

Comparative Homes



55566 LABRADOR CT



55900 WILD GAME DR



55823 RINGNECK DR

Ref #	213009	212930	204405
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	1 Story, New Construction
Apprx. SqFt	1,872	1,187	1,694
Year Built	2001	1999	2004
Site Desc	Irregular	Less than 1 Acre, Level	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim, Brick
Basement	Full Poured, See Remarks	Finished, Full Poured	Full Poured
Garage Size			
Garage	2 Car	2 Car, Attached, Garage Door Opener	2 Car, Attached
1st Level	Living Room, Dining Room	Living Room, Dining Room	Living Room, Kitchen
2nd Level	3 Bedrooms, 2 Baths	None	Laundry Room
Lower Level	Den	Family Room	
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Deck, Storage Shed, Sprinkler System, Master Bdrm With Bath,	Home Warranty Plan, Ceiling Fan, All Drapes, Deck, Master Bdrm With	Jacuzzi, Master Bdrm With Bath, Fireplace-Wood Burning
Heat	Gas	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Excluded	Owned	None
Water/Sewer	Municipal Water, Septic Tank	Septic Tank, Municipal Water	Septic Tank
Contract Date	08/30/06	09/19/06	01/05/06
Sale Date			
List Price	\$ 179,900	\$ 144,900	\$ 199,900
Sale Price	\$ 174,500	\$ 143,000	\$ 199,900
List Price/SF	\$ 96.10	\$ 122.07	\$ 118.00
Sale Price/SF	\$ 93.22	\$ 120.47	\$ 118.00
SP/LP Ratio	97.00%	98.69%	100.00%
Taxes	\$ 2206.66	\$ 1345.22	\$ 6.37

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

Comparative Homes



55799 ROOSTER LN



10974 GORDON SETTER DR



55820 WILD GAME DR

Ref #	213107	212360	212827
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	1,381	1,576	1,400
Year Built	1997	1999	2000
Site Desc	Less than 1 Acre	Less than 1 Acre, Wooded	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 0	2 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl/Stone Trim
Basement	Finished	Full Poured, See Remarks	Finished, Full Poured
Garage Size			
Garage	2 Car	2 Car, Attached, Garage Door Opener	2 Car
1st Level	Living Room, Kitchen	Living Room, Dining Room	Kitchen, Family Room
2nd Level	None	None	None
Lower Level	Family Room, 1 Bedroom	See Remarks	Family Room, 1 Bedroom
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Ceiling Fan, All Drapes, Deck, Master Bdrm With	Ceiling Fan, Deck, Sprinkler System, Master Bdrm With Bath, Master Bdrm-1st floor,	Ceiling Fan, Some Drapes, Deck, Master Bdrm With Bath, Master Bdrm-1st floor,
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, Septic Tank	Municipal Water, Septic Tank	Municipal Water, Septic Tank
Contract Date	11/07/06	10/27/06	11/18/06
Sale Date			
List Price	\$ 155,000	\$ 174,900	\$ 161,900
Sale Price	\$ 150,000	\$ 170,500	\$ 161,900
List Price/SF	\$ 112.24	\$ 110.98	\$ 115.64
Sale Price/SF	\$ 108.62	\$ 108.19	\$ 115.64
SP/LP Ratio	96.77%	97.48%	100.00%
Taxes	\$ 1767.08	\$ 1985.22	\$ 1787.10

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Comparative Homes



55796 WILD GAME DR



55826 ROOSTER LN



55705 WILD GAME DR

Ref #	211197	214796	200338
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	1,506	1,664	1,549
Year Built	1999	1998	1999
Site Desc	Less than 1 Acre, Level	Irregular, Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 0	2 / 1	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Finished	Full Poured
Garage Size			
Garage	2 Car	2 Car	3 Car, Attached
1st Level	See Remarks, Dining Room	Dining Room, Kitchen	Kitchen, Family Room
2nd Level	None	3 Bedrooms, 2 Baths	None
Lower Level	Family Room, 1 Bedroom	Family Room, Den	See Remarks
Flooring	Carpet, Tile	Carpet, Vinyl	Carpet, Vinyl
Int/Ext Feat	Home Warranty Plan, Wet Bar, Ceiling Fan, Deck, Fenced Yard, Master Bdrm	Home Warranty Plan, Ceiling Fan, Some Drapes, Hot Tub, Deck, Master Bdrm	Security System, Ceiling Fan, All Drapes, Deck, Fenced Yard, Sprinkler
Heat	Gas, Forced Air	Gas	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	None	Owned
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Municipal Water, Septic Tank
Contract Date	12/05/06	12/11/06	01/25/06
Sale Date			
List Price	\$ 174,900	\$ 164,900	\$ 174,900
Sale Price	\$ 169,500	\$ 162,000	\$ 173,500
List Price/SF	\$ 116.14	\$ 99.10	\$ 112.91
Sale Price/SF	\$ 112.55	\$ 97.36	\$ 112.01
SP/LP Ratio	96.91%	98.24%	99.20%
Taxes	\$ 1933.18	\$ 1847.12	\$ 2252.46

