

Comparative Homes

	 3430 CREEKVIEW DR	 1985 CREEKBANK LN	 1926 CREEKBANK LN
Ref #	221261	222913	217304
Status	Sold	Sold	Sold
Subdivision	CREEKWOOD VILLAS	CREEKWOOD	CREEKWOOD VILLAS
Area	01	01	01
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	Villas-Attached	Villas-Detached	Villas-Attached
Apprx. SqFt	1,256	1,366	1,539
Year Built	1992	1994	1990
Site Desc	Less than 1 Acre	Level	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0
Exterior	Wood	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured	Finished	Finished
Garage Size		21 X 20	
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Dining Room	Living Room, Kitchen
2nd Level	None	2 Bedrooms, 1 Bath	None
Lower Level	See Remarks	Family Room	Family Room, Laundry Room
Flooring	Carpet	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Ceiling Fan	Security System, Ceiling Fan, 1st Floor Laundry, Fireplace-Gas Log, Some	Home Warranty Plan, Security System, Some Drapes, Gas Grill, Sprinkler
Heat	Gas	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	None	Owned
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	07/09/07	09/12/07	04/21/07
Sale Date			
List Price	\$ 164,500	\$ 169,500	\$ 179,900
Sale Price	\$ 164,500	\$ 172,500	\$ 155,000
List Price/SF	\$ 130.97	\$ 124.08	\$ 116.89
Sale Price/SF	\$ 130.97	\$ 126.28	\$ 100.71
SP/LP Ratio	100.00%	101.77%	86.16%
Taxes	\$ 2172.86	\$ 2454.12	\$ 3075.18

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

Comparative Homes



1981 CREEKWOOD DR



3459 CREEKVIEW

Ref #	221789	222942
Status	Sold	Sold
Subdivision	CREEKWOOD VILLAS	CREEKWOOD
Area	01	01
City	SOUTH BEND	SOUTH BEND
Style	Villas-Attached	Condominium 1st Level, Con
Apprx. SqFt	1,356	1,478
Year Built	1990	1992
Site Desc	Wooded	Wooded
Bedrooms	3	3
Full/Half Baths	2 / 0	3 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Finished
Garage Size		
Garage	2 Car, Attached, Garage Door Opener	2 Car
1st Level	Living Room, Dining Room	Living Room, Dining Room
2nd Level	2 Bedrooms, 1 Bath	2 Bedrooms, 1 Bath
Lower Level	Family Room, Den	Family Room, 1 Bath
Flooring	Carpet, Vinyl	Carpet
Int/Ext Feat	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,	Security System, Intercom, Family Room, Fireplace-Gas Log, Ceiling Fan, All Drapes
Heat	Gas, Forced Air	Gas, Forced Air
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	08/09/07	11/19/07
Sale Date		
List Price	\$ 169,900	\$ 179,900
Sale Price	\$ 161,000	\$ 172,500
List Price/SF	\$ 125.29	\$ 121.72
Sale Price/SF	\$ 118.73	\$ 116.71
SP/LP Ratio	94.76%	95.89%
Taxes	\$ 2361.10	\$ 3985.00

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