

Properties Currently for Sale



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Addr:	4107 BAY POINTE DR LOUISVILLE	MLS#:	1329874	#1
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$135,000	SP:	0	
LD:	04/19/2012	SD:		
Beds:	2	Bths:	2-2/0	
Age:	22	Park:	1 Car Garage, Attached	
CDOM:	97	Basement:	None	
BG Unfin:		AG Fin:	1,486	
School District:		SqftSrc:	PVA	
		\$/SF:	90.85	
		LotDim:	< 1/4 ACRE	
		DOM:	97	
		BG Fin:	0	

Features:Traditional 1.5 Story Deck, Porch Vinyl Central Air, Forced Air Heat, Gas Heat

Remarks:New Listing! Highly desirable open floor plan on a cul de sac overlooking neighborhood center island green space and is also conveniently located near interstates, expressways, restaurants, shopping, and medical facilities. This charming home is move in ready, provides immediate occupancy, and has the flexibility of a master suite on the first or second floor. The first floor boasts a two story great room, fireplace, open dining room, eat in kitchen, 2 year old stainless steel appliances that remain, laundry including washer and dryer, master bedroom suite complete with double closets, and a garage conveniently located off the foyer. The second floor offers a loft style bedroom suite that could also be utilized as another master bedroom option, an office suite, or a family room with full bath access. An attic room with an abundance of easily accessible storage is also on this level. Curb appeal is evident the moment you see the well cared for and lush landscaping. The back yard provides a private court yard style retreat, a sizeable deck, privacy fence and it is also beautifully landscaped. The owner is relocating and has kept the house well maintained and the new owner will also have the benefit of replacement windows, replacement patio doors, new Pella storm door, Levelor Kitchen blinds, roof 2011, new fixtures, fresh paint and professionally cleaned carpet.

Agent Comments: _____



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Addr:	10531 BAY POINTE CT LOUISVILLE	MLS#:	1335598	#2
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$139,000	SP:	0	
LD:	06/27/2012	SD:		
Beds:	3	Bths:	2-2/0	
Age:	22	Park:	1 Car Garage, Attached, Entry Front	
CDOM:	28	Basement:	None	
BG Unfin:		AG Fin:	1,572	
School District:		SqftSrc:	APR	
		\$/SF:	88.42	
		LotDim:	3485	
		DOM:	28	
		BG Fin:		

Features:Cape Cod 1.5 Story Deck Vinyl Central Air, Gas Heat

Remarks:Wonderful new listing in a great location. New carpet looks amazing, new sliding glass doors in kitchen and master bedroom very nice!!! Spacious foyer walking into Family Room open and bright. Kitchen has large pantry, lots of counter space and opens to huge deck. Master is first floor and has door to deck and large walk-in closet. Another bedroom is on the first floor. Upstairs has a very open loft area that could be used as additional family room or bedroom. Also located on the second floor is a small room for bedroom, office or nursery. Two storage areas are also available off of

the second floor. Large deck on back of home to enjoy with family and friends. Updated windows throughout. Upstairs has skylights to brighten up the rooms. New furnace 2010. All appliances remain. Great location close to summit, shopping and restaurants. Immediate possession is available.

Agent Comments: _____

Information deemed to be reliable although not guaranteed

Pending Properties



Addr:	10501 BAY POINTE CT LOUISVILLE	MLS#:	1329720	#3
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$139,000	SP:	0	
LD:	04/13/2012	SD:		
Beds:	3	Bths:	3-3/0	
Age:	17	Park:	1 Car Garage, Attached, Entry Front	
CDOM:	53	Basement:	None	
BG Unfin:	0	BG Fin:	0	
School District:		AG Fin:	1,500	
		SqftSrc:	LISTAGENT	
		\$/SF:	92.67	
		LotDim:	<.25	
		DOM:	53	

Features:Contemporary 1.5 Story Patio, Porch Stone, Vinyl Central Air, Forced Air Heat, Gas Heat

Remarks:SHORT SALE, priced thousands less than when purchased in'06, and way under recent comparable sales in Bay Pointe. One of the largest homes in the neighborhood, and 3 full baths too! At end of cul-de-sac, opens to huge courtyard lawn common area! Great room with 16' ceiling, fireplace, dining area with pass-thru to eat-in kitchen; ceramic tile floor, range, dishwasher, pantry. Opens to 12x9 screened porch (as does master). 1st floor master suite with W-I-C, 2nd floor with loft overlooking living room, 3rd full (ceramic) bath, could be second master suite! Privacy fenced backyard, central air new in '04, water heater new in'11, recent gutter helmet installed. 1 year home warranty. Super east end location, minutes to Springhurst, Summitt, Expressways! As-is, but doesn't need much at all; super value!

