

Comparative Homes



11045 GOLDEN PHEASANT DR



55721 REEVES DR



55702 BLACK PHEASANT DR

Ref #	198153	199504	199077
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story, New Construction	2 Stories
Apprx. SqFt	1,262	1,276	2,020
Year Built	2000	2005	2000
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre, Level
Bedrooms	3	3	3
Full/Half Baths	3 / 0	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Full Poured	Finished
Garage Size		20 X 21	
Garage	2 Car, Attached, Garage Door Opener	2 Car	2 Car, Attached, Garage Door Opener, See Remarks
1st Level	Living Room, Kitchen	Kitchen, Family Room	Dining Room, Kitchen
2nd Level		None	3 Bedrooms, 2 Baths
Lower Level	Family Room, 1 Bedroom	None	Family Room
Flooring	Carpet, Hardwood	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Open Patio, Gas Grill, Sprinkler System, Master Bdrm With Bath,	Ceiling Fan, Open Patio, Master Bdrm With Bath, 1st Floor Laundry, Family Room	Ceiling Fan, Some Drapes, Deck, Fenced Yard, Master Bdrm With Bath, Cable
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	Septic Tank, Municipal Water	Municipal Water, Septic Tank	Municipal Water, Septic Tank
Contract Date	05/08/05	06/01/05	08/13/05
Sale Date			
List Price	\$ 161,900	\$ 149,900	\$ 178,900
Sale Price	\$ 159,000	\$ 145,000	\$ 178,900
List Price/SF	\$ 128.29	\$ 117.48	\$ 88.56
Sale Price/SF	\$ 125.99	\$ 113.64	\$ 88.56
SP/LP Ratio	98.21%	96.73%	100.00%
Taxes	\$ 1840.33	\$ 0.00	\$ 1894.26

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

Comparative Homes



55785 BLACK PHEASANT DR



10868 GORDON SETTER DR



10942 GORDON SETTER DR

Ref #	205213	204764	205638
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	2 Stories	1 Story
Apprx. SqFt	1,374	1,700	1,420
Year Built	2000	2003	1999
Site Desc	Less than 1 Acre	Less than 1 Acre, Level	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 1	2 / 0
Exterior	Alum/Vinyl/Brick Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured, See Remarks	Finished, Full Poured	Full Poured
Garage Size			
Garage	2 Car, Attached	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	3 Bedrooms, 2 Baths	Living Room, Kitchen	Living Room, Kitchen
2nd Level		3 Bedrooms, 2 Baths	
Lower Level	2 Bedrooms, 1 Half Bath	Family Room, See Remarks	
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, All Drapes, Open Patio, Fenced Yard, Master Bdrm With	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,
Heat	Gas, Forced Air	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	Owned
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Municipal Water, Septic Tank
Contract Date	12/02/05	12/15/05	12/01/05
Sale Date			
List Price	\$ 154,900	\$ 164,900	\$ 163,900
Sale Price	\$ 153,500	\$ 154,500	\$ 158,500
List Price/SF	\$ 112.74	\$ 97.00	\$ 115.42
Sale Price/SF	\$ 111.72	\$ 90.88	\$ 111.62
SP/LP Ratio	99.10%	93.69%	96.71%
Taxes	\$ 1614.36	\$ 2772.28	\$ 1719.10

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Comparative Homes



55833 BLACK PHEASANT DR



55846 SHORT HAIR DR



55876 SHORT HAIR DR

Ref #	195243	198790	200154
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINTE	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	2 Stories
Apprx. SqFt	1,990	1,082	1,950
Year Built	2000	1998	1998
Site Desc	Less than 1 Acre		Irregular
Bedrooms	3	3	4
Full/Half Baths	2 / 2	2 / 0	2 / 2
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Finished, Full Poured	Finished, See Remarks
Garage Size	24 X 20	20 X 20	2 Car, Attached, Garage
Garage	2 Car, Attached	2 Car, Attached, Garage Door Opener	Door Opener
1st Level	Living Room, Dining Room	Living Room, Kitchen	Living Room, Kitchen
2nd Level	3 Bedrooms, 2 Baths	Family Room, Laundry Room	3 Bedrooms, 1 Bath
Lower Level	Family Room, 1 Half Bath		Family Room, 1 Half Bath
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Hardwood
Int/Ext Feat	Open Patio, Fenced Yard, Sprinkler System, Master Bdrm With Bath, Den, 1st	Ceiling Fan, Deck, Fenced Yard, Sprinkler System, Master Bdrm With Bath,	Wet Bar, Some Drapes, Deck, Storage Shed, Fenced Yard, Master Bdrm With
Heat	Gas	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None		Owned
Water/Sewer	Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	03/21/05	06/06/05	06/24/05
Sale Date			
List Price	\$ 179,000	\$ 149,900	\$ 187,700
Sale Price	\$ 175,000	\$ 149,000	\$ 185,000
List Price/SF	\$ 89.95	\$ 138.54	\$ 96.26
Sale Price/SF	\$ 87.94	\$ 137.71	\$ 94.87
SP/LP Ratio	97.77%	99.40%	98.56%
Taxes	\$ 2080.00	\$ 1264.87	\$ 2110.02

