

## Comparative Homes



55868 BLACK PHEASANT



55810 BLACK PHEASANT DR

<b>Ref #</b>	233188	234495
<b>Status</b>	Sold	Sold
<b>Subdivision</b>	PHEASANT POINT	PHEASANT POINT
<b>Area</b>	09	09
<b>City</b>	OSCEOLA	OSCEOLA
<b>Style</b>	1 Story	2 Stories
<b>Apprx. SqFt</b>	1,374	1,958
<b>Year Built</b>	2000	2000
<b>Site Desc</b>	Less than 1 Acre	Less than 1 Acre, Level
<b>Bedrooms</b>	3	3
<b>Full/Half Baths</b>	2 / 0	2 / 1
<b>Exterior</b>	Alum/Vinyl/Brick Trim	Alum/Vinyl/Brick Trim
<b>Basement</b>	Finished	Finished, Full Poured
<b>Garage Size</b>		
<b>Garage</b>	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
<b>1st Level</b>	Living Room, Kitchen	Living Room, Dining Room
<b>2nd Level</b>	None	2 Bedrooms, 1 Bath
<b>Lower Level</b>	Family Room, 1 Bedroom	Family Room, Den
<b>Flooring</b>	Carpet, Vinyl	Carpet, Tile
<b>Int/Ext Feat</b>	Ceiling Fan, Some Drapes, Deck, Open Patio, Fenced Yard, Master Bdrm With	Security System, Ceiling Fan, Open Patio, Sprinkler System, Master Bdrm With
<b>Heat</b>	Gas, Forced Air	Gas, Forced Air
<b>Cooling</b>	Central Air	Central Air
<b>Water Heater</b>	Gas	Gas
<b>Water Softener</b>	None	None
<b>Water/Sewer</b>	Septic Tank, Municipal Water	Septic Tank, Municipal Water
<b>Contract Date</b>	01/10/09	03/14/09
<b>Sale Date</b>		
<b>List Price</b>	\$ 156,900	\$ 200,000
<b>Sale Price</b>	\$ 152,900	\$ 190,000
<b>List Price/SF</b>	\$ 114.19	\$ 102.15
<b>Sale Price/SF</b>	\$ 111.28	\$ 97.04
<b>SP/LP Ratio</b>	97.45%	95.00%
<b>Taxes</b>	\$ 1098.19	\$ 1548.42

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