

## Comparative Homes



52082 HEATHER COVE



52046 HEATHER COVE



17868 SABLE RIDGE DR

<b>Ref #</b>	213952	217741	217913
<b>Status</b>	Sold	Sold	Sold
<b>Subdivision</b>	SABLE RIDGE	SABLE RIDGE	SABLE RIDGE
<b>Area</b>	07	07	07
<b>City</b>	SOUTH BEND	SOUTH BEND	SOUTH BEND
<b>Style</b>	Villas-Attached	Villas-Attached	Villas-Attached
<b>Apprx. SqFt</b>	2,052	2,022	2,377
<b>Year Built</b>	1987	1987	1987
<b>Site Desc</b>	Wooded	Wooded, Rolling	Wooded, Level
<b>Bedrooms</b>	2	2	3
<b>Full/Half Baths</b>	2 / 0	2 / 0	2 / 1
<b>Exterior</b>	Cedar Siding	Cedar Siding	Cedar Siding
<b>Basement</b>	Finished, Full Poured	Full Poured	Finished, Full Poured
<b>Garage Size</b>		22 X 22	22 X 20
<b>Garage</b>	2 Car, Attached, Garage Door Opener	2 Car, Attached	2 Car, Attached
<b>1st Level</b>	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
<b>2nd Level</b>	None	None	2 Bedrooms, 1 Bath
<b>Lower Level</b>	Family Room, 1 Bedroom	See Remarks	Family Room, 1 Half Bath
<b>Flooring</b>	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
<b>Int/Ext Feat</b>	Security System, Wet Bar, Ceiling Fan, Some Drapes, Deck, Screened Porch	Home Warranty Plan, Security System, Ceiling Fan, All Drapes, Jacuzzi,	Security System, Ceiling Fan, Deck, Sprinkler System, Master Bdrm With
<b>Heat</b>	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas	Gas
<b>Water Softener</b>	Owned	Owned	Owned
<b>Water/Sewer</b>	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
<b>Contract Date</b>	01/31/07	03/27/07	04/24/07
<b>Sale Date</b>			
<b>List Price</b>	\$ 239,900	\$ 248,900	\$ 294,900
<b>Sale Price</b>	\$ 226,500	\$ 243,000	\$ 288,000
<b>List Price/SF</b>	\$ 116.91	\$ 123.10	\$ 124.06
<b>Sale Price/SF</b>	\$ 110.38	\$ 120.18	\$ 121.16
<b>SP/LP Ratio</b>	94.41%	97.63%	97.66%
<b>Taxes</b>	\$ 2408.86	\$ 2419.84	\$ 4435.40

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

## Comparative Homes



17925 AMBERWOOD LN



17964 ASHMONT PLACE

<b>Ref #</b>	219578	219780
<b>Status</b>	Sold	Sold
<b>Subdivision</b>	SABLE RIDGE	SABLE RIDGE
<b>Area</b>	07	07
<b>City</b>	SOUTH BEND	SOUTH BEND
<b>Style</b>	Villas-Detached	Villas-Attached
<b>Apprx. SqFt</b>	2,490	1,953
<b>Year Built</b>	1987	1994
<b>Site Desc</b>	Less than 1 Acre	Wooded
<b>Bedrooms</b>	3	2
<b>Full/Half Baths</b>	2 / 1	2 / 0
<b>Exterior</b>	Cedar Siding	Cedar Siding
<b>Basement</b>	Finished, Full Poured, See Remarks	Finished, Full Poured
<b>Garage Size</b>	22 X 20	22 X 26
<b>Garage</b>	2 Car, Garage Door Opener	2 Car, Attached, Garage Door Opener
<b>1st Level</b>	Living Room, Dining Room	Living Room, Dining Room
<b>2nd Level</b>	2 Bedrooms, 1 Bath	None
<b>Lower Level</b>	Living Room, Den	Family Room, 2 Bedrooms
<b>Flooring</b>	Carpet, Tile	Carpet, Vinyl
<b>Int/Ext Feat</b>	Home Warranty Plan, Security System, Cable Hookup, 1st Floor Laundry,	All Drapes, Deck, Sprinkler System, Master Bdrm With Bath, Master Bdrm-1st floor,
<b>Heat</b>	Gas	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas
<b>Water Softener</b>	Owned	Owned
<b>Water/Sewer</b>	Municipal Water, Municipal S	Municipal Water, Municipal S
<b>Contract Date</b>	05/25/07	05/21/07
<b>Sale Date</b>		
<b>List Price</b>	\$ 274,900	\$ 276,900
<b>Sale Price</b>	\$ 258,000	\$ 275,000
<b>List Price/SF</b>	\$ 110.40	\$ 141.78
<b>Sale Price/SF</b>	\$ 103.61	\$ 140.81
<b>SP/LP Ratio</b>	93.85%	99.31%
<b>Taxes</b>	\$ 2813.38	\$ 3018.38

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