

Comparative Homes



11088 GOLDEN PHEASANT DR



55823 RINGNECK DR



55550 LABRADOR CT

Ref #	218616	216975	218015
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story	2 Stories
Apprx. SqFt	1,418	1,694	2,056
Year Built	2001	2005	2001
Site Desc	Less than 1 Acre, Level	Irregular, Less than 1 Acre	Irregular, Less than 1 Acre
Bedrooms	3	3	4
Full/Half Baths	2 / 0	2 / 0	2 / 1
Exterior	Alum/Vinyl/Brick Trim	Alum/Vinyl/Brick Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Full Poured, See Remarks	Full Poured
Garage Size		22 X 26	
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Dining Room	Dining Room, Kitchen
2nd Level	None	None	4 Bedrooms, 2 Baths
Lower Level	Den, See Remarks	1 Bath, See Remarks	See Remarks
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Security System, Ceiling Fan, All Drapes, Deck, Sprinkler System, Master	Ceiling Fan, Open Patio, Sprinkler System, Master Bdrm With Bath, Master	Ceiling Fan, Deck, Sprinkler System, Master Bdrm With Bath, Cable Hookup, 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	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	04/13/07	03/30/07	04/25/07
Sale Date			
List Price	\$ 164,900	\$ 199,900	\$ 189,000
Sale Price	\$ 164,900	\$ 194,500	\$ 183,000
List Price/SF	\$ 116.29	\$ 118.00	\$ 91.93
Sale Price/SF	\$ 116.29	\$ 114.82	\$ 89.01
SP/LP Ratio	100.00%	97.30%	96.83%
Taxes	\$ 1915.18	\$ 3062.74	\$ 2197.34

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

Comparative Homes



55773 BLACK PHEASANT DR



11018 GORDEN SETTER DR



55634 LABRADOR CT

Ref #	219693	219664	217083
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINTE	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story	1 Story
Apprx. SqFt	1,421	1,286	1,375
Year Built	2001	1997	2001
Site Desc	Less than 1 Acre, Level	Less than 1 Acre, Level	Cul-de-sac, Corner
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured, See Remarks	Finished, Full Poured	Full Poured
Garage Size	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Kitchen	Living Room, Kitchen
2nd Level	None	None	None
Lower Level	Family Room, 1 Bedroom	Family Room, Laundry Room	None
Flooring	Carpet, Tile	Carpet, Vinyl	Carpet, Vinyl
Int/Ext Feat	Security System, Ceiling Fan, Fireplace-Ventless, Fireplace-Gas Log,	Ceiling Fan, Some Drapes, Deck, Storage Shed, Fenced Yard, Master Bdrm With	Deck, Fireplace-Gas Log, All Drapes, Master Bdrm-1st floor, Master Bdrm With
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	None	None
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	06/18/07	06/04/07	02/28/07
Sale Date			
List Price	\$ 179,900	\$ 149,900	\$ 140,900
Sale Price	\$ 170,600	\$ 149,000	\$ 142,000
List Price/SF	\$ 126.60	\$ 116.56	\$ 102.47
Sale Price/SF	\$ 120.06	\$ 115.86	\$ 103.27
SP/LP Ratio	94.83%	99.40%	100.78%
Taxes	\$ 1723.06	\$ 1617.00	\$ 3225.66

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Comparative Homes



11018 GORDEN SETTER DR



11085 GOLDEN PHEASANT DR



55735 SICHAUN DR

Ref #	222111	218183	219570
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINTE	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story	1.5 Story
Apprx. SqFt	1,286	1,600	1,643
Year Built	1997	2000	1997
Site Desc	Less than 1 Acre		Irregular
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished	Full Poured	Finished
Garage Size		24 X 22	
Garage	2 Car	2 Car, Attached, Garage Door Opener	2 Car
1st Level	Living Room, Kitchen	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	None	2 Bedrooms, 1 Bath
Lower Level	Family Room	None	Family Room, Den
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Some Drapes, Deck, Fenced Yard, Master Bdrm With Bath, Master	Some Drapes, Deck, Sprinkler System, Master Bdrm With Bath, Master	Ceiling Fan, Deck, Fenced Yard, Sprinkler System, Master Bdrm-1st floor,
Heat	Gas	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	Rented	None
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	08/27/07	06/05/07	09/06/07
Sale Date			
List Price	\$ 154,900	\$ 174,900	\$ 178,000
Sale Price	\$ 150,000	\$ 173,500	\$ 171,000
List Price/SF	\$ 120.45	\$ 109.31	\$ 108.34
Sale Price/SF	\$ 116.64	\$ 108.44	\$ 104.08
SP/LP Ratio	96.84%	99.20%	96.07%
Taxes	\$ 1617.00	\$ 2071.26	\$ 1997.22

