

Comparative Homes



55869 BLACK PHEASANT DR



55851 WILD GAME DR



55735 WILD GAME DR

Ref #	229720	231243	226884
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1.5 Story	2 Stories
Apprx. SqFt	1,344	1,700	2,047
Year Built	2000	1999	1999
Site Desc	Less than 1 Acre	Less than 1 Acre, Level	Less than 1 Acre
Bedrooms	3	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 1
Exterior	Alum/Vinyl/Brick Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Full Poured	Finished, Full Poured
Garage Size			
Garage	2 Car, Attached	2 Car, Attached	2 Car, Detached
1st Level	Living Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	2 Bedrooms, 1 Bath	4 Bedrooms, 2 Baths
Lower Level	Family Room	None	Family Room
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Vinyl
Int/Ext Feat	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,	Home Warranty Plan, Ceiling Fan, Deck, Master Bdrm With Bath, Master	Ceiling Fan, All Drapes, Deck, Fenced Yard, Sprinkler System, Master
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	Owned	None
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Well, Municipal Water
Contract Date	11/21/08	09/20/08	04/14/08
Sale Date			
List Price	\$ 159,900	\$ 169,900	\$ 173,000
Sale Price	\$ 155,000	\$ 164,900	\$ 178,000
List Price/SF	\$ 118.97	\$ 99.94	\$ 84.51
Sale Price/SF	\$ 115.33	\$ 97.00	\$ 86.96
SP/LP Ratio	96.94%	97.06%	102.89%
Taxes	\$ 1880.38	\$ 1865.00	\$ 2307.00

---- Information herein deemed reliable but not guaranteed ----

Comparative Homes



55566 LABRADOR CT



55811 RINGNECK DR



55796 RINGNECK DR

Ref #	226946	228435	227126
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories, 1.5 Story	1 Story	2 Stories
Apprx. SqFt	1,872	1,352	1,656
Year Built	2001	2002	2002
Site Desc	Irregular, Level	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured, See Remarks	Finished	Full Poured
Garage Size		22 X 22	
Garage	2 Car, Attached, See Remarks	2 Car, Attached	2 Car
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	3 Bedrooms, 2 Baths	None	3 Bedrooms, 2 Baths
Lower Level	Family Room, 1 Bedroom	Family Room, 1 Bedroom	None
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Vinyl
Int/Ext Feat	Home Warranty Plan, Ceiling Fan, Some Drapes, Jacuzzi, Deck, Sprinkler	Ceiling Fan, All Drapes, Jacuzzi, Deck, Open Patio, Fenced Yard	Ceiling Fan, Deck, Master Bdrm With Bath, 1st Floor Laundry, Fireplace-Gas Log
Heat	Gas, Forced Air	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	Owned	See Remarks
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	08/02/08	06/14/08	03/31/08
Sale Date			
List Price	\$ 160,000	\$ 169,900	\$ 175,000
Sale Price	\$ 145,000	\$ 163,000	\$ 169,000
List Price/SF	\$ 85.47	\$ 125.67	\$ 105.68
Sale Price/SF	\$ 77.46	\$ 120.56	\$ 102.05
SP/LP Ratio	90.63%	95.94%	96.57%
Taxes	\$ 2441.00	\$ 1890.12	\$ 2184.35

