

# COMPARATIVE MARKET ANALYSIS

When looking for a sweet deal...call Caro.



**MLS#** B0911509  
**Status** SOLD  
**Cat** RES  
**Address** 40326 CREEKWAY COVE CT  
**City** GONZALES  
**Parish** ASC  
**Area** ASC MLS AREA 90  
**Subd.** CREEK SIDE  
**List Amt** \$169,900  
**\$/Sqft** 120.07  
**Sold Date** 10/30/2009  
**Apx Sqft** 1415  
**Sold \$/Sqft** 120.07  
**Sale Amt** \$169,900  
**Terms** FHA  
**DOM/CDOM** 45/45  
**Style** Traditional  
**Parking** 2 Cars, Garage  
**Constrc** Frame  
**Beds** 3  
**Baths** 2  
**YearBlt** 2007  
**Apx Age** 1-3 Years  
**Builder**  
**Lot Size** 55X107  
**Acreage**  
**ElemSch** CALLSCHLBRD  
**MiddleSch** CALLSCHLBRD  
**HighSch** CALLSCHLBRD  
**Remarks** This 2 year old home has everything you are looking for. Cherry cabinets, lots of natural light and a great backyard.

**B0904879**  
**SOLD**  
**RES**  
**40308 COLDWATER LANDING AVE**  
**GONZALES**  
**ASC**  
**ASC MLS AREA 90**  
**CREEK SIDE**  
**\$173,000**  
**120.56**  
**07/29/2009**  
**1435**  
**120.56**  
**\$173,000**  
**CONVENTIONAL**  
**87/87**  
**Traditional**  
**2 Cars**  
**Brick**  
**3**  
**2**  
**Under Const.**  
**SAMSON CONST**  
**55X106.6X76.75X62.2**  
**CALLSCHLBRD**  
**CALLSCHLBRD**  
**CALLSCHLBRD**  
 New construction with all the amenities you could ask for. Schedule your appointment today, as it won't last long!

**B0906493**  
**SOLD**  
**RES**  
**15160 CREEKVIEW DR**  
**GONZALES**  
**ASC**  
**ASC MLS AREA 90**  
**CREEK SIDE**  
**\$175,000**  
**120.58**  
**08/28/2009**  
**1443**  
**120.58**  
**\$174,000**  
**CONVENTIONAL**  
**90/90**  
**Acadian**  
**2 Cars, Garage**  
**Frame**  
**3**  
**2**  
**New**  
**50 X 106**  
**CALLSCHLBRD**  
**CALLSCHLBRD**  
**CALLSCHLBRD**  
 New construction with a great location too. Upgrades you wouldn't expect or believe at this price.

Status	Total	Avg Price	\$/Sqft/Acre	Median	Low	High	Avg DOM
ACT/CNT	0	\$0	\$0.00	\$0	\$0	\$0	0
PND	0	\$0	\$0.00	\$0	\$0	\$0	0
SLD/RNT/LSE	3	\$172,300	\$120.40	\$173,000	\$169,900	\$174,000	74
WTH	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
<b>Total</b>	<b>3</b>	<b>\$172,300</b>	<b>\$120.40</b>	<b>\$173,000</b>	<b>\$169,900</b>	<b>\$174,000</b>	<b>74</b>

--Information deemed reliable but not guaranteed--

The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property.

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 Sherri Caro, Realtor C.J. Brown Realtors 485-0377

Prepared by SHERRI CARO of C J BROWN SHERWOOD on 1/5/2010 5:02:00 PM