Agent Comments: _____

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Properties Recently Sold



Addr:	4222 BAY POINTE DR LOUISVILLE	MLS#:	1327584	#4
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$136,900	SP:	125000	AG Fin:
				1,325
LD:	03/23/2012	SD:	07/05/2012	SqftSrc:
				APR
Beds:	2	Bths:	2-2/0	\$/SF:
				94.34
Age:	23	Park:	1 Car Garage, Attached	
CDOM:	74	Basement:	None	
BG Unfin:	0	DOM:	74	
School District:		BG Fin:	0	

Features:Traditional 1.5 Story Vinyl Central Air, Forced Air Heat, Gas Heat

Remarks:Welcome home to this darling 2 bedroom garden style house that is move-in ready. This 1 story house features both a 1st floor master and a 2nd floor master. The 2 story great room opens into the dining area and the kitchen features a snack bar that is also open to the dining area. The kitchen is spacious enough to have a "soda fountain style" table in it and all the appliances remain. The countertops have been recently updated. The first floor also features a fireplace and laundry closet. The second floor master is spacious with a large walk-in closet. The fenced backyard is beautifully landscaped and private. This house is located in a most convenient location close to shopping, restaurant, medical facilities and interstates. Plus, the seller is offering a one year home warranty. This house will be reduced by \$1,000 every Friday until sold!

Agent Comments: _____



Addr:	4407 SPRING BAY CT LOUISVILLE	MLS#:	1302685	#5
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$129,900	SP:	127500	AG Fin:
				1,544
LD:	05/09/2011	SD:	11/04/2011	SqftSrc:
				LISTAGENT
Beds:	2	Bths:	2-2/0	\$/SF:
				82.58
Age:	18	Park:	1 Car Garage, Attached, Driveway	
CDOM:	140	Basement:	None	
BG Unfin:		DOM:	140	
School District:		BG Fin:	0	

Features:Cape Cod 1.5 Story Patio Vinyl Central Air, Gas Heat

Remarks:Convenient east end location..Great first time home or just perfect for the buyer that wants low maintenance living but isn't quite ready for a patio home. This single family home has been well maintained, clean. All appliances are included with the purchase including the refrigerator and the washer and dryer. This plan features an open greatroom / dining area, eat-in kitchen and new doors leading out to a large, private patio. The master bedroom and laundry are conveniently located on the first level. Upstairs you will find a generous size second bedroom and giant loft which could be closed in to make a third bedroom, use as a workout area, hobby room or home office. Additional 2nd bonus space * Fresh paint * Deep garage with extra storage * Professional landscaping * Landscape lighting * Low maintenance * Quiet cul-de-sac * Move-in Condition * Bay colony is conveniently located to I265 and I71 & minutes away from shopping (Summitt, Lowes, Costco, Springhurst), golf, schools, churches and restaruant. Bus stop at community entrance...Immediate Possession.

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Addr:	10521 BAYPOINTE CT LOUISVILLE	MLS#:	1310879	#6
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$135,000	SP:	127500	AG Fin:
				1,300
LD:	08/08/2011	SD:	12/19/2011	SqftSrc:
				OTHER
Beds:	2	Bths:	2-2/0	\$/SF:
				98.08
Age:	21	Park:	1 Car Garage, Attached	
CDOM:	454	Basement:	None	
BG Unfin:	0	DOM:	91	
School District:		BG Fin:	0	

Features:Patio/Garden 1.5 Story Deck Vinyl Central Air, Forced Air Heat, Gas Heat

Remarks:This Garden Home has been impeccably cared for. Sellers have owned since 1995. Last year they added a gazebo to the existing deck out back and are in the process of finishing an added deck. There is a side yard which offers room for gardening and, if fenced, a run area for pets. The SELLERS ARE OFFERING TO PAY UP TO \$4500 IN BUYERS PREPAIDS AND CLOSING COSTS!. There is a first floor Master bedroom with attached bath (is currently used as an office) as well as a 2nd floor Master with bath. Additional attic storage is available off the second floor Master. 1300 SF with Two full baths, first floor laundry and plenty of closet space throughout. Nice, one-car attached garage. The landscaping is well designed with plenty of shade. Please view the attached pictures ~ "A picture is worth....." Sellers are motivated and are upgrading upstairs carpet and other "dated" features as I write. Sellers plan to purchase a retirement home in Florida.

