

Comparative Homes



4830 PORTSIDE DR



4722 PORTSIDE DR



6641 DOCKSIDE

Ref #	199124	203653	207038
Status	Sold	Sold	Sold
Subdivision	VILLAS @ LK BLACKTHORN	VILLAS LAKE BLACKTHORN	VILLAS @ LK BLACKTHORN
Area	03	03	03
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	1 Story, Villas-Attached	Villas-Attached, New Constru	1 Story, Villas-Attached
Apprx. SqFt	2,300	2,051	1,854
Year Built	2005	2005	2003
Site Desc	Irregular, Less than 1 Acre	Less than 1 Acre, On Water	Less than 1 Acre, On Water
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 0
Exterior	Alum/Vinyl/Brick Trim, Alum/	Alum/Vinyl/Brick Trim, Alum/	Alum/Vinyl/Brick Trim, Alum/
Basement	Full Poured	Full Poured, See Remarks	Finished, Full Poured, See Remarks
Garage Size	20 X 22	24 X 24	22 X 29
Garage	2 Car, Attached, Garage Door Opener	2 Car, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	None	None
Lower Level	See Remarks	See Remarks	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Central Vacuum, Covered Patio, Sprinkler System,	Home Warranty Plan, Security System, Ceiling Fan, Deck, Sprinkler	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,
Heat	Gas, Forced Air	Gas	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	01/23/06	09/11/06	02/15/06
Sale Date			
List Price	\$ 331,700	\$ 329,900	\$ 298,900
Sale Price	\$ 262,216	\$ 328,900	\$ 290,000
List Price/SF	\$ 144.22	\$ 160.85	\$ 161.22
Sale Price/SF	\$ 114.01	\$ 160.36	\$ 156.42
SP/LP Ratio	79.05%	99.70%	97.02%
Taxes	\$ 0.00	\$ 0.00	\$ 4294.18

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

Comparative Homes



6605 DOCKSIDE WAY

Ref #	210567
Status	Sold
Subdivision	VILLAS @ LK BLACKTHORN
Area	03
City	SOUTH BEND
Style	1.5 Story, Villas-Attached
Apprx. SqFt	2,329
Year Built	2003
Site Desc	On Water
Bedrooms	3
Full/Half Baths	3 / 1
Exterior	Alum/Vinyl Trim, Wood/Brick
Basement	Finished, Full Poured, See Remarks
Garage Size	26 X 22
Garage	2 Car, Attached, Garage Door Opener
1st Level	Dining Room, Kitchen
2nd Level	2 Bedrooms, 1 Bath
Lower Level	Family Room, 1 Bedroom
Flooring	Carpet, Tile
Int/Ext Feat	Master Bdrm With Bath, Master Bdrm-1st floor, 1st Floor Laundry, Home
Heat	Gas, Forced Air
Cooling	Central Air
Water Heater	Gas
Water Softener	Owned
Water/Sewer	Municipal Water, Municipal S
Contract Date	08/22/06
Sale Date	
List Price	\$ 309,900
Sale Price	\$ 295,850
List Price/SF	\$ 133.06
Sale Price/SF	\$ 127.03
SP/LP Ratio	95.47%
Taxes	\$ 4813.00

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