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Comparative Homes



11200 SILVER PHEASANT DR



55842 SEASON CT



55802 ROOSTER LN

Ref #	205308	203399	203224
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	Bi-Level	2 Stories
Apprx. SqFt	1,764	2,460	2,000
Year Built	1999	1997	1997
Site Desc	Less than 1 Acre, Irregular	Irregular, Less than 1 Acre	Irregular
Bedrooms	3	4	4
Full/Half Baths	2 / 1	3 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl/Brick Trim
Basement	Finished, Full Poured	See Remarks	Full Poured
Garage Size	20 X 26		
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car
1st Level	Living Room, Dining Room	Living Room, Dining Room	Dining Room, Kitchen
2nd Level	3 Bedrooms, 2 Baths	None	3 Bedrooms, 1 Bath
Lower Level	Family Room, 1 Bath	Family Room, 2 Bedrooms	None
Flooring	Carpet, Hardwood	Carpet, Tile	Carpet, Vinyl
Int/Ext Feat	Ceiling Fan, Some Drapes, Deck, Fenced Yard, Master Bdrm With Bath, Cable	Security System, Ceiling Fan, All Drapes, Deck, Fenced Yard, Sprinkler	All Drapes, Deck, Fenced Yard, 1st Floor Laundry, Fireplace-Gas Log
Heat	Gas, Forced Air	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	Owned	Owned
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Well, Septic Tank
Contract Date	01/30/06	01/30/06	02/07/06
Sale Date			
List Price	\$ 178,500	\$ 179,900	\$ 163,000
Sale Price	\$ 173,500	\$ 180,000	\$ 160,000
List Price/SF	\$ 101.19	\$ 73.13	\$ 81.50
Sale Price/SF	\$ 98.36	\$ 73.17	\$ 80.00
SP/LP Ratio	97.20%	100.06%	98.16%
Taxes	\$ 1964.68	\$ 2031.48	\$ 1706.46

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Comparative Homes



55725 BLACK PHEASANT DR



55822 BLACK PHEASANT DR



10838 GORDON SETTER DR

Ref #	208310	207896	208273
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	1 Story
Apprx. SqFt	1,841	1,374	1,556
Year Built	2000	2000	2003
Site Desc	Less than 1 Acre, Level	Less than 1 Acre	Irregular, Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 1	2 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl/Brick Trim	Alum/Vinyl Trim
Basement	Finished, Full Poured	Finished	Full Poured
Garage Size		21 X 21	
Garage	2 Car, Attached	2 Car	3 Car
1st Level	Living Room, Dining Room	Living Room, Kitchen	Living Room, Kitchen
2nd Level	2 Bedrooms, 1 Bath	None	None
Lower Level	Family Room, 1 Bedroom	Family Room, Den	See Remarks
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Open Patio, Fenced Yard, Master Bdrm With Bath, Master Bdrm-1st	Ceiling Fan, Some Drapes, Deck, Sprinkler System, Master Bdrm With Bath,	Ceiling Fan, Jacuzzi, Deck, Sprinkler System, Master Bdrm With Bath, Master
Heat	Gas, Forced Air	Gas, Forced Air	Gas
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	Owned	None	Excluded
Water/Sewer	Septic Tank, Municipal Water	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	03/23/06	03/16/06	03/26/06
Sale Date			
List Price	\$ 182,900	\$ 169,900	\$ 184,900
Sale Price	\$ 178,000	\$ 168,500	\$ 174,900
List Price/SF	\$ 99.35	\$ 123.65	\$ 118.83
Sale Price/SF	\$ 96.69	\$ 122.63	\$ 112.40
SP/LP Ratio	97.32%	99.18%	94.59%
Taxes	\$ 1995.38	\$ 1607.14	\$ 2011.64