Agent Comments: _____



Addr:	10402 GOING CT LOUISVILLE	MLS#:	1330997	#7
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$135,000	SP:	132000	AG Fin:
				1,450
LD:	04/30/2012	SD:	07/06/2012	SqftSrc:
				LISTAGENT
Beds:	2	Bths:	2-2/0	\$/SF:
				91.03
Age:	20	Park:	2 Car Garage, Attached	
CDOM:	127	Basement:	None	
BG Unfin:		DOM:	37	
School District:		BG Fin:	0	

Features:Open Plan 1.5 Story Patio, Porch Vinyl Central Air, Forced Air Heat, Gas Heat

Remarks:Adorable 1 1/2 story home conveniently located minutes from shopping, highways, hospitals and schools. Nice covered front porch leads you into a 2 story foyer w/ hardwood flooring. Nice kitchen w/ new appliances opens to dining area and family room. Large family room w/ fireplace and doors that lead to private patio and nice backyard. You have your option master on the 1st or 2nd floor. Both bedrooms are large w/ great closet space and their own full baths (both with tile flooring). Nice loft looks over family room. Two car garage w/ pull down attic storage (door from garage accesses backyard). New roof and water heater. Don't miss out on this awesome home ready to move into!

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Addr:	4419 SPRING BAY CT LOUISVILLE	MLS#:	1298332	#8
Area:	Anchrg/Glenview/Lyndn/Prospect	Cat:	Single Family Residential	
LP:	\$144,900	SP:	136000	
LD:	03/25/2011	SD:	09/16/2011	AG Fin: 1,542
Beds:	2	Bths:	2-2/0	SqftSrc: LISTAGENT
Age:	19	Park:	2 Car Garage, Attached, Entry Front	\$/SF: 88.20
CDOM:	148	Basement:	None	LotDim:
BG Unfin:				DOM: 148
School District:				BG Fin: 0

Features: Traditional 1.5 Story Deck, Porch Vinyl Central Air, Electric Heat, Forced Air Heat

Remarks: Wonderful east end home is conveniently located and move-in ready! The open design welcomes you to a vaulted great room and fireplace with marble hearth and surround. The elegant arched window offers lots of natural light. A spacious dining area is adjacent to the updated kitchen, and the open pass-through is perfect for entertaining or keeping the conversation flowing. The kitchen offers great cabinet and countertop space, and even has a built-in planning desk, wine rack, and pantry. The appliances include a stainless steel dishwasher and refrigerator. There is access to the custom-built deck where you can enjoy the large open green space adjacent to the backyard. (There is even a hot tub circuit for future enjoyment!) The first floor master suite accommodates even large furnishings, and offers dual closets and a full bath. Upstairs you will find a second large bedroom, full bath, and spacious loft. Currently used as a den/TV area, it would also be perfect for a home office or study, or make a great 3rd bedroom. Two skylights offer natural light by day and star views by night. Need storage? No problem; there is a huge storage area over the 2 car garage, with walk-in access from the upstairs landing. The convenient location is just minutes to shopping, dining, and interstate access. Don't miss this opportunity!

