

Comparative Homes



1934 BRIDGEVIEW TRL #D



2002 ABBEY CT



2109 COVENTRY TR APT F

Ref #	208141	199729	211130
Status	Sold	Sold	Sold
Subdivision	NEW LONDON LAKES	NEW LONDON LAKES	NEW LONDON LAKES
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	Condominium 2nd Level	Condominium 2nd Level	Condominium 2nd Level
Apprx. SqFt	1,333	1,333	937
Year Built	1973	1973	1973
Site Desc	Irregular, Wooded	Wooded, Level	See Remarks
Bedrooms	3	2	1
Full/Half Baths	2 / 0	2 / 0	1 / 0
Exterior	Wood/Brick Trim	Wood	Wood/Brick Trim
Basement			See Remarks
Garage Size	21 X 22		
Garage	2 Car, Detached, Garage Door Opener	2 Car, Detached, Garage Door Opener	1 Car, Detached
1st Level	Living Room, Kitchen		Living Room, Dining Room
2nd Level	None	Living Room, Dining Room	None
Lower Level	None		None
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Vinyl
Int/Ext Feat	Ceiling Fan, All Drapes, Deck	Deck, Community Pool, Master Bdrm With Bath, Cable Hookup, Den	All Drapes, Deck, In Ground Pool, Community Pool
Heat	Electric, Forced Air	Electric	Forced Air, Electric
Cooling	Central Air	Central Air	Central Air
Water Heater	Electric	Electric	Gas
Water Softener	None		None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	03/18/06	12/30/05	06/23/06
Sale Date			
List Price	\$ 129,900	\$ 109,900	\$ 71,000
Sale Price	\$ 130,000	\$ 101,000	\$ 69,750
List Price/SF	\$ 97.45	\$ 82.45	\$ 75.77
Sale Price/SF	\$ 97.52	\$ 75.77	\$ 74.44
SP/LP Ratio	100.08%	91.90%	98.24%
Taxes	\$ 569.50	\$ 1837.50	\$ 569.74

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

Comparative Homes



1911 COVENTRY TRL



1927 NEW LONDON CT APT 2

Ref #	211568	207713
Status	Sold	Sold
Subdivision	NEW LONDON LAKES	NEW LONDON LAKE
Area	07	07
City	SOUTH BEND	SOUTH BEND
Style	Condominium 1st Level, Con	Condominium 1st Level
Apprx. SqFt	1,454	1,333
Year Built	1973	1973
Site Desc	Less than 1 Acre, Level	On Water
Bedrooms	2	2
Full/Half Baths	2 / 0	2 / 0
Exterior	Wood	Wood, Brick
Basement	Slab	Slab
Garage Size		
Garage	2 Car, Attached, Garage Door Opener	2 Car, Detached, Garage Door Opener
1st Level	Living Room, Dining Room	Living Room, Dining Room
2nd Level	2 Bedrooms, 2 Baths	None
Lower Level	None	None
Flooring	Carpet, Tile	Carpet, Vinyl
Int/Ext Feat	All Drapes, Open Patio, Community Pool, Master Bdrm With Bath, Cable	All Drapes, Open Patio, Community Pool, Master Bdrm With Bath, Cable
Heat	Electric	Electric, Forced Air
Cooling	Central Air	Central Air
Water Heater	Electric	Electric
Water Softener	None	None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	07/03/06	03/18/06
Sale Date		
List Price	\$ 137,900	\$ 124,900
Sale Price	\$ 133,000	\$ 124,900
List Price/SF	\$ 94.84	\$ 93.70
Sale Price/SF	\$ 91.47	\$ 93.70
SP/LP Ratio	96.45%	100.00%
Taxes	\$ 2284.68	\$ 826.02

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