

**MLS #:** 26744    **Status:** ACTIVE    **Class:** RESIDENTIAL    **Style:** 1 Story    **Contract:** No    **Asking Price:** \$64,900  
**Type:** Residential    **Address:** 1600 S LINDELL    **City:** YORKTOWN    **Zip:** 47396    **County:** Delaware    **Area:** Mount Pleasant  
**Township:** MOUNT    **Subdivision:** Homewood Additi    **Year Built:** 1955    **Foundation Type:** Slab    **Garage Type:** 1.5-Car  
**Rooms:** 7    **Bedrooms:** 3    **Full Baths:** 1    **Half Baths:** 0    **Outbuilding Type:** None    **Agent:** David Brocki - (765) 749-9242  
**Directions:** From Nebo W. on SR 32 to Lindell, S. to home on left.    **Office:** Property House GMAC - MAIN (765) 286-8400



Virtual Tour

<b>Original Price:</b> \$64,900	<b>DOM:</b> 66	<b>Family Room Size:</b>	<b>Family Room Level:</b>
<b>Commission: SO:</b> 3.5	<b>Variable:</b> No	<b>Kitchen Size:</b> 11 x 9	<b>Kitchen Level:</b>
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 10/2/2006	<b>Dining Room Size:</b> 11.10x9.2	<b>Dining Room Level:</b>
<b>Entry:</b> Key Box	<b>Location:</b> front door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Homewood Add		<b>Bedroom 1 Size:</b> 11.2x9.6	<b>Bedroom 1 Level:</b>
<b>Lot Frontage:</b> 59.00	<b>Lot Depth:</b> 106.00	<b>Bedroom 2 Size:</b> 11.9x9.6	<b>Bedroom 2 Level:</b>
<b># of Acres+/-:</b> 0.14	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b>	<b>Bedroom 3 Level:</b>
<b>Total SQFT+/-:</b> 926	<b>Main Level SQFT:</b>	<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>	<b>Bath 1 Level:</b>
<b>Basement SQFT+/-:</b> 0	<b>Walkout (Y/N):</b>	<b>Bath 2 Size:</b>	<b>Bath 2 Level:</b>
<b>Basement Finished SQFT:</b> 0	<b>Basement Unfinish. SQFT:</b> 0	<b>Utility Room Size:</b> 9 x 5.8	<b>Utility Room Level:</b>
<b>Elem:</b> Pleasant View / Yorktown	<b>Middle:</b> YORKTOWN <b>High:</b> YORKTOWN	<b>Other Room 1 Size:</b> 9.10x9.4	<b>Other Room 1 Level:</b>
<b>Living Room Size:</b> 16 x 9	<b>Living Room Level:</b>	<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>FEATURES</b> ShowInstr: Call for appointment		<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Aluminum	<b>Patio/Deck/Porch:</b> Covered	<b>Water:</b> City
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Replacement, Thermo-Pane	<b>2ndOutbuildings:</b> None	<b>Exemptions:</b> Disabled Veteran, Homestead
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> None	<b>Possession:</b> Day of Final Closing
<b>2ndGarageType:</b> Garage Door Opener	<b>Heat Type:</b> Forced Air	<b>Show Instructions:</b> 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> None	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> Chain Link	<b>Water Heater:</b> Gas-Natural	<b>Common Amenities:</b> None
<b>Appl. Included:</b> Dishwasher, Range-Electric	<b>Media (TV):</b> Cable, Satellite w/o Controls	<b>Flood Plain:</b> No
	<b>Utility Companies:</b> VEC , AEP , OTH	<b>Internet:</b>
	<b>Reserved:</b>	

**FINANCIAL INFORMATION**

<b>Tax ID #:</b> 1015483005000	<b>Improve. Value:</b> 66400.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b>
<b>Land Value:</b> 8400.00	<b>Ditch Fee:</b>	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<b>Est. Annual Tax:</b> 382.12	<b>Blue River Conserv. Fee:</b>	<b>Gas Available (Y/N):</b>	<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>REMARKS</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>

Very Nice!!! 2-3 bedroom home In popular Yorktown Schools. Home has been very well maintained and is ready to move into. Recently updated kitchen with laminate wood flooring and a cozy dining room. This home is a PERFECT! starter home or retirement property. Backyard is fenced in with a permanent gas grill. Part of the garage has been sectioned off and would make a nice little work shop. LOW TAXES! Don't wait too long

**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> \$70.09	<b>Buyer Points:</b>

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