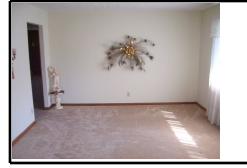


**MLS #:** 26140    **Status:** ACTIVE    **Class:** RESIDENTIAL    **Style:** Ranch    **Contract:** No    **Asking Price:** \$89,900  
**Type:** Residential    **Address:** 100 N MANOR    **City:** Albany    **Zip:** 47320    **County:** Delaware    **Area:** Delaware Township  
**Township:** DELAWARE    **Subdivision:** Albany Land Com    **Year Built:** 1966    **Foundation Type:** Crawl Space    **Garage Type:** 2-Car Attached  
**Rooms:** 8    **Bedrooms:** 3    **Full Baths:** 2    **Half Baths:** 0    **Outbuilding Type:** None    **Agent:** Patrick Orr - (765) 212-1111  
**Directions:** From Muncie, SR 67 North to Albany, at McDonalds keep straight onto State St thru town to house    **Office:** ERA Eagle Real Estate - MAIN (765) 741-9111



Virtual Tour

<b>Original Price:</b> \$94,900	<b>DOM:</b> 167	<b>Family Room Size:</b> 23.7x13.0	<b>Family Room Level:</b> 1
<b>Commission: SO:</b> 3.5	<b>Variable:</b> No	<b>Kitchen Size:</b> 11.4x10.4	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 8/16/2006	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> Key Box	<b>Location:</b> Garage Side Entry Door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Albany Land Co Add Lots 9, 10 and E HLF of 8		<b>Bedroom 1 Size:</b> 15.7x11.8	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b> 125.00	<b>Lot Depth:</b> 70.00	<b>Bedroom 2 Size:</b> 12.4x9.9	<b>Bedroom 2 Level:</b> 1
<b># of Acres+/-:</b> 0.20	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 10.6x9.9	<b>Bedroom 3 Level:</b> 1
<b>Total SQFT+/-:</b> 1467	<b>Main Level SQFT:</b> 1467	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b>	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Tax Records	<b>Bath 1 Size:</b> 9.10x7.6	<b>Bath 1 Level:</b> 1
<b>Basement SQFT+/-:</b> 0	<b>Walkout (Y/N):</b>	<b>Bath 2 Size:</b> 9.5x7.6	<b>Bath 2 Level:</b> 1
<b>Basement Finished SQFT:</b>	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b>	<b>Utility Room Level:</b>
<b>Elem:</b> ALBANY	<b>Middle:</b> DELTA	<b>Other Room 1 Size:</b>	<b>Other Room 1 Level:</b>
	<b>High:</b> DELTA	<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Living Room Size:</b> 15.5x12.9	<b>Living Room Level:</b> 1	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

**FEATURES** ShowInstr: Call ERA Eagle to setup showings.

<b>Exterior:</b> Stone	<b>Patio/Deck/Porch:</b> Covered, Porch	<b>Water:</b> City
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Sliding	<b>2ndOutbuildings:</b> None	<b>Exemptions:</b> Homestead, Mortgage
<b>WindowTreatments:</b> Negotiable	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Day of Final Closing
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Forced Air	<b>Show Instructions:</b> Green, Call for Appointment
<b>Driveway:</b> Concrete	<b>Heat Fuel:</b> Gas-Natural	<b>Docs on File:</b> Sellers Disclosure, LBP Form
<b>Fireplace:</b> Great Room, Gas Log	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> None	<b>Water Heater:</b> Gas-Natural	<b>Common Amenities:</b> None
<b>Appl. Included:</b> Negotiable	<b>Media (TV):</b> Cable	<b>Flood Plain:</b> No
	<b>Utility Companies:</b> VEC , AEP , IAW	<b>Internet:</b>
	<b>Reserved:</b>	

**FINANCIAL INFORMATION**

<b>Tax ID #:</b> 0801156012000	<b>Improve. Value:</b> 87300.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b> 39
<b>Land Value:</b> 7100.00	<b>Ditch Fee:</b> 10.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b> 114
<b>Est. Annual Tax:</b> 756.92	<b>Blue River Conserv. Fee:</b>	<b>Gas Available (Y/N):</b> Yes	<b>Seller Assisted (Y/N):</b> No
<b>Other Expense:</b>	<b>Other Expense/Per:</b>	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>

**REMARKS**

PRICE REDUCED! WELL CARED FOR 3 BEDROOMS 2 FULL BATH HOME LOCATED IN ALBANY ON A LARGE CORNER LOT! This lovely home features: mature maple tree for plenty of shade, separate living and family rooms, gas log stone fireplace in family room, 12 x 10 sunroom, marble at bottom of window sills, spacious master bedroom with 3pc bath, gated front entrance, 2 car attached garage. Seller reports updates including: garage door 2006, gas water heater 2004, roof 1995+-, fireplace serviced in 2006, floors under carpet are believed to be hardwood in most rooms according to seller. Come take a look at this home today!

**ADDENDUM**

<b>Selling Agent:</b>	<b>Closing Date:</b>	<b>Sold\$:</b>	<b>Concessions:</b>
<b>Selling Office:</b>	<b>How Sold:</b>	<b>\$/SqFt:</b> \$61.28	<b>Buyer Points:</b>

This information is deemed reliable, but not guaranteed. All room sizes are approximate.