

Comparative Homes



54668 IRISH CROSSINGS LN



54674 IRISH CROSSINGS LN



54683 WILLIS ST

Ref #	226834	226838	227202
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,970	1,970	1,965
Year Built	2008	2008	2007
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 1	3 / 1	2 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size			
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Dining Room, Kitchen	Dining Room, Kitchen	Living Room, Dining Room
2nd Level	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths	3 Bedrooms, 2 Baths
Lower Level	Family Room, 1 Bedroom	Family Room, 1 Bedroom	1 Bedroom, 1 Bath
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	07/18/08	06/20/08	04/18/08
Sale Date			
List Price	\$ 366,670	\$ 381,370	\$ 318,800
Sale Price	\$ 424,707	\$ 404,342	\$ 338,818
List Price/SF	\$ 186.13	\$ 193.59	\$ 162.24
Sale Price/SF	\$ 215.59	\$ 205.25	\$ 172.43
SP/LP Ratio	115.83%	106.02%	106.28%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes



54658 IRISH CROSSINGS LN

No Photo
Available



54692 IRISH CROSSINGS LN

Ref #	226826	226828	226847
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,965	1,970	1,970
Year Built	2008	2008	2008
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 1	3 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size	20 X 20	20 X 20	20 X 20
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Kitchen, 1 Half Bath	Living Room, Dining Room	Dining Room, Kitchen
2nd Level	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths
Lower Level	Family Room, 1 Bedroom	Family Room, 1 Bedroom	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Deck, Master Bdrm With Bath, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	11/19/08	09/12/08	07/25/08
Sale Date			
List Price	\$ 462,407	\$ 366,670	\$ 366,670
Sale Price	\$ 473,079	\$ 415,941	\$ 421,006
List Price/SF	\$ 235.32	\$ 186.13	\$ 186.13
Sale Price/SF	\$ 240.75	\$ 211.14	\$ 213.71
SP/LP Ratio	102.31%	113.44%	114.82%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes



54694 IRISH CROSSINGS LN



54682 IRISH CROSSINGS LN



54684 IRISH CROSSINGS LN

Ref #	226848	226843	226844
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,970	1,970	1,970
Year Built	2008	2008	2008
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 1	3 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size			
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Dining Room, Kitchen	Dining Room, Kitchen	Dining Room, Kitchen
2nd Level	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths
Lower Level	Family Room, 1 Bedroom	Family Room, 1 Bedroom	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	08/15/08	05/02/08	04/25/08
Sale Date			
List Price	\$ 381,370	\$ 381,370	\$ 366,670
Sale Price	\$ 454,830	\$ 428,462	\$ 392,958
List Price/SF	\$ 193.59	\$ 193.59	\$ 186.13
Sale Price/SF	\$ 230.88	\$ 217.49	\$ 199.47
SP/LP Ratio	119.26%	112.35%	107.17%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes



54686 IRISH CROSSINGS LN



54681 WILLIS ST



54670 IRISH CROSSINGS LN

Ref #	226845	227201	226836
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,970	1,965	1,970
Year Built	2008	2007	2008
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 1	2 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size	20 X 20		
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	Living Room, Dining Room	Dining Room, Kitchen
2nd Level	3 Bedrooms, 3 Baths	3 Bedrooms, 2 Baths	3 Bedrooms, 3 Baths
Lower Level	Family Room, 1 Bedroom	1 Bedroom, 1 Bath	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	04/25/08	12/12/08	07/25/08
Sale Date			
List Price	\$ 376,370	\$ 318,800	\$ 381,370
Sale Price	\$ 367,678	\$ 325,306	\$ 441,465
List Price/SF	\$ 191.05	\$ 162.24	\$ 193.59
Sale Price/SF	\$ 186.64	\$ 165.55	\$ 224.09
SP/LP Ratio	97.69%	102.04%	115.76%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes



