

# Scarce supply leads to quick sale above asking price in Disney's Golden Oak

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Everyone hopes their homes appreciate in value, at least a little bit. One Golden Oak seller has seen an almost \$5 million appreciation in less than four years.

A house on Summer Meadow Way sold this month for \$10.7 million. Those sellers purchased the home new in December 2020 for \$6.206 million.

“That’s kind of reflective of Golden Oak in general. They’ve had tremendous appreciation in that neighborhood over the last several years. That’s not specific to that house, but there’s been quite a few that have sold at big increases over the years,” said Rial Jones, president and founder of Jones Clayton Construction.

Jones built the 5,963-square-foot home in 2020 as a spec house.

“We designed it to appeal to the masses and have a wide range of appeal, so that hopefully helped the sellers on the retail market out there because they have a very marketable and very sellable property that would appeal to a lot of families, not just a specific person.”

The home has five bedrooms and six full bathrooms. Marc Michaels Interior Design did the interior.

“There are some real memory points in that house. There’s definitely some cool stuff,” Jones said, adding the primary suite bathroom is very spa-like and the outdoor cabana has a lot of space by the pool.

“There’s a bridge and a water feature that you traverse to get to that cabana building so the whole landscape and all the exterior features are very resort-like and I think very special.”

The home has a few Disney elements, including in the elevator. During the construction, Jones named the house Wishing Star.

“We try to come up with names that have a Disney reference to it. If you wish upon a star, maybe you will have a dream vacation resort home in Golden Oak,” he said with a laugh after admitting he didn’t really have a good reason as to why he named the home Wishing Star.

Golden Oak is part of Disney and residents have special access to Disney parks, as well as membership to the Golden Oak Club, which offers a clubhouse, restaurants, concierge services, and more.

Jones Clayton is currently working on three homes in Golden Oak, all of which are already sold.

“There are no further building opportunities in there, all the lots are sold so you can’t build anymore. I think it’s just a supply and demand kind of thing,” Jones told GrowthSpotter. “It’s been a very, very popular, highly regarded neighborhood, and when there’s no more of it, the prices of the ones that are there just continue to escalate.”

This home was listed in July for \$9.649 million and had a price change to \$9.849 million in August.

“I know there were several people that were looking at it at the same time,” Jones said, adding Golden Oak is completely built out. “There are no spec houses for sale in the neighborhood either, so it’s a pretty limited supply.”

Public records show both the buyers and sellers are trusts.

Gregory Foxx represented the sellers and Karen Balcerak represented the buyers in this transaction. Both are with Golden Oak Realty.

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