





Sandra Rathe
Real Estate Team

#1 TOP AGENTS IN WEST MIRAMAR
BROKER - ASSOCIATE
#1 TOP LISTING and BUYERS AGENTS IN SUNSET LAKES

*****ECRWSS***

* Local
Postal Customer

PRSR STD
ECR WSS
U.S. POSTAGE
PAID
EDDM RETAIL



April 2026/ Volume 192

Neighborhood News

DEAR NEIGHBORS,

Welcome to April! While children all across the country are on the hunt for Easter eggs, we here at the Sandra Rathe Team are on the hunt for the best value for our clients! We are proud to report that all of that hard work has paid off! We had a monumentally successful first quarter, closing many sales in the area, as well as getting new listings on the market. We are always thrilled to help out local community members with their real estate needs in any way that we can! Having our roots here in Sunset Lakes means that we are always tapped in to the comings and goings in this area, as well as the needs of our friends and neighbors in the area! So if you are looking to buy or sell your home, be sure to hop on over to the Sandra Rathe Team at your earliest convenience and set up a meeting with us. We cannot wait to hear from you, and we hope you have a fantastic month!

Sandra Rathe

CONTACT US TODAY!

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✉️ SunsetLakes@SandraRathe.com

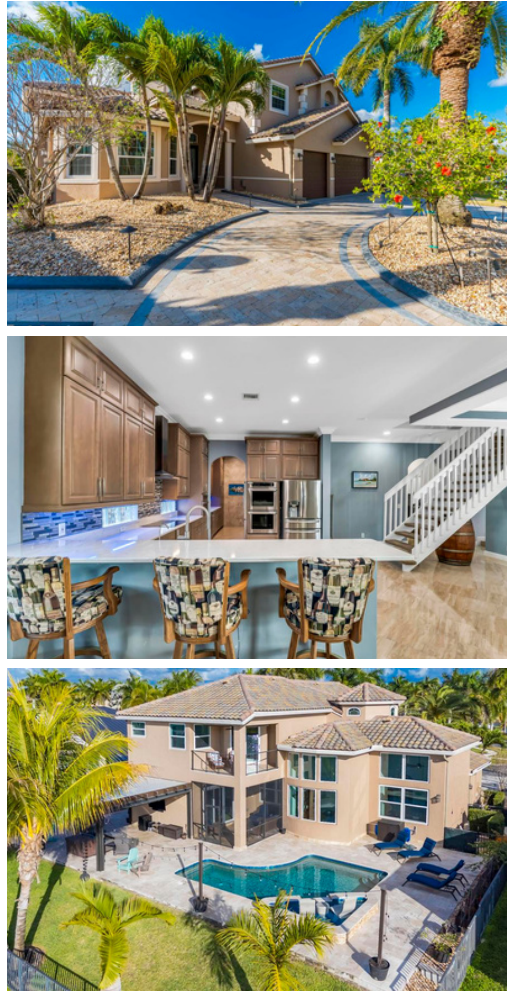
🌐 www.SandraRathe.com

SCAN HERE



TO GET YOUR HOME VALUE

Your Sunset Lakes Real Estate Specialists ANOTHER NEW LISTING BY THE SANDRA RATHE TEAM



This stunning lakefront pool home right here in Sunset Lakes is the perfect home for you and your family! It comes with nearly \$500K in upgrades, including a new roof, as well as full impact windows and doors throughout the home, so you and your family can rest easy knowing that you will be safe and sound no matter what weather comes your way. This gorgeous, upgraded Valencia model offers 4 bedrooms plus a large loft which would be perfect for a 5th bedroom, and 4 full bathrooms. The primary bathroom has been completely remodeled and is absolutely breathtaking. The home comes with well over 3,700 square feet of living space, as well as soaring ceilings and large windows that fill the home with radiant natural light, making the already large home feel even larger. The remodeled open concept kitchen was designed for entertaining, featuring quartz countertops, and a large island, which has more than enough space to meal prep for a large dinner party. Step outside to a private backyard retreat with a pool, travertine pool deck, and a screened in patio, creating the perfect space for hosting pool parties. The laundry room has been renovated with spacious quartz countertops, and custom made blinds. This incredible home could be all yours for just \$1,475,000. To put in an offer or schedule a tour reach out to the Sandra Rathe Team today!



Ready to hop into the market?