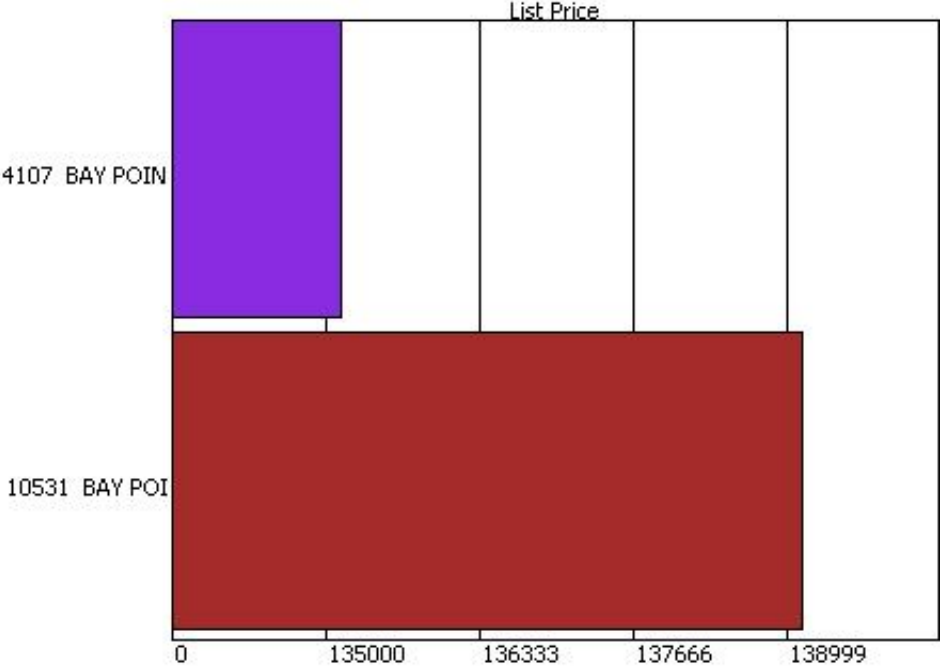
Agent Comments: _____

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Comparable Property Statistics

Properties Currently for Sale

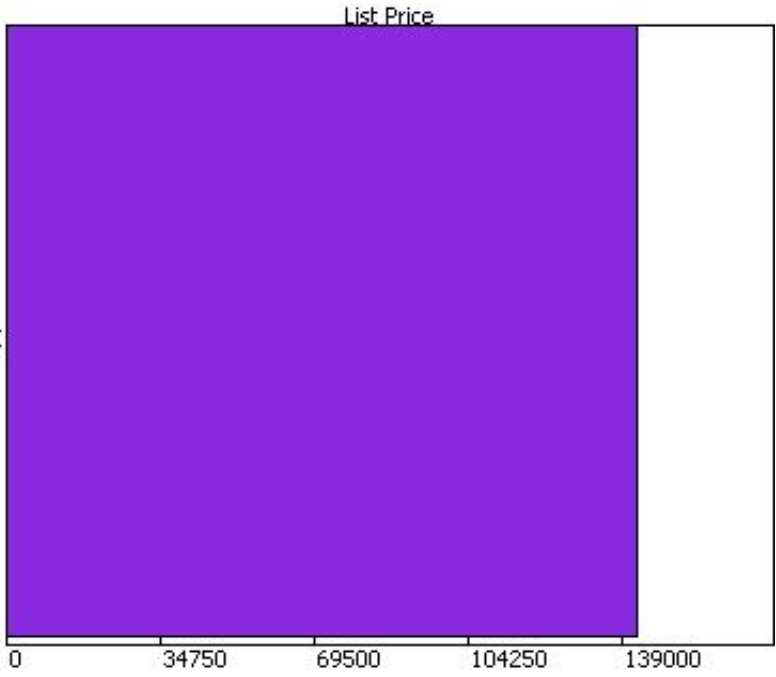
Total # of Listings	2
Lowest Price Listing	\$135,000
Highest Price Listing	\$139,000
Average Price	\$137,000
Avg. Price/SqFt	\$89.50
Avg. Days on Market	63



Pending Properties

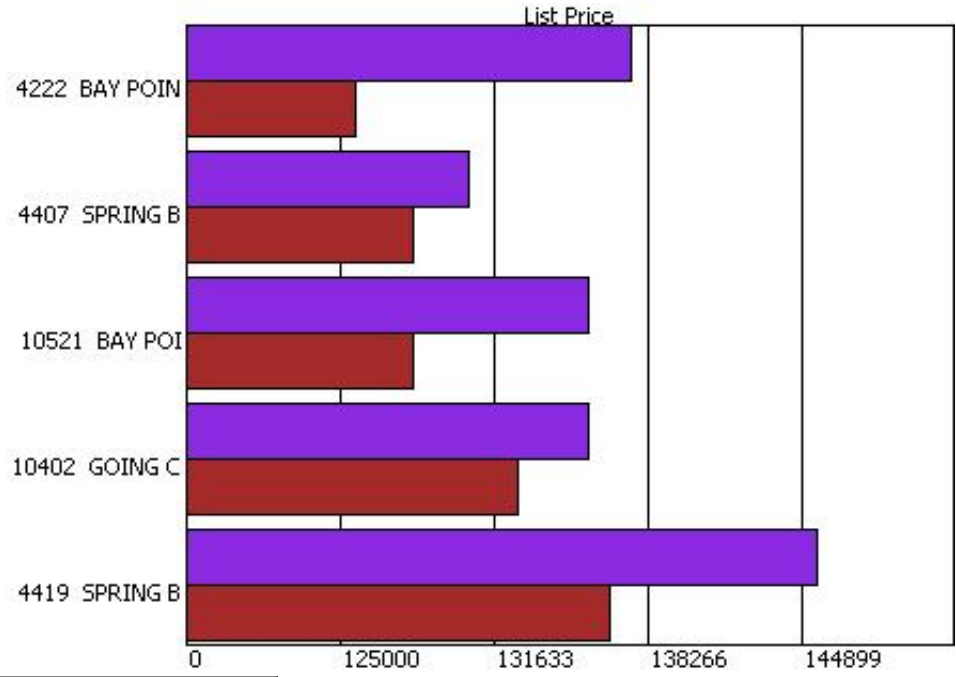
Total # of Listings	1
Lowest Price Listing	\$139,000
Highest Price Listing	\$139,000
Average Price	\$139,000
Avg. Price/SqFt	\$93.00
Avg. Days on Market	53