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Comparative Homes



11187 SILVER PHEASANT DR



10838 GORDON SETTER DR



10868 GORDON SETTER DR

Ref #	219606	223989	221094
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1 Story	1 Story	2 Stories
Apprx. SqFt	1,477	1,539	1,700
Year Built	1998	2003	2002
Site Desc	Less than 1 Acre, Level	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured	Finished	Finished
Garage Size			
Garage	2 Car, Attached	3 Car	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room	Kitchen, 3 Bedrooms	Living Room, Dining Room
2nd Level	None	None	3 Bedrooms, 2 Baths
Lower Level	None	Den, See Remarks	Family Room
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Ceiling Fan, Sprinkler System, Master Bdrm With	Ceiling Fan, All Drapes, Den, 1st Floor Laundry, Family Room, Fireplace-Gas Log	All Drapes, Deck, Fenced Yard, Sprinkler System, Master Bdrm With Bath,
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	None
Water/Sewer	Septic Tank, Municipal Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	07/01/07	10/30/07	07/30/07
Sale Date			
List Price	\$ 164,900	\$ 194,900	\$ 179,000
Sale Price	\$ 158,000	\$ 188,000	\$ 177,000
List Price/SF	\$ 111.65	\$ 126.64	\$ 105.29
Sale Price/SF	\$ 106.97	\$ 122.16	\$ 104.12
SP/LP Ratio	95.82%	96.46%	98.88%
Taxes	\$ 1865.14	\$ 2301.00	\$ 1855.14

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Comparative Homes



55868 RINGNECK DR



55736 RINGNECK DR



55918 PHEASANT COVEY CT

Ref #	219198	219217	219276
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	2 Stories
Apprx. SqFt	1,947	1,530	1,948
Year Built	2002	2005	1997
Site Desc	Less than 1 Acre, Level	Less than 1 Acre, Level	Less than 1 Acre, Level
Bedrooms	4	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl/Brick Trim	Alum/Vinyl Trim
Basement	Finished	Full Poured	Full Poured
Garage Size			
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room	Kitchen, Family Room	Living Room, Dining Room
2nd Level	4 Bedrooms, 2 Baths	None	3 Bedrooms, 2 Baths
Lower Level	Family Room, 1 Bath	See Remarks	None
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Ceiling Fan, All Drapes, Deck, Sprinkler System, Fireplace-Gas Log, Fenced	Some Drapes, Open Patio, Master Bdrm With Bath, Master Bdrm-1st floor, 1st	Home Warranty Plan, Ceiling Fan, Sprinkler System, Master Bdrm With
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, Septic Tank	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	05/15/07	06/16/07	05/25/07
Sale Date			
List Price	\$ 195,000	\$ 169,900	\$ 194,900
Sale Price	\$ 195,500	\$ 161,900	\$ 186,000
List Price/SF	\$ 100.15	\$ 111.05	\$ 100.05
Sale Price/SF	\$ 100.41	\$ 105.82	\$ 95.48
SP/LP Ratio	100.26%	95.29%	95.43%
Taxes	\$ 2093.28	\$ 7.52	\$ 2259.38

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Comparative Homes



55835 RINGNECK DR



55803 WILD GAME DR

Ref #	218402	222545
Status	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT
Area	09	09
City	OSCEOLA	OSCEOLA
Style	1 Story	2 Stories
Apprx. SqFt	1,510	1,800
Year Built	2003	1999
Site Desc	Less than 1 Acre, Level	Level
Bedrooms	3	3
Full/Half Baths	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	See Remarks
Basement	Finished, Full Poured	Full Poured
Garage Size		
Garage	2 Car	2 Car
1st Level	Dining Room, Kitchen	Living Room, Dining Room
2nd Level	None	3 Bedrooms, 2 Baths
Lower Level	Living Room, Family Room	None
Flooring	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Deck, Master Bdrm With Bath, Master Bdrm-1st floor, Cable Hookup, 1st Floor	Home Warranty Plan, Ceiling Fan, All Drapes, Deck, Sprinkler System,
Heat	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air
Water Heater	Gas	Gas
Water Softener	Owned	Owned
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	04/30/07	10/03/07
Sale Date		
List Price	\$ 184,900	\$ 179,900
Sale Price	\$ 180,000	\$ 170,000
List Price/SF	\$ 122.45	\$ 99.94
Sale Price/SF	\$ 119.21	\$ 94.44
SP/LP Ratio	97.35%	94.50%
Taxes	\$ 1953.20	\$ 2029.24

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