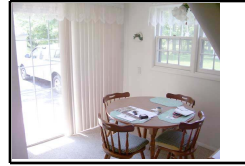


MLS #: 25764 **Status:** PENDING (UNDER) **Class:** RESIDENTIAL **Style:