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Comparative Homes



55846 SHORT HAIR DR



55832 RINGNECK DR



11101 GOLDEN PHEASANT DR

Ref #	208365	208110	209285
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	1,082	1,539	1,597
Year Built	1998	2003	2001
Site Desc	Less than 1 Acre	Wooded	Level
Bedrooms	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl/Brick Trim
Basement	Finished	Full Poured, See Remarks	Finished, Full Poured
Garage Size			
Garage	2 Car	3 Car, Attached, Garage Door Opener	Attached, 2 Car, Garage Door Opener
1st Level	Living Room, Kitchen	Living Room, Kitchen	Living Room, Dining Room
2nd Level	None	None	None
Lower Level	Family Room	See Remarks	Family Room, See Remarks
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Master Bdrm With Bath, Master Bdrm-1st floor, Security System, Sprinkler	Ceiling Fan, All Drapes, Screened Porch, Deck, Sprinkler System, Master	Security System, Ceiling Fan, All Drapes, Jacuzzi, 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	None	None	Owned
Water/Sewer	Septic Tank, Municipal Water	Municipal Water, Septic Tank	Septic Tank, Municipal Water
Contract Date	05/18/06	05/10/06	07/21/06
Sale Date			
List Price	\$ 139,900	\$ 191,500	\$ 181,900
Sale Price	\$ 132,250	\$ 185,000	\$ 178,000
List Price/SF	\$ 129.30	\$ 124.43	\$ 113.90
Sale Price/SF	\$ 122.23	\$ 120.21	\$ 111.46
SP/LP Ratio	94.53%	96.61%	97.86%
Taxes	\$ 2218.68	\$ 1946.62	\$ 1841.88

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Comparative Homes



55752 WILD GAME DR



55664 WILD GAME DR



55903 PHEASANT COVEY CT

Ref #	211616
Status	Sold
Subdivision	PHEASANT POINT
Area	09
City	OSCEOLA
Style	1 Story
Apprx. SqFt	1,328
Year Built	2000
Site Desc	Less than 1 Acre
Bedrooms	3
Full/Half Baths	2 / 0
Exterior	Alum/Vinyl Trim
Basement	Finished
Garage Size	
Garage	2 Car
1st Level	Living Room, Kitchen
2nd Level	None
Lower Level	Family Room
Flooring	Carpet, Vinyl
Int/Ext Feat	Deck, Storage Shed, Sprinkler System, Master Bdrm-1st floor, 1st Floor
Heat	Gas
Cooling	Central Air
Water Heater	Gas
Water Softener	None
Water/Sewer	Municipal Water, Septic Tank
Contract Date	07/30/06
Sale Date	
List Price	\$ 149,900
Sale Price	\$ 149,000
List Price/SF	\$ 112.88
Sale Price/SF	\$ 112.20
SP/LP Ratio	99.40%
Taxes	\$ 1763.08

Ref #	211452
Status	Sold
Subdivision	PHEASANT POINT
Area	09
City	OSCEOLA
Style	1 Story
Apprx. SqFt	2,081
Year Built	1999
Site Desc	Less than 1 Acre, Level
Bedrooms	3
Full/Half Baths	3 / 0
Exterior	Alum/Vinyl Trim
Basement	Finished
Garage Size	
Garage	2 Car, Attached
1st Level	Living Room, Dining Room
2nd Level	None
Lower Level	Family Room, 1 Bath
Flooring	Carpet, Tile
Int/Ext Feat	Deck, Fenced Yard, Master Bdrm With Bath, Den, 1st Floor Laundry,
Heat	Gas, Forced Air
Cooling	Central Air
Water Heater	Gas
Water Softener	None
Water/Sewer	Municipal Water, Septic Tank
Contract Date	08/18/06
Sale Date	
List Price	\$ 189,900
Sale Price	\$ 189,900
List Price/SF	\$ 91.25
Sale Price/SF	\$ 91.25
SP/LP Ratio	100.00%
Taxes	\$ 4872.32

Ref #	211580
Status	Sold
Subdivision	PHEASANT POINT
Area	09
City	OSCEOLA
Style	2 Stories
Apprx. SqFt	1,972
Year Built	1997
Site Desc	Irregular, Cul-de-sac
Bedrooms	4
Full/Half Baths	2 / 1
Exterior	Alum/Vinyl Trim
Basement	Finished, Full Poured
Garage Size	
Garage	2 Car, Attached, Garage Door Opener
1st Level	Dining Room, Kitchen
2nd Level	4 Bedrooms, 2 Baths
Lower Level	Family Room, Den
Flooring	Carpet, Hardwood
Int/Ext Feat	Ceiling Fan, Some Drapes, Deck, Fenced Yard, Sprinkler System, Master
Heat	Gas, Forced Air
Cooling	Central Air
Water Heater	Gas
Water Softener	Owned
Water/Sewer	Septic Tank
Contract Date	09/15/06
Sale Date	
List Price	\$ 194,900
Sale Price	\$ 189,000
List Price/SF	\$ 98.83
Sale Price/SF	\$ 95.84
SP/LP Ratio	96.97%
Taxes	\$ 2519.54