10501 BAY POI

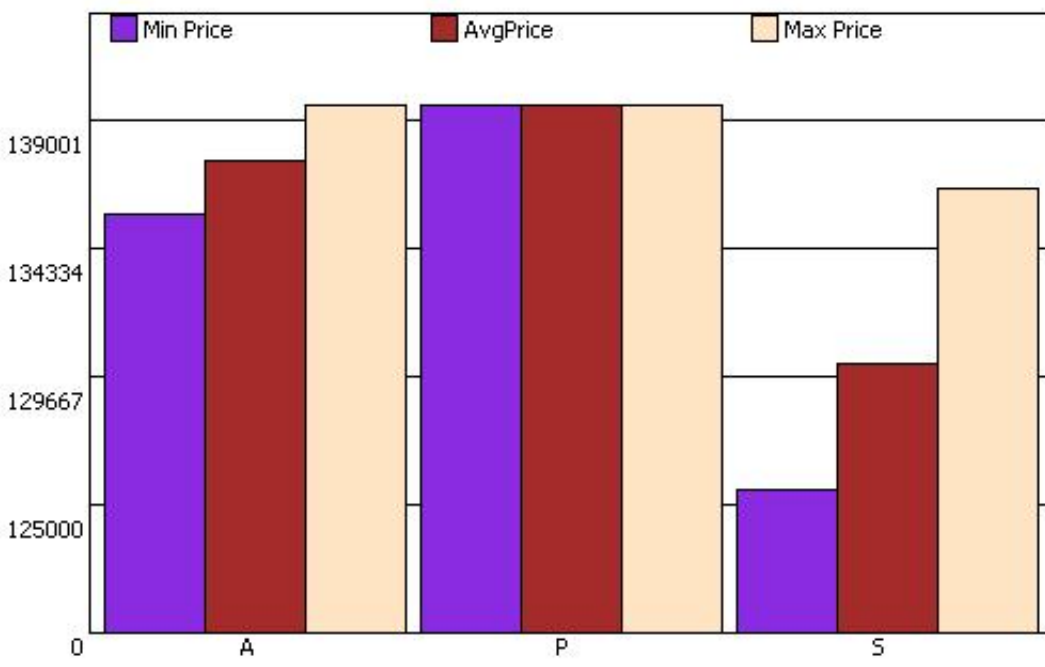


Properties Recently Sold

Total # of Listings **5**
Lowest Price Listing **\$125,000**
Highest Price Listing **\$136,000**
Average Price **\$129,600**
Avg. Price/SqFt **\$90.80**
Avg. Days on Market **98**



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Properties Currently for Sale	\$135,000	\$139,000	\$137,000	\$89.50
Pending Properties	\$139,000	\$139,000	\$139,000	\$93.00
Properties Recently Sold	\$125,000	\$136,000	\$129,600	\$90.80
Averages	\$133,000	\$138,000	\$135,200	\$91.10

