\$2,450,000	5 / 5	18
85 Egret Pointe Ln	\$2,375,000	5 / 5.5	22
1710 Heron Bay Ct	\$2,550,000	6 / 6	14

All comparable properties are waterfront, South Tampa, closed within 180 days.

Market Position

Your home is priced at the strategic apex — above recent comps in value, yet calibrated to attract the most serious and qualified waterfront buyers in today's market.

Average Comp: \$2,458,333

Your Price: \$2,495,000

A Marketing Plan Without Equal

Every element of your home's presentation is orchestrated to captivate the most discerning buyers.



Editorial Photography & Cinematic Video

Twilight and golden-hour shoots, plus a cinematic walkthrough film distributed across luxury platforms



Premier Luxury Channel Placement

Featured on Sotheby's, The Agency, Wall Street Journal, and exclusive international luxury portals



Private & Brokers-Only Showings

Curated private tours for pre-qualified buyers and exclusive broker preview events



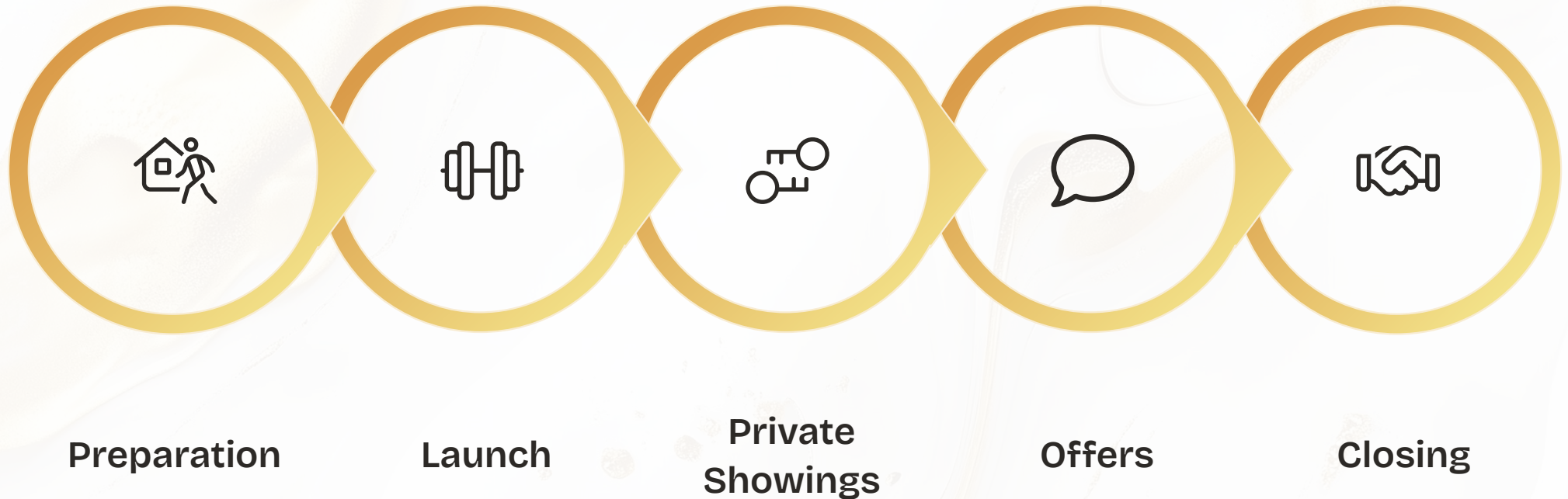
High-Net-Worth Buyer Outreach

Direct marketing to Sarah's private buyer network and targeted digital campaigns reaching affluent audiences



From Listing to Closing

A seamless, fully managed process — every milestone executed with precision and white-glove care.



From the first consultation to the final signature, every step is managed with the precision and artistry your home deserves — ensuring a seamless, celebrated close.



Words From Those We've Served

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"Sarah brought an extraordinary level of professionalism and discretion to the sale of our waterfront estate. From the first consultation to closing, every detail was handled with care. We achieved above asking price in under three weeks — we could not have asked for more."

— **The Harrington Family, South Tampa**

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"Working with Sarah was unlike any real estate experience we've had. Her knowledge of the waterfront market is unmatched, and her private buyer network delivered qualified offers before our home was even publicly listed. Truly a white-glove experience from start to finish."

— **R. & C. Moreau, Davis Islands**

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Let's Begin

Your Home Deserves This.

There is no second chance to make a first impression in the luxury market. Sarah Wilson and Coastal Realty Group are ready to present your home to the world — with the precision, artistry, and discretion it deserves.



Discretion. Expertise. Results.

Sarah Wilson

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