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

Comparative Homes

No Photo
Available

55763 RINGNECK DR



55786 BLACK PHEASANT DR



55814 SHORT HAIR DR

Ref #	202626	204329	199171
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINTE	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	2 Stories	Bi-Level, See Remarks
Apprx. SqFt	1,500	1,892	2,350
Year Built	2003	2003	1998
Site Desc	Less than 1 Acre	Less than 1 Acre, Level	Irregular
Bedrooms	3	3	5
Full/Half Baths	2 / 0	2 / 1	3 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured	Finished	Finished
Garage Size			
Garage	2 Car	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Dining Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
2nd Level		3 Bedrooms, 2 Baths	
Lower Level	Family Room	Family Room, Laundry Room	Family Room, 3 Bedrooms
Flooring	Carpet, Tile	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Ceiling Fan, Open Patio, Family Room	Ceiling Fan, All Drapes, Deck, Sprinkler System, Master Bdrm With Bath,	Ceiling Fan, Some Drapes, Glass Enclosed Porch, Deck, Open Patio, Fenced Yard
Heat	Gas	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	Owned	None
Water/Sewer	Municipal Water, Municipal S	Septic Tank, Municipal Water	Municipal Water, Septic Tank
Contract Date	07/31/05	11/14/05	04/08/05
Sale Date			
List Price	\$ 162,000	\$ 182,900	\$ 186,900
Sale Price	\$ 159,000	\$ 180,000	\$ 181,000
List Price/SF	\$ 108.00	\$ 96.67	\$ 79.53
Sale Price/SF	\$ 106.00	\$ 95.14	\$ 77.02
SP/LP Ratio	98.15%	98.41%	96.84%
Taxes	\$ 1935.78	\$ 1850.92	\$ 2018.86

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

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Comparative Homes



11032 GOLDEN PHEASANT DR



55534 LABRADOR CT



10928 GORDON SETTER DR

Ref #	198362	199092	196901
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story	1 Story
Apprx. SqFt	1,348	1,747	1,374
Year Built	2002	2000	1999
Site Desc		Less than 1 Acre, Level	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 0	3 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl/Brick Trim
Basement	Finished, Full Poured	Full Poured, See Remarks	Finished, See Remarks
Garage Size		28 X 24	
Garage	2 Car, Attached	2 Car	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Kitchen	Living Room, Kitchen
2nd Level			
Lower Level	Family Room, 1 Bedroom	1 Bedroom	Family Room, Laundry Room
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat		Ceiling Fan, Some Drapes, Jacuzzi, Deck, Fenced Yard, In Ground Pool	Security System, Ceiling Fan, Hot Tub, Deck, Open Patio, Fenced Yard
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
Water/Sewer	Municipal Water, Septic Tank	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	06/06/05	06/08/05	12/13/04
Sale Date			
List Price	\$ 174,900	\$ 179,900	\$ 169,900
Sale Price	\$ 169,900	\$ 175,000	\$ 168,000
List Price/SF	\$ 129.75	\$ 102.98	\$ 123.65
Sale Price/SF	\$ 126.04	\$ 100.17	\$ 122.27
SP/LP Ratio	97.14%	97.28%	98.88%
Taxes	\$ 1578.24	\$ 2503.48	\$ 1733.98

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Comparative Homes



55714 BLACK PHEASANT DR

Ref #	200648
Status	Sold
Subdivision	PHEASANT POINT
Area	09
City	OSCEOLA
Style	2 Stories
Apprx. SqFt	1,809
Year Built	2000
Site Desc	Less than 1 Acre, Level
Bedrooms	3
Full/Half Baths	2 / 2
Exterior	Alum/Vinyl/Stone Trim
Basement	Finished
Garage Size	22 X 20
Garage	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room
2nd Level	3 Bedrooms, 2 Baths
Lower Level	Family Room, 1 Half Bath
Flooring	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Some Drapes, Open Patio, Master Bdrm With Bath, Cable Hookup,
Heat	Gas, Hot Water
Cooling	Central Air
Water Heater	Gas
Water Softener	None
Water/Sewer	Septic Tank, Municipal Water
Contract Date	10/07/05
Sale Date	
List Price	\$ 168,900
Sale Price	\$ 168,000
List Price/SF	\$ 93.37
Sale Price/SF	\$ 92.87
SP/LP Ratio	99.47%
Taxes	\$ 1813.00

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