

## Comparative Homes



1508 BLUE HERON WAY



3853 SANDPIPER COVE RUN



3855 SANDPIPER COVE RUN

<b>Ref #</b>	215861	218692	219283
<b>Status</b>	Sold	Sold	Sold
<b>Subdivision</b>	SANDPIPER COVE	SANDPIPER COVE	SANDPIPER COVE
<b>Area</b>	03	03	03
<b>City</b>	SOUTH BEND	SOUTH BEND	SOUTH BEND
<b>Style</b>	Villas-Attached	Condominium 1st Level	Condominium 1st Level
<b>Apprx. SqFt</b>	1,260	1,295	1,295
<b>Year Built</b>	2000	1990	1990
<b>Site Desc</b>	Irregular	Less than 1 Acre	
<b>Bedrooms</b>	2	2	2
<b>Full/Half Baths</b>	2 / 0	2 / 0	2 / 0
<b>Exterior</b>	Alum/Vinyl/Brick Trim	Alum/Vinyl/Brick Trim, Brick	Alum/Vinyl Trim
<b>Basement</b>	Full Poured	Full Poured	Finished
<b>Garage Size</b>	24 X 24		
<b>Garage</b>	2 Car	1 Car, Attached, Garage Door Opener	1 Car, Attached
<b>1st Level</b>	Kitchen, 2 Bedrooms	Living Room, Dining Room	Living Room, Dining Room
<b>2nd Level</b>	None	None	None
<b>Lower Level</b>	None	See Remarks	Family Room
<b>Flooring</b>	Carpet, Tile	Carpet, Tile	Carpet, Vinyl
<b>Int/Ext Feat</b>	Ceiling Fan, All Drapes, Screened Porch, Community Pool, Sprinkler System,	Open Patio, Fireplace-Gas Log, Home Warranty Plan, Some Drapes, Community	Ceiling Fan, All Drapes, Open Patio, Master Bdrm With Bath, Master Bdrm-1st
<b>Heat</b>	Gas	Gas	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas	Gas
<b>Water Softener</b>	None	None	None
<b>Water/Sewer</b>	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
<b>Contract Date</b>	02/09/07	05/25/07	05/10/07
<b>Sale Date</b>			
<b>List Price</b>	\$ 129,900	\$ 118,900	\$ 129,000
<b>Sale Price</b>	\$ 129,000	\$ 110,000	\$ 128,000
<b>List Price/SF</b>	\$ 103.10	\$ 91.81	\$ 99.61
<b>Sale Price/SF</b>	\$ 102.38	\$ 84.94	\$ 98.84
<b>SP/LP Ratio</b>	99.31%	92.51%	99.22%
<b>Taxes</b>	\$ 4222.30	\$ 3639.22	\$ 3639.22

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

## Comparative Homes



4026 PELICAN WAY

<b>Ref #</b>	219865
<b>Status</b>	Sold
<b>Subdivision</b>	SANDPIPER COVE
<b>Area</b>	03
<b>City</b>	SOUTH BEND
<b>Style</b>	Villas-Attached
<b>Apprx. SqFt</b>	1,164
<b>Year Built</b>	2003
<b>Site Desc</b>	Less than 1 Acre, Corner
<b>Bedrooms</b>	2
<b>Full/Half Baths</b>	2 / 0
<b>Exterior</b>	Alum/Vinyl Trim
<b>Basement</b>	Crawl Space
<b>Garage Size</b>	
<b>Garage</b>	2 Car, Attached, Garage Door Opener
<b>1st Level</b>	Living Room, Dining Room
<b>2nd Level</b>	None
<b>Lower Level</b>	None
<b>Flooring</b>	Carpet, Tile
<b>Int/Ext Feat</b>	Ceiling Fan, All Drapes, Open Patio, Sprinkler System, Master Bdrm With
<b>Heat</b>	Gas, Forced Air
<b>Cooling</b>	Central Air
<b>Water Heater</b>	Gas
<b>Water Softener</b>	None
<b>Water/Sewer</b>	Municipal Water, Municipal S
<b>Contract Date</b>	06/07/07
<b>Sale Date</b>	
<b>List Price</b>	\$ 119,000
<b>Sale Price</b>	\$ 117,000
<b>List Price/SF</b>	\$ 102.23
<b>Sale Price/SF</b>	\$ 100.52
<b>SP/LP Ratio</b>	98.32%
<b>Taxes</b>	\$ 0.00

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