

The deed lists the buyer as Sands Management LLC, while the seller is 2400 Del Lago LLC.

The \$14.5 million price tag is fifth-highest in Broward history, property records show. A home at 1 Isla Bahia Drive in Fort Lauderdale changed hands for \$16.2 million in 2005 and for \$15.5 million in 2008. Two other properties have fetched \$15 million.

Most homes are sold unfurnished, but it's common for buyers of high-end properties to pay a separate amount for furnishings and custom fixtures, local real estate agents say.

"Why would you pay taxes on furniture and fixtures that have nothing to do with real estate value?" said Marisa DiLenge, an agent for Better Homes & Gardens in Broward.

When personal property and a home are sold together, documentary stamp taxes are based only on the value of the real estate, according to Florida statutes.

But in some cases, a buyer and seller will agree to inflate the value of the furnishings and lower the sale price in a mistaken belief that the buyer can get a lower property tax assessment, said Stephen B. McWilliam, broker at Florida State Realty Group in Fort Lauderdale.

"That's been going on for years," he said.

There's no evidence of that happening in the Del Lago Drive sale, McWilliam said.

Officials with the **Broward County Property Appraiser** said the office reviews all home sales to make sure they comply with state guidelines. If a price is deemed too high or too low for an area, the office won't consider the sale in determining the amount of property taxes.

Hodor sold the same Del Lago Drive property in 2007 for \$7.5 million, property records show.

The home was torn down and rebuilt. The 13,000-square-foot estate, listed for sale at \$20 million, has 400 feet of waterfront along the Intracoastal.

It has eight bathrooms and two half bathrooms. Amenities include his-and-her offices, a home theater, custom pool and a walk-in wine cellar.

"It's an amazing home," Hodor said. "I've been doing this for 25 years, and I've never seen a home this size feel so homey and have everything you wanted."

Powers@tribune.com, 561-243-6529 or Twitter @paulowers

Highest-priced home sales in **Broward County**

1 Isla Bahia Drive, Fort Lauderdale, \$16.2 million, 2005

1 Isla Bahia Drive, Fort Lauderdale, \$15.5 million, 2008

1131 Hillsboro Mile, Hillsboro Beach, \$15 million, 2005

900 S. Northlake Drive, Hollywood, \$15 million, 2007

2400 Del Lago Drive, Fort Lauderdale, \$14.5 million, 2013

Source: Broward County Property Appraiser

Sheryl Hodor

Firm: Prudential Florida Realty

Experience: 25 years

Specialty: Waterfront homes in Fort Lauderdale

Copyright © 2013, South Florida Sun-Sentinel

Exxxotica 2013: See pictures from the weekend event

Comments 10 Email

Share 117 Tweet 28

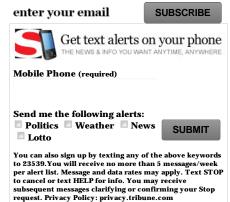
Like < 89

2

- Ft Lauderdale Auto Sales Ft Lauderdale Banking Ft Lauderdale Beauty Care Ft Lauderdale Dentists Ft Lauderdale Florists Ft Lauderdale Insurance Ft Lauderdale Lawyers Ft Lauderdale Movers Ft Lauderdale Physicians Ft Lauderdale Restaurants
- Ft Lauderdale Real Estate

Discover and Review More Local Businesses »

Sign Up for the Weekly Ads Newsletter



Columnists

Michael Turnbell, on Transportation: Stirling Road signals tweaked to improve east-west traffic

flow Q: I have a strong suspicion that the east-west signals on Stirling Road at

University Drive are improperly timed



Michael Mayo: Expect more insurance confusion with Citizens

clearinghouse

which is backing up...

How's this for a solution to our proper insurance problems: South Florida homeowners who've ended up with state-run Citizens will be...

Find news of your town

Each Broward city has its own page.

Pick A City

GO

« Previous Story **More Broward County News breaking Next Story** » news, events, info and more for **Broward County and its surrounding** cities **Author claims** Man refuses to yoga calms tell police who special-needs shot him in kids Lauderhill **RECOMMENDED FOR YOU Robbers stab valet attendant in** Lauderdale Man had sex with teen, sent nude photos to her dad, cops say **Child molestation charges dropped** against Fort Lauderdale man **Missing Sunrise woman found in Coral Springs Highway Transportation news**, photos and video - South Florida **Sun-Sentinel.com Popular Stories** Woman accused of **Top Miami Heat** Man had sex with Support system sleeping with fan photos teen, sent nude delivers Heat to 16-year-old after...

Where can you get free Broward wifi? The list

Dolphins LBs getting on-the-job training

Rookie Dallas Thomas practices with Dolphins for...

photos to her d...

NBA Finals

Report: Flo Rida's manager ejected from Miami He...

Tickets for Games 1, 2 of NBA Finals vs. Spurs o...

ASK IRA: Will Spurs be Heat's toughest NBA Final...



3 of 4

Comments (10)

Add / View comments | Discussion FAQ

StevenW51354538 at 6:43 AM June 03, 2013

just as Billy answered I didn't know that a mom can make \$5877 in 1 month on the internet. have you seen this web link Fox85.com

StevenW51354538 at 6:42 AM June 03, 2013

Jonathan. even though Craig`s report is super... on tuesday I bought a gorgeous Mitsubishi Evo from having earned \$6124 thiss month and-more than, ten/k last month. it's by-far the coolest work I've had. I started this 7-months ago and straight away started to bring in over \$73.. p/h. I follow this website....... Fox85.com

DEN Willow at 5:19 AM June 03, 2013

Instead of this DUMP



Subscriber Services	Sudoku Archives Articles Collection Public Notices Buy Back Issues Buy Photos Buy Tickets
Classified	Work at Sun Sentinel Sell Our Paper Newspaper Boxes Teacher Resources About Our Ads
Advertise	Advertising Policy Advertise With Us Privacy Policy Terms of Service Questions Or Comments
Contact Us	Sun Sentinel, 500 E. Broward Blvd., Fort Lauderdale, FL 33394
	Winner of the 2013 Pulitzer Prize Gold Medal in Public Service

A Tribune Newspaper website