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

Comparative Homes



55602 LABRADOR CT



55568 LITTLE LAB CT



76 GORDON SETTER / GORDEN SETTER

Ref #	210982	209025	204630
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	2 Stories	1 Story	1 Story
Apprx. SqFt	1,790	1,328	1,580
Year Built	2000	2001	1997
Site Desc	Irregular, Level	Less than 1 Acre	Irregular, Less than 1 Acre
Bedrooms	3	3	5
Full/Half Baths	2 / 1	2 / 0	3 / 1
Exterior	Alum/Vinyl Trim, Wood	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured, See Remarks	Full Poured	Finished, Full Poured
Garage Size	22 X 24		
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room	Living Room, Kitchen	Kitchen, Family Room
2nd Level	3 Bedrooms, 2 Baths	None	Family Room, 2 Bedrooms
Lower Level	See Remarks	None	
Flooring	Carpet, Vinyl	Carpet, Vinyl	Carpet, Tile
Int/Ext Feat	Ceiling Fan, Some Drapes, Deck, Covered Patio, Sprinkler System, Master	Deck, Master Bdrm With Bath, Master Bdrm-1st floor, Cable Hookup, 1st Floor	Home Warranty Plan, Security System, Ceiling Fan, All Drapes, Jacuzzi,
Heat	Gas, Forced Air	Gas	Gas, Forced Air
Cooling	Central Air	Central Air	Central Air
Water Heater	Gas	Gas	Gas
Water Softener	None	None	Owned
Water/Sewer	Municipal Water, Septic Tank	Septic Tank, Municipal Water	Septic Tank, Municipal Water
Contract Date	08/19/06	09/22/06	12/13/05
Sale Date			
List Price	\$ 174,500	\$ 137,500	\$ 179,900
Sale Price	\$ 168,000	\$ 135,000	\$ 174,503
List Price/SF	\$ 97.49	\$ 103.54	\$ 113.86
Sale Price/SF	\$ 93.85	\$ 101.66	\$ 110.44
SP/LP Ratio	96.28%	98.18%	97.00%
Taxes	\$ 2047.26	\$ 2793.50	\$ 1697.42

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Comparative Homes



55690 BLACK PHEASANT DR



55663 WILD GAME DR



55709 SETTER CT

Ref #	211691	211019	213327
Status	Sold	Sold	Sold
Subdivision	PHEASANT POINT	PHEASANT POINT	PHEASANT POINT
Area	09	09	09
City	OSCEOLA	OSCEOLA	OSCEOLA
Style	1.5 Story	1 Story	2 Stories
Apprx. SqFt	1,700	1,374	2,552
Year Built	2000	2000	2004
Site Desc	Less than 1 Acre, Level	Less than 1 Acre, Level	Level
Bedrooms	3	3	4
Full/Half Baths	2 / 1	2 / 0	2 / 1
Exterior	Alum/Vinyl Trim	Alum/Vinyl Trim	Alum/Vinyl Trim
Basement	Full Poured	Finished, Full Block	Full Poured
Garage Size	24 X 24	22 X 22	2 Car, Garage Door Opener
Garage	2 Car, Attached	2 Car, Attached, Garage Door Opener	
1st Level	Living Room, Dining Room	Living Room, Kitchen	Living Room, Dining Room
2nd Level	2 Bedrooms, 1 Bath	None	4 Bedrooms, 2 Baths
Lower Level	None	Family Room	1 Bath
Flooring	Carpet, Vinyl	Carpet, Tile	Carpet, Vinyl
Int/Ext Feat	All Drapes, Deck, Sprinkler System, Master Bdrm With Bath, Master Bdrm-1st floor,	Ceiling Fan, Some Drapes, Open Patio, Fenced Yard, Sprinkler System, Master	Ceiling Fan, Open Patio, Fenced Yard, 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	Owned	Owned	None
Water/Sewer	Septic Tank, Municipal Water	Municipal Water, Septic Tank	Municipal Water
Contract Date	10/06/06	10/23/06	11/08/06
Sale Date			
List Price	\$ 169,900	\$ 149,900	\$ 214,900
Sale Price	\$ 167,900	\$ 149,000	\$ 207,500
List Price/SF	\$ 99.94	\$ 109.10	\$ 84.21
Sale Price/SF	\$ 98.76	\$ 108.44	\$ 81.31
SP/LP Ratio	98.82%	99.40%	96.56%
Taxes	\$ 2031.24	\$ 1997.22	\$ 3197.96

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