

Comparative Homes



3834 SANDPIPER COVE RUN



1524 SAWGRASS WAY



3928 PELICAN WAY

Ref #	206234	206439	207597
Status	Sold	Sold	Sold
Subdivision	SANDPIPER COVE	SANDPIPER COVE	SANDPIPER COVE
Area	03	03	03
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	1 Story	1 Story, Villas-Attached	1 Story, Villas-Attached
Apprx. SqFt	1,295	1,363	1,363
Year Built	1990	1998	1999
Site Desc	Cul-de-sac	Irregular, Less than 1 Acre	
Bedrooms	2	2	3
Full/Half Baths	2 / 0	2 / 0	2 / 0
Exterior	Wood/Brick Trim	Alum/Vinyl/Brick Trim	Alum/Vinyl/Brick Trim
Basement	Partial Poured	Finished	Full Poured
Garage Size	16 X 23		
Garage	1 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	None	None
Lower Level	None	Family Room	None
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Vinyl
Int/Ext Feat	Home Warranty Plan, Ceiling Fan, Some Drapes, Open Patio, Community	Home Warranty Plan, Some Drapes, Open Patio, Community Pool, Sprinkler	Home Warranty Plan, Open Patio, Sprinkler System, Master Bdrm With Bath, 1st
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
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	02/09/06	01/28/06	05/15/06
Sale Date			
List Price	\$ 115,000	\$ 134,900	\$ 134,900
Sale Price	\$ 110,000	\$ 128,500	\$ 131,500
List Price/SF	\$ 88.80	\$ 98.97	\$ 98.97
Sale Price/SF	\$ 84.94	\$ 94.28	\$ 96.48
SP/LP Ratio	95.65%	95.26%	97.48%
Taxes	\$ 1597.92	\$ 2166.36	\$ 4284.52

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

Comparative Homes



3763 SANDPIPER COVE RUN



3857 SANDPIPER COVE RUN



3832 SANDPIPER COVE RUN

Ref #	207870	211560	212143
Status	Sold	Sold	Sold
Subdivision	SANDPIPER COVE	SANDPIPER COVE	SANDPIPER COVE
Area	03	03	03
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	1 Story	1 Story	1 Story, Condominium 1st Le
Apprx. SqFt	1,295	1,120	1,295
Year Built	1990	1990	1990
Site Desc		Irregular, Less than 1 Acre	See Remarks
Bedrooms	2	2	2
Full/Half Baths	2 / 0	2 / 0	2 / 0
Exterior	Wood/Brick Trim	Wood/Brick Trim	Wood/Brick Trim
Basement	Finished, Partial Poured	Finished, Partial Poured	Finished
Garage Size			
Garage	1 Car, Attached, Garage Door Opener	1 Car, Attached, Garage Door Opener	1 Car
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	None	None
Lower Level	Family Room, 1 Half Bath	Family Room	See Remarks
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Wet Bar, Ceiling Fan, Open Patio, Community Pool, Sprinkler System, Master	All Drapes, Open Patio, Sprinkler System, Community Pool, Master	Home Warranty Plan, Ceiling Fan, Open Patio, Community Pool, Sprinkler
Heat	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	Owned	Owned
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	04/22/06	07/24/06	08/17/06
Sale Date			
List Price	\$ 129,900	\$ 129,500	\$ 129,500
Sale Price	\$ 123,000	\$ 126,000	\$ 125,000
List Price/SF	\$ 100.31	\$ 115.63	\$ 100.00
Sale Price/SF	\$ 94.98	\$ 112.50	\$ 96.53
SP/LP Ratio	94.69%	97.30%	96.53%
Taxes	\$ 1597.92	\$ 1547.96	\$ 3639.22

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