

A.M. STERLING HOLDINGS

EXCLUSIVE OFFERING



12333 Tradition Drive

Lake Jovita Golf & Country Club | Dade City, FL 33525

\$2,750,000

5 Bedrooms | 6 Bathrooms | 8,146 SF | 1.01 Acres

"The Estates" at Lake Jovita | 36-Hole Championship Golf Course

Prepared Exclusively for Qualified Buyers

March 2026

Executive Summary

A.M. Sterling Holdings is pleased to present this extraordinary estate residence situated on the 16th hole of the North Golf Course within the exclusive double-gated "Estates" section of Lake Jovita Golf & Country Club. This 8,146 square foot masterpiece represents one of the premier luxury residences in all of Pasco County, offering an unparalleled combination of craftsmanship, premium finishes, and resort-style living in one of Florida's most prestigious golf communities.

Priced at **\$2,750,000** (\$338 per square foot), this offering represents a significant discount to replacement cost. With luxury custom construction in Florida currently ranging from \$400-\$800+ per square foot, the cost to replicate this estate would exceed **\$3.2 million** before land acquisition. A comparable estate at 12610 Tradition Drive within the same community sold for **\$2,995,000** in February 2024, further validating this pricing.

Investment Highlights

\$2,750,000 asking price (\$338/SF) vs. \$400-\$800+/SF replacement cost

8,146 SF estate with 5 bedrooms, 6 bathrooms on 1.01 acres

Validated by \$2.995M comp sale on same street (Feb 2024)

36-hole championship golf course, double-gated "Estates" section

Premium finishes: Sub Zero, Wolf, Thermador, Brazilian Teak, 5 HVAC systems

Property Overview



Aerial view of 12333 Tradition Drive estate

Address	12333 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club
Section	"The Estates" (Double Gated)
Price	\$2,750,000
Price / SF	\$338
Living Area	8,146 Square Feet
Stories	2
Bedrooms	5
Bathrooms	6
Lot Size	1.01 Acres
Year Built	2005
Construction	Concrete Block / Stucco
Parcel ID	01-25-20-0030-00000-2740
Golf Course	16th Hole, North Course

Premium Features & Finishes

Architectural Design

- 12-foot ceilings on the top floor; 10-foot ceilings on the ground level
- 12-inch concrete block walls with commercial-grade waterproofing
- Castle-like back deck architecture with commanding golf course views
- Dual-pane Anderson windows throughout with 3M hurricane film protection
- Generator and solar panel ready infrastructure

Kitchen & Appliances

- Sub-Zero refrigeration system
- Wolf cooktop with professional-grade ventilation
- Thermador dual ovens
- Two dishwashers for entertaining
- Dedicated butler's kitchen for event preparation

Interior Luxury

- Brazilian Teak (Cumaru) hardwood floors throughout
- Two wood-burning fireplaces, both plumbed for gas conversion
- Sound-proof home theater on lower level
- Integrated Bose speaker system (interior and exterior)
- Cast-iron freestanding soaking tub in master suite
- Five independent HVAC systems for zone-controlled comfort
- Two Rinnai tankless gas water heaters

Exterior & Grounds

- 7,554 SF brick patio for expansive outdoor entertaining
- Situated on the 16th hole of the North Golf Course
- Lake views from the property
- Deep well irrigation system for grounds maintenance
- 1.01-acre estate lot within double-gated section

Lake Jovita Golf & Country Club



Estate grounds and golf course setting

Lake Jovita Golf & Country Club is one of Florida's most distinguished gated residential communities, featuring **36 holes of championship golf** designed by renowned course architects. The community has been recognized as one of the "Top 100 Places to Live in America," offering a resort-caliber lifestyle with world-class amenities.

Community Amenities

- 36-hole championship golf course (North and South courses)
- Full-service pro shop and golf instruction
- Resort-style swimming pool and aquatic center
- State-of-the-art fitness center
- Tennis and pickleball courts
- Clubhouse with fine and casual dining
- Dog park and community walking trails
- 24-hour gated security with additional double gate for The Estates

Location Advantage

Located in Dade City, Florida, Lake Jovita provides the perfect balance of serene country club living with convenient access to the Tampa Bay metropolitan area. The community sits within the rapidly growing I-75 / Suncoast Parkway corridor, benefiting from significant infrastructure investment and regional appreciation trends. Tampa International Airport is approximately 45 minutes away, with easy access to world-class dining, shopping, healthcare, and cultural attractions.

Comparable Market Analysis

The following comparable sales within Lake Jovita Golf & Country Club and the surrounding luxury market provide strong validation for the \$2,750,000 asking price.