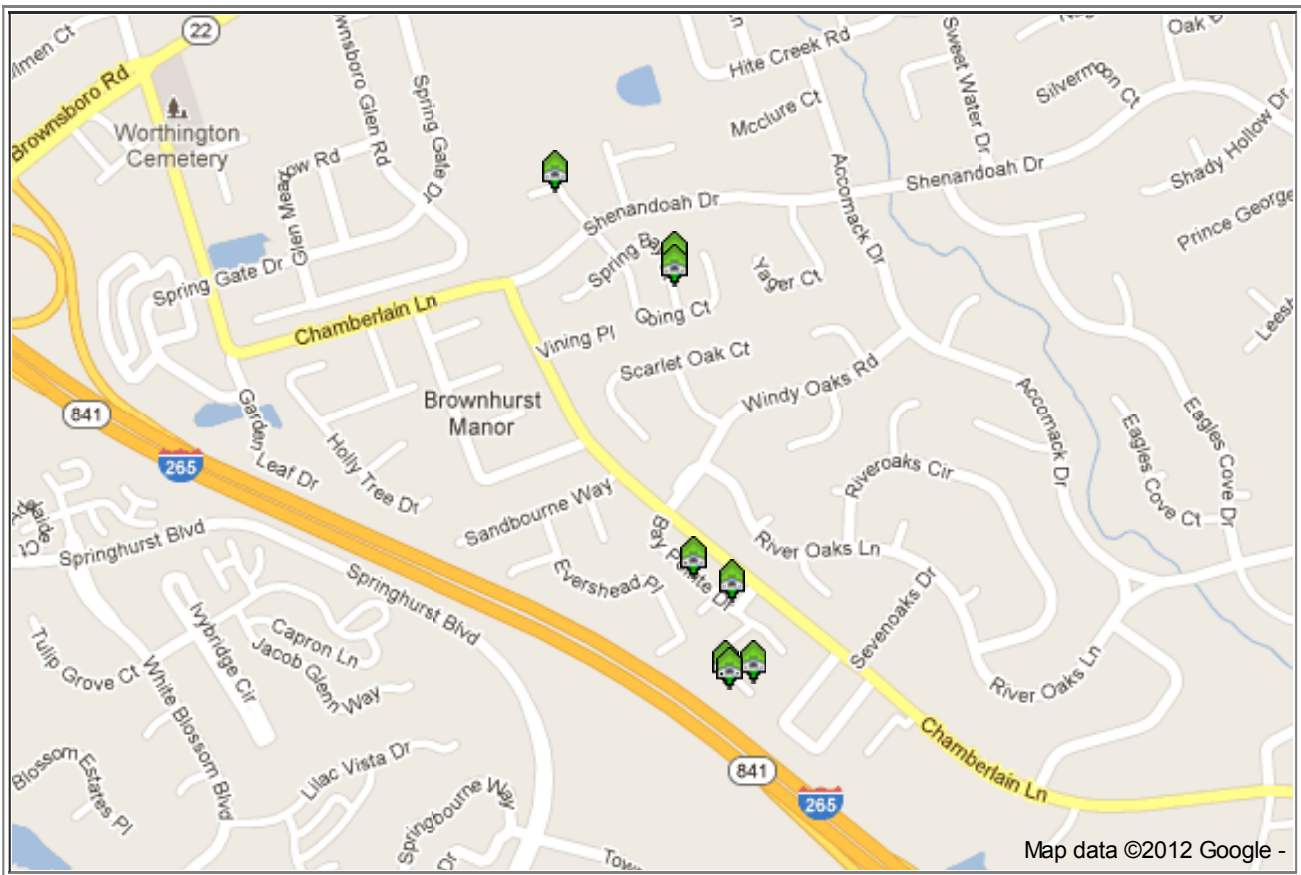
Sold Property Analysis

Address	List Price	Sold Price	DOM/CDOM	% Chg	SP/Sqft
4222 BAY POINTE DR	\$136,900	125000	74/74	8.7%	\$94
4407 SPRING BAY CT	\$129,900	127500	140/140	1.8%	\$83

10521 BAY POINTE CT	\$135,000	127500	91/454	5.6%	\$98
10402 GOING CT	\$135,000	132000	37/127	2.2%	\$91
4419 SPRING BAY CT	\$144,900	136000	148/148	6.1%	\$88
Averages	\$136,340	\$129,600	98/189	4.9%	\$91

Property Summary

Sta	Street Address	Age/YB	L Price	S Price	Sold Date	DOM/CDOM
1	A 4107 BAYPOINTE DR	22	\$135,000	N/A	N/A	97/97
2	A 10531 BAYPOINTE CT	22	\$139,000	N/A	N/A	28/28
3	P 10501 BAYPOINTE CT	17	\$139,000	N/A	N/A	53/53
4	S 4222 BAYPOINTE DR	23	\$136,900	\$125,000	07/05/2012	74/74
5	S 4407 SPRING BAY CT	18	\$129,900	\$127,500	11/04/2011	140/140
6	S 10521 BAYPOINTE CT	21	\$135,000	\$127,500	12/19/2011	91/454
7	S 10402 GOING CT	20	\$135,000	\$132,000	07/06/2012	37/127
8	S 4419 SPRING BAY CT	19	\$144,900	\$136,000	09/16/2011	148/148



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