54662 IRISH CROSSINGS LN



54652 BURDETTE ST

No Photo
Available

54678 IRISH CROSSINGS LN

Ref #	226830	222195	226842
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,970	1,794	1,970
Year Built	2008	2007	2008
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	3 / 1	2 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab	Slab
Garage Size	20 X 20		
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	Living Room, Dining Room	Dining Room, Kitchen
2nd Level	3 Bedrooms, 3 Baths	3 Bedrooms, 2 Baths	3 Bedrooms, 3 Baths
Lower Level	Family Room, 1 Bedroom	1 Bedroom, 1 Bath	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Security System, Wet Bar, Ceiling Fan, Glass Enclosed		Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	09/26/08	04/22/08	06/06/08
Sale Date			
List Price	\$ 381,370	\$ 353,843	\$ 381,370
Sale Price	\$ 472,144	\$ 346,319	\$ 412,079
List Price/SF	\$ 193.59	\$ 197.24	\$ 193.59
Sale Price/SF	\$ 239.67	\$ 193.04	\$ 209.18
SP/LP Ratio	123.80%	97.87%	108.05%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes



54693 WILLIS ST



54666 IRISH CROSSINGS LN



54676 IRISH CROSSINGS LN

Ref #	227207	226832	226840
Status	Sold	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07	07
City	SOUTH BEND	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,965	1,970	1,970
Year Built	2007	2008	2008
Site Desc	Less than 1 Acre	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3	3
Full/Half Baths	2 / 1	3 / 1	3 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Lower Level WalkOut	Slab	Slab
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	Dining Room, Kitchen	Dining Room, Kitchen
2nd Level	3 Bedrooms, 2 Baths	3 Bedrooms, 3 Baths	3 Bedrooms, 3 Baths
Lower Level	1 Bedroom, 1 Bath	Family Room, 1 Bedroom	Family Room, 1 Bedroom
Flooring	Carpet, Tile	Carpet, Tile	Carpet, Tile
Int/Ext Feat	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room	Home Warranty Plan, Deck, Master Bdrm With Bath, Cable Hookup, Family Room
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, Municipal S	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	08/01/08	08/01/08	06/13/08
Sale Date			
List Price	\$ 333,500	\$ 381,370	\$ 366,670
Sale Price	\$ 355,156	\$ 439,162	\$ 402,659
List Price/SF	\$ 169.72	\$ 193.59	\$ 186.13
Sale Price/SF	\$ 180.74	\$ 222.92	\$ 204.40
SP/LP Ratio	106.49%	115.15%	109.82%
Taxes	\$ 0.00	\$ 0.00	\$ 0.00

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

Comparative Homes

No Photo
Available

54660 BURDETTE ST



54650 BURDETTE ST

Ref #	222199	222194
Status	Sold	Sold
Subdivision	IRISH CROSSINGS	IRISH CROSSINGS
Area	07	07
City	SOUTH BEND	SOUTH BEND
Style	See Remarks, New Construct	See Remarks, New Construct
Apprx. SqFt	1,794	1,794
Year Built	2007	2007
Site Desc	Less than 1 Acre	Less than 1 Acre
Bedrooms	3	3
Full/Half Baths	2 / 1	2 / 1
Exterior	Alum/Vinyl Trim, Brick	Alum/Vinyl Trim, Brick
Basement	Slab	Slab
Garage Size		
Garage	2 Car, Attached, Garage Door Opener	2 Car, Attached, Garage Door Opener
1st Level	Living Room, Dining Room	Living Room, Dining Room
2nd Level	3 Bedrooms, 2 Baths	3 Bedrooms, 2 Baths
Lower Level	1 Bedroom, 1 Bath	1 Bedroom, 1 Bath
Flooring	Carpet, Tile	Carpet, Tile
Int/Ext Feat		
Heat	Gas, Forced Air	Gas, Forced Air
Cooling	Central Air	Central Air
Water Heater	Gas	Gas
Water Softener	None	None
Water/Sewer	Municipal Water, Municipal S	Municipal Water, Municipal S
Contract Date	12/15/07	08/15/08
Sale Date		
List Price	\$ 305,900	\$ 318,800
Sale Price	\$ 325,260	\$ 350,859
List Price/SF	\$ 170.51	\$ 177.70
Sale Price/SF	\$ 181.30	\$ 195.57
SP/LP Ratio	106.33%	110.06%
Taxes	\$ 0.00	\$ 0.00

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

Copyright: 2009 by South Bend-Mishawaka Assoc. of REALTORS

09/09/09

11:01 PM