

Comparative Homes



1501 MARIGOLD WAY # 304



1441 WILDFLOWER WAY # 208



1535 WILDFLOWER WAY

Ref #	229577	228207	226666
Status	Sold	Sold	Sold
Subdivision	NORTH SHORE CLUB	NORTHSHORE	NORTHSHORE CLUB
Area	01	01	01
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	Condominium 2nd Level	Condominium 1st Level	Condominium 1st Level, Con
Apprx. SqFt	1,000	1,252	1,524
Year Built	1971	1971	1971
Site Desc	On River	On Water	Wooded, On Water
Bedrooms	1	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0
Exterior	Wood	Brick	Brick
Basement	See Remarks	Slab	Slab
Garage Size		10 X 22	24 X 10
Garage	1 Car, Detached	Detached, 1 Car	1 Car
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Dining Room
2nd Level	None	None	2 Bedrooms, 1 Bath
Lower Level	None	None	None
Flooring	Carpet, Tile	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Ceiling Fan, All Drapes, Deck, Cable Hookup	Ceiling Fan, All Drapes, Deck, Community Pool, In Ground Pool, Master	Some Drapes, Cable Hookup, 1st Floor Laundry, Fireplace-Gas Log
Heat	Gas, Forced Air	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	See Remarks	See Remarks	Gas
Water Softener	None	See Remarks	Owned
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S	Municipal Sewer, Community
Contract Date	12/01/08	06/30/08	07/11/08
Sale Date			
List Price	\$ 80,000	\$ 113,400	\$ 122,900
Sale Price	\$ 76,000	\$ 104,000	\$ 118,000
List Price/SF	\$ 80.00	\$ 90.58	\$ 80.64
Sale Price/SF	\$ 76.00	\$ 83.07	\$ 77.43
SP/LP Ratio	95.00%	91.71%	96.01%
Taxes	\$ 1047.59	\$ 1328.37	\$ 2072.75

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

Comparative Homes



1519 MARIGOLD WAY # 512



1528 WILDFLOWER WAY

Ref #	221153	227588
Status	Sold	Sold
Subdivision	NORTHSHORE CLUB	NORTH SHORE
Area	01	01
City	SOUTH BEND	SOUTH BEND
Style	Condominium 3rd Level	1.5 Story
Apprx. SqFt	1,210	1,620
Year Built	1971	1971
Site Desc	On Water, On River	On Water
Bedrooms	2	3
Full/Half Baths	1 / 1	2 / 0
Exterior	Brick	Brick
Basement	Slab	Slab
Garage Size		
Garage	1 Car, Detached, Garage Door Opener	1 Car
1st Level	Living Room, Kitchen	Living Room, Kitchen
2nd Level	None	2 Bedrooms, 1 Bath
Lower Level	None	None
Flooring	Carpet, Tile	Ceiling Fan, All Drapes,
Int/Ext Feat	Security System, Ceiling Fan, Open Patio, Storage Shed, Cable Hookup, Den	Open Patio, Storage Shed, Community Pool, Cable
Heat	Gas, Forced Air	See Remarks
Cooling	Central Air	Central Air
Water Heater	Gas	Gas
Water Softener	See Remarks	Owned
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	05/28/08	03/31/08
Sale Date		
List Price	\$ 100,000	\$ 119,900
Sale Price	\$ 95,000	\$ 117,000
List Price/SF	\$ 82.64	\$ 74.01
Sale Price/SF	\$ 78.51	\$ 72.22
SP/LP Ratio	95.00%	97.58%
Taxes	\$ 3572.55	\$ 1963.15

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