Recent Lake Jovita Sales

Property	Sale Date	Price	SF	\$/SF
12610 Tradition Dr (5BD/6BA, 10,053 SF)	02/2024	\$2,995,000	10,053	\$298
12818 Ventana Ct (6BD/4.5BA, 6,075 SF)	12/2023	\$1,650,000	6,075	\$272
12650 Tradition Dr	06/2024	\$959,900	~4,000	~\$240
12648 Lake Jovita Blvd (4BD/3BA, 2,749 SF)	12/2025	\$700,000	2,749	\$255

Key Comp: 12610 Tradition Drive

The most relevant comparable sale is **12610 Tradition Drive**, located on the same street within Lake Jovita. This 5-bedroom, 6-bathroom, 10,053 SF estate sold for **\$2,995,000** (\$298/SF) in February 2024. At \$2,750,000 (\$338/SF), the subject property is priced **\$245,000 below** this comparable sale despite offering comparable luxury finishes including Sub-Zero, Wolf, and Thermador appliances, Brazilian Teak flooring, and a sound-proof home theater.

Per-Square-Foot Analysis

Metric	\$/SF	Notes
Subject Property	\$338	12333 Tradition Dr at \$2,750,000
12610 Tradition Dr	\$298	Sold 02/2024 — larger home (10,053 SF)
12818 Ventana Ct	\$272	Sold 12/2023 — lakefront, 6,075 SF
Avg. Lake Jovita Sales	\$255	Community-wide avg (2024-2025)
FL Luxury Build Cost	\$400-\$800+	New construction replacement cost

Replacement Cost Analysis

This replacement cost analysis demonstrates that the asking price of \$2,750,000 represents a significant discount to the cost of building a comparable estate in today's construction market.

Component	Conservative	Mid-Range	Premium
Construction (8,146 SF)	\$3,258,400	\$4,073,000	\$6,516,800
Build Cost / SF	\$400	\$500	\$800
Land (1.01 Acres, Golf Lot)	\$250,000	\$350,000	\$450,000
Architectural & Engineering	\$120,000	\$180,000	\$250,000
Permits & Impact Fees	\$80,000	\$100,000	\$120,000
Landscaping & Hardscape	\$75,000	\$150,000	\$250,000
Total Replacement Cost	\$3,783,400	\$4,853,000	\$7,586,800

Buyer Savings vs. Replacement Cost

At **\$2,750,000**, the buyer saves between **\$1,033,400** and **\$4,836,800** compared to building a comparable estate from the ground up. This represents a **27% to 64% discount** to replacement cost, making this offering an exceptional value proposition for discerning buyers seeking a turnkey luxury estate.

Note: Construction costs based on 2025 Florida luxury home building data from multiple industry sources. Actual costs may vary based on specific materials, labor conditions, and design complexity. The subject property includes premium finishes (Sub-Zero, Wolf, Thermador appliances; Brazilian Teak flooring; 5 HVAC systems; commercial waterproofing) that would command pricing at the upper end of the range.

Ideal Buyer Profile



Estate exterior with golf course frontage

Executive Retreat

C-suite executives seeking a private estate within a prestigious golf community, offering work-from-home capability with 5 HVAC zones for dedicated office space and a sound-proof theater for conferences.

Golf Enthusiast

Avid golfers who demand direct course access with 36 holes of championship play, plus resort-caliber amenities steps from their front door.

Entertainer

Buyers who host frequently, benefiting from a butler's kitchen, 7,554 SF brick patio, Bose audio system, and dramatic castle-like back deck.

Value Investor

Investors recognizing the significant discount to replacement cost (\$3.8M-\$7.6M to build comparable) in a rapidly appreciating corridor.

Snowbird / Second Home

Northern executives seeking a premium Florida winter residence within a full-service gated community with minimal maintenance responsibilities.

Pricing Summary

\$2,750,000

\$338 per square foot | 8,146 SF | 1.01 Acres

Asking Price	\$2,750,000
Price per Square Foot	\$338
Living Area	8,146 SF
Lot Size	1.01 Acres
Bedrooms / Bathrooms	5 / 6
Year Built	2005
Nearest Comparable	\$2,995,000 (12610 Tradition Dr, Feb 2024)
Discount to Comparable	\$245,000 below (8.2% under)
Conservative Replacement	\$3,783,400 (27% savings)
County Assessed Value	\$1,334,945 (2026)
Prior Sale	\$1,250,000 (May 2021)

Photo Gallery (1 of 2)



Photo Gallery (2 of 2)



A.M. STERLING HOLDINGS

For inquiries regarding this exclusive offering, please contact A.M. Sterling Holdings directly.

Website	amsterlingholdings.com
Email	contact@amsterlingholdings.com
Property	12333 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club

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