

# Lido Shores

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Phil Hiss bought the spit of sand that is now Lido Shores in 1950. A renaissance man, he believed that houses could be suitable for the humid climate of the barrier islands. Modernism was his choice. The Umbrella House was an experiment. Rudolph was designing a U.S. Embassy for Amman, Jordan, at the time, and his scheme had a heavy masonry shading structure, like an Arab tent that hovered over the building by a few feet. In his 2014 book, "The Architecture of Paul Rudolph," scholar Timothy Rohan describes how Rudolph tested the concept with the Umbrella House.



## ACTIVE LISTINGS IN YOUR NEIGHBORHOOD (December 2016)

Listing Address:	List Price:	Beds:	Baths:	Sq Ft:	Pool:	Water	LP/Sq Ft:
350 MORNINGSIDE DR	\$1,650,000	3	3	2,674	Yes	Bayou	\$617
201 MORNINGSIDE DR	\$1,750,000	4	6	4,240	Yes	None	\$413
175 MORNINGSIDE DR	\$2,200,000	4	4.1	3,563	Yes	None	\$617
1320 JOHN RINGLING PKWY	\$2,300,000	3	3	2,602	Yes	Bay/Harbor	\$884
462 BOWDOIN CIR	\$2,450,000	3	2	2,028	Yes	Bay/Harbor	\$1,208
1410 JOHN RINGLING PKWY	\$3,500,000	3	2	2,148	Yes	Bay/Harbor	\$1,629
1448 JOHN RINGLING PKWY	\$3,695,000	3	5.1	4,062	Yes	Bay/Harbor	\$910
1418 JOHN RINGLING PKWY	\$4,989,000	5	5.3	5,582	Yes	Bay/Harbor	\$894
1355 WESTWAY DR	\$6,900,000	4	5.3	6,193	Yes	New Pass	\$1,114
1415 WESTWAY DR	\$6,999,999	8	9.2	11,642	Yes	New Pass	\$601
1219 WESTWAY DR	\$7,900,000	5	6.2	7,415	Yes	New Pass	\$1,065

## SALES IN YOUR NEIGHBORHOOD (2016)

Property Address:	Sold Price:	Beds:	Baths:	Sq Ft:	Pool:	Water:	Sold Date:	SP/SqFt:	Orig. List \$:	LP/SqFt:	CDOM:
1211 Center Pl	\$900,000	4	4	2,571	Yes	None	10/3/2016	\$350	\$989,000	\$369	346
295 Morningside Dr	\$835,000	3	3	2,776	Yes	None	7/5/2016	\$301	\$969,000	\$324	283
1141 Center Pl	\$900,000	3	3	3,073	Yes	None	4/21/2016	\$293	\$995,000	\$308	216
400 Bowdoin Cir	\$2,918,000	3	4.1	3,435	Yes	Bay/Harbor	3/31/2016	\$849	\$3,495,000	\$1,017	34
1116 Westway Dr		3	3	1,516	No	None	Pending		\$950,000	\$594	205
424 Bowdoin Cir		3	3	2,521	Yes	Bay/Harbor	Pending		\$2,499,000	\$991	280
451 Bowdoin Cir		3	4.1	3,085	Yes	None	Pending		\$3,250,000	\$1,053	93



**Lee Mirman, Duke MBA**

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