Neighborhood News

Sunset Lakes Single Family Homes and Townhouses Sold in March 2026

Address	List Price	Sale Price	Beds	Baths	Half bath	Sq Ft Living	Garage	Pool	Waterfront	Short Sale	Foreclosure	
18540 SW 43rd St	\$1,625,000	\$1,550,000	5	4	1	4,262	3	Yes	Yes	No	No	
4547 SW 186th Way	\$1,345,000	\$1,345,000	5	5	0	3,361	3	No	Yes	No	No	
3311 SW 194th Ter	\$1,395,000	\$1,210,000	5	3	0	2,576	2	Yes	Yes	No	No	
4265 SW 185th Ave	\$1,299,900	\$1,150,000	4	3	1	3,085	2	Yes	No	No	No	
5311 SW 184th Way	\$1,150,000	\$1,137,000	5	3	0	3,080	3	Yes	No	No	No	*
19371 SW 30th St	\$884,900	\$875,000	4	4	0	3,510	3	Yes	No	No	Yes	
18900 SW 29th St	\$745,000	\$700,000	3	2	1	2,111	2	No	No	No	No	
2634 SW 188th Ave	\$565,000	\$566,000	5	2	1	1,990	2	No	No	No	No	*

Note: Information is obtained through the MLS system and is believed to be accurate but is not guaranteed. This advertisement is not to solicit already listed properties, we cooperate with all brokers

* Listing By The Sandra Rathe Team

Bring Us Your Real Estate Challenges!

We here at the Sandra Rathe Team love nothing more than a challenge, it provides a wonderful opportunity to show how our real estate skills are second to none. We have had countless clients bring us homes that they have been trying to sell for years with no success, and typically we are able to get those properties sold for a good price within a very short time frame! Having worked in this industry for so long, we have established ourselves as a top of the line real estate team through our ability to sell homes that others cannot, and to be able to sell them quickly! Sellers do not always have to drop their prices to make a sale, sometimes they just have yet to find the right agent who does the right marketing and networking. That is why this month we have decided to seek

out more of that kind of hard work! We are always looking for more opportunities to prove ourselves, and stubborn homes are the perfect way to show that off. If you have a property that was on the market and didn't sell, bring it to us! We have combined decades of experience, and each of our agents brings a fresh new perspective to their work. Let us put our creative problem solving skills to work, and make you some money in the process! Any listings that you have been struggling to sell, we would be absolutely thrilled to sell for you. We look forward to looking at your property and giving you our detailed marketing plan to get your house sold and get you on to your next chapter. Reach out to the Sandra Rathe Team today!



Should You Work With Friends And Family?



When you are trying to sell your home, it may be tempting to work with a friend or a family member as opposed to a more established real estate team. You may think that it will be a smoother experience to work with someone you have a preexisting rapport with, and obviously the two of you have built up years of trust, however, this does not always work out the way that you want it to. Interpersonal relationships can get tricky to navigate, especially once money is involved. The last thing you want is for a quarrel over a few thousand dollars to end a decades-long friendship. Additionally, while it may be easier in the moment to go with a friend instead of researching more established realtors, odds are high that the actual selling process will be much more difficult. Just because someone has their real estate license does not

inherently mean that they are a good realtor. Making a name for yourself in this industry takes years of hard work and experience, it means building connections and establishing relationships, and it is not a skill that everyone has mastered. Larger real estate teams have access to resources and tools that most individual realtors simply do not have. They are also more likely to have a much wider range of knowledge about the current state of the market, especially in their local area. We here at the Sandra Rathe Team have combined decades of experience in Sunset Lakes and the surrounding area. With that experience comes trust and long standing roots in the community, something that most small or part time realtors do not have. If you are serious about selling your home smoothly, quickly, and for a good price, reach out to the Sandra Rathe Team today!

Raving Fans!

Sandra Rathe is an exceptional real estate agent and truly one of the best in Florida. She is a top producer for a reason—her knowledge, professionalism, and dedication to her clients are unmatched. Sandra has outstanding systems in place that make the entire process seamless, organized, and stress-free from start to finish. She communicates clearly, stays ahead of every detail, and genuinely puts her clients first. Highly recommend!



Sandra's New Podcast!



We are thrilled to announce that our new podcast “Mastering Luxury with Sandra” will soon be officially live! This is a continuation of the masterclass courses we have been running for years. If you are interested in getting started in real estate or just learning more about the industry, this is the perfect podcast for you! The days of closing multi-million-dollar deals by “fluke” are over. Ultra-wealthy clients demand data-driven certainty and a “White-Glove” standard that most agents simply can’t match. The podcast already has three power episodes designed to give you the “strategic nuggets” required to scale with intention. Here is what is inside the Launch Pad:

- Ep 1: I decodes the CPA-level operational rigor and mindset shift required to scale from 1 to 45 high-end sales in a single year.
- Ep 2: Gratitude as an Engine. @JacSmith (Jac Smith) decodes how profound gratitude drives massive real estate success and builds luxury empires that last.
- Ep 3: “Buffalo in a Storm.” @daryljudy (Daryl Judy) reveals his approach to total authenticity and surgical precision in \$1B+ negotiations.

