

Comparative Homes



6727 BLACKTHORN HARBOR DR



6719 BLACKTHORN HARBOR DR



4914 MASTHEAD CT

| | | | |
|------------------------|---|---|---|
| Ref # | 203681 | 208510 | 210528 |
| Status | Sold | Sold | Sold |
| Subdivision | VILLAS @ LK BLACKTHORN | VILLAS @ LK BLACKTHORN | VILLAS @ LK BLACKTHORN |
| Area | 03 | 03 | 03 |
| City | SOUTH BEND | SOUTH BEND | SOUTH BEND |
| Style | 1 Story, New Construction | New Construction, Villas-Atta | 1 Story, Villas-Attached |
| Apprx. SqFt | 1,506 | 1,414 | 1,539 |
| Year Built | 2005 | 2006 | 2006 |
| Site Desc | Less than 1 Acre | Less than 1 Acre, Level | Less than 1 Acre, Level |
| Bedrooms | 3 | 3 | 3 |
| Full/Half Baths | 2 / 0 | 2 / 0 | 2 / 0 |
| Exterior | Alum/Vinyl/Stone Trim, Stone | Alum/Vinyl Trim, Brick | Alum/Vinyl/Stone Trim, Stone |
| Basement | Full Poured | Full Poured, See Remarks | Full Poured |
| Garage Size | 20 X 21 | 16 X 22 | 2 Car, Attached, Garage |
| Garage | 2 Car, Garage Door Opener | 2 Car, Attached, Garage Door Opener | Door Opener |
| 1st Level | Living Room, Kitchen | Living Room, Kitchen | Kitchen, Family Room |
| 2nd Level | None | None | None |
| Lower Level | See Remarks | See Remarks | None |
| Flooring | Carpet, Vinyl | Carpet, Tile | Carpet, Tile |
| Int/Ext Feat | Home Warranty Plan, Ceiling Fan, Open Patio, Sprinkler System, Master | Home Warranty Plan, Ceiling Fan, Open Patio, Sprinkler System, Master | Home Warranty Plan, Ceiling Fan, Deck, Sprinkler System, Master Bdrm With |
| Heat | Gas | Gas, Forced Air | 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 | 02/04/07 | 09/27/07 | 02/02/07 |
| Sale Date | | | |
| List Price | \$ 180,800 | \$ 217,000 | \$ 228,440 |
| Sale Price | \$ 176,000 | \$ 209,000 | \$ 228,440 |
| List Price/SF | \$ 120.05 | \$ 153.47 | \$ 148.43 |
| Sale Price/SF | \$ 116.87 | \$ 147.81 | \$ 148.43 |
| SP/LP Ratio | 97.35% | 96.31% | 100.00% |
| Taxes | \$ 0.00 | \$ 106.92 | \$ 0.00 |

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

Comparative Homes



4838 PORTSIDE DR



4922 STERN LINE CT

| | | |
|------------------------|--|---|
| Ref # | 214306 | 215441 |
| Status | Sold | Sold |
| Subdivision | VILLAS AT LK BLACKTHORN | LAKE BLACKTHORN |
| Area | 03 | 03 |
| City | SOUTH BEND | SOUTH BEND |
| Style | New Construction, Villas-Atta | Villas-Attached |
| Apprx. SqFt | 2,592 | 1,414 |
| Year Built | 2007 | 2003 |
| Site Desc | Less than 1 Acre | Irregular, Less than 1 Acre |
| Bedrooms | 3 | 3 |
| Full/Half Baths | 3 / 1 | 2 / 0 |
| Exterior | Alum/Vinyl Trim, Stone | Alum/Vinyl/Stone Trim |
| Basement | Finished, See Remarks | Finished, Full Poured |
| Garage Size | 23 X 32 | 2 Car, Attached, Garage |
| Garage | 3 Car, Attached, Garage Door Opener | Door Opener |
| 1st Level | Living Room, Dining Room | Kitchen, 3 Bedrooms |
| 2nd Level | None | None |
| Lower Level | Family Room, 1 Bedroom | See Remarks |
| Flooring | Carpet, Tile | Carpet, Tile |
| Int/Ext Feat | Security System, Ceiling Fan, Deck, Sprinkler System, Master Bdrm With | Screened Porch, Master Bdrm With Bath, Master Bdrm-1st floor, Cable |
| Heat | Gas, Forced Air | Gas |
| Cooling | Central Air | Central Air |
| Water Heater | Gas | Gas |
| Water Softener | None | Owned |
| Water/Sewer | Municipal Water, Municipal S | Municipal Water, Municipal S |
| Contract Date | 05/30/07 | 01/08/07 |
| Sale Date | | |
| List Price | \$ 429,900 | \$ 215,000 |
| Sale Price | \$ 419,000 | \$ 207,000 |
| List Price/SF | \$ 165.86 | \$ 152.05 |
| Sale Price/SF | \$ 161.65 | \$ 146.39 |
| SP/LP Ratio | 97.46% | 96.28% |
| Taxes | \$ 201.06 | \$ 4705.64 |

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