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Comparative Homes



55794 ROOSTER LN



55820 RINGNECK DR



55843 ROOSTER LN

Ref #	227322	222834	222960
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	2 Stories	1 Story
Apprx. SqFt	1,271	2,520	1,530
Year Built	1997	2004	1997
Site Desc	Level	Irregular	Less than 1 Acre
Bedrooms	3	4	3
Full/Half Baths	2 / 0	3 / 1	2 / 0
Exterior	Alum/Vinyl Trim	Wood	Alum/Vinyl Trim
Basement	Finished, Full Poured	Finished	Finished, Full Poured
Garage Size			
Garage	2 Car, Attached, Garage Door Opener	2 Car	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	1 Bedroom, 3 Bedrooms	None
Lower Level	See Remarks, Family Room	Family Room, 5+ Bedrooms	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, See Remarks	Carpet, Tile
Int/Ext Feat	All Drapes, Deck, Open Patio, Fenced Yard, Master Bdrm With Bath, Master	Jacuzzi, Master Bdrm-1st floor, Cable Hookup, 1st Floor Laundry, Family Room	Home Warranty Plan, Ceiling Fan, Hot Tub, Deck, Storage Shed, Fenced Yard
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	Owned
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Municipal Water, Municipal S
Contract Date	04/14/08	03/02/08	01/17/08
Sale Date			
List Price	\$ 164,900	\$ 234,000	\$ 169,900
Sale Price	\$ 157,000	\$ 233,500	\$ 160,000
List Price/SF	\$ 129.74	\$ 92.86	\$ 111.05
Sale Price/SF	\$ 123.52	\$ 92.66	\$ 104.58
SP/LP Ratio	95.21%	99.79%	94.17%
Taxes	\$ 1745.92	\$ 2900.00	\$ 1773.08

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Comparative Homes



55489 LABRADOR CT



11164 SILVER PHEASANT DR



11233 SILVER PHEASANT DR

Ref #	224099	223314	223011
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	2 Stories	2 Stories
Apprx. SqFt	1,255	2,036	2,284
Year Built	2001	1997	1998
Site Desc	Irregular	Less than 1 Acre, Level	Less than 1 Acre, Level
Bedrooms	3	3	4
Full/Half Baths	2 / 0	2 / 1	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured	Finished	Finished, Full Poured
Garage Size		22 X 22	
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached
1st Level	Living Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	3 Bedrooms, 2 Baths	4 Bedrooms, 2 Baths
Lower Level	None	Family Room, See Remarks	None
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	All Drapes, Open Patio, Master Bdrm With Bath, Master Bdrm-1st floor, 1st	Wet Bar, Ceiling Fan, Some Drapes, Deck, Sprinkler System, Master Bdrm With	Home Warranty Plan, Security System, Sprinkler System, Master Bdrm With
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	Owned	Owned
Water/Sewer	Well, Septic Tank	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	01/08/08	05/15/08	02/12/08
Sale Date			
List Price	\$ 129,900	\$ 182,900	\$ 188,000
Sale Price	\$ 130,000	\$ 173,000	\$ 180,000
List Price/SF	\$ 103.51	\$ 89.83	\$ 82.31
Sale Price/SF	\$ 103.59	\$ 84.97	\$ 78.81
SP/LP Ratio	100.08%	94.59%	95.74%
Taxes	\$ 1473.00	\$ 2323.42	\$ 2639.00

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Comparative Homes



11046 GORDON SETTER DR



55784 RINGNECK DR



11076 GORDON SETTER DR

Ref #	229243	229340	227130
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINTE	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	1 Story
Apprx. SqFt	1,652	1,468	1,610
Year Built	1998	2003	1997
Site Desc	Irregular	Level	Irregular, Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Block, Full Poured	Finished, Full Poured	Finished, Full Poured, See Remarks
Garage Size			24 X 24
Garage	2 Car, Attached	2 Car, Attached	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Kitchen	Living Room, Dining Room
2nd Level	3 Bedrooms, 2 Baths	None	None
Lower Level	None	Family Room, 1 Bath	Family Room, 2 Bedrooms
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Deck, Storage Shed, Fenced Yard, In Ground Pool, Master Bdrm With Bath, 1st	Home Warranty Plan, Ceiling Fan, Some Drapes, Deck, Storage Shed, Master	Home Warranty Plan, Security System, Ceiling Fan, Some Drapes, Jacuzzi,
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	Owned
Water/Sewer	Well, Septic Tank	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	07/01/08	06/05/08	04/04/08
Sale Date			
List Price	\$ 139,900	\$ 185,000	\$ 189,000
Sale Price	\$ 130,000	\$ 180,000	\$ 183,000
List Price/SF	\$ 84.69	\$ 126.02	\$ 117.39
Sale Price/SF	\$ 78.69	\$ 122.62	\$ 113.66
SP/LP Ratio	92.92%	97.30%	96.83%
Taxes	\$ 2147.08	\$ 3115.20	\$ 3651.13

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