Ready to build a growth machine for your luxury business? Then be sure to tune in! The episodes will soon be live on Spotify, YouTube, and Apple Podcasts!

Be Careful Who You Invest With!

For many decades, real estate has been seen as a relatively safe investment, both for personal usage as your home, and to bolster your investment portfolio. It is becoming more and more common these days for people to buy so called “investment properties,” which instead of living in they use to generate revenue. This revenue can be accrued multiple ways, most commonly it is by renting out the property, however, some people prefer to flip the homes, upgrading some of their features, and then reselling them once they have appreciated in value without having to deal with the headache that is being responsible for renters. However, just because investing in property is typically a safe investment, does not mean that it always is, especially if you are utilizing an investment company. A couple in nearby Boca Raton recently plead

guilty for their roles in a \$50 million real estate investment scheme. Their company operated out of West Palm Beach since 2017, and positioned themselves as a safe and trustworthy investment firm. In reality however, they were diverting that money into speculative equities trading, losing a large portion of it, or using it to pay themselves. Hundreds of their investors, who thought they would be making a safe investment in a stable market, were instead defrauded out of millions of dollars. This just goes to show how important it is to do your research, and always make sure that whoever you are investing with is trustworthy and has been heavily vetted. An easy way to avoid these kinds of issues is by working face to face with local realtors instead of larger, faceless investment firms. If you are interested in investing in property in the area, call us instead!





Call us today for a no obligation free market analysis of your home!

Current Listings And Recent Sales By The Sandra Rathe Team



Sunset Lakes
Closed at \$1,645,000
5 Bedroom, 3 ½ Bath
Multiple Offers!



Sunset Lakes
Closed at \$1,325,000
5 Bedroom, 3 ½ Bath
Under Contract In Less Than
a Month!



Sunset Lakes
Closed at \$1,475,000
6 Bedroom, 4 Bath
Swift Closing in Just 3 Weeks!



Sunset Lakes
Closed at \$1,500,000
5 Bedroom, 4 ½ Bath
Multiple Offers!



Trump Palace
Closed at \$2,650,000
3 Bedroom, 3 ½ Bath
Multiple Offers!



Sunset Lakes
Rented at \$6,400/Month
4 Bedroom, 5 Bath
Lake Front, Pool



Sunset Lakes
Closed at \$1,035,000
4 Bedroom, 4 Bath
Negotiated Over \$114K Off List
Price! We represented the Buyer!



Sunset Lakes
Closed at \$1,137,000
5 Bedroom, 3 Bath
Under Contract First
Week!



Sunset Lakes
Offered at \$2,198,000
Under Contract in Less Than
2 Weeks – Cash Sale,
Highest Record This Year



Las Olas Isles
Offered at \$8,700,000
8 Bedroom, 8 ½ Bath
Waterfront Luxury
Stunning Pool



Sunset Lakes
Offered at \$1,990,000
6 Bedroom, 4 ½ Bath
Completely Upgraded
Modern Style! Metal Roof &
Impact Windows!



Sunset Lakes
Offered at \$1,475,000
5 Bedroom, 4 Bath
Lakefront, Pool, New Roof
Nearly \$500K in Upgrades



Sunset Lakes
Rented at \$4,000/Month
4 Bedroom, 2 ½ Bath
Represented Both
Landlord & Tenant



FLA Fruit Land
Offered at \$6,300,000
8.9 Acres. Prime location on
Flamingo Rd, N of Griffin



Sunset Lakes
Offered at \$899,000
4 Bedroom, 4 Bath
Newer A/C, Accordion
Shutters, Large Backyard



Sunset Lakes
Closed at \$760,000
4 bedroom, 2 bath
Under Contract With A
Full Price Offer!



Sunset Lakes
Closed at \$566,000
5 Bedroom, 2 ½ Bath
Under Contract First
Week!



Southwest Ranches
Closed at \$1,800,000
6 Bedroom, 4 2/2 Bath
We Didn't Just List It... We Also
Brought the Buyer!



Riverstone
Offered at \$2,089,000
6 Bedroom, 5 Bath
Lakefront, Pool
Over 1-Acre Corner Lot



Grand Oaks
Closed at \$2,450,000
5 Bedroom, 5 ½ Bath
First 2 Agents Couldn't
Sell It But We Did!!!

Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

The Sandra Rathe Team | Real Broker, LLC | 954-547-4601 | SunsetLakes@SandraRathe.com | www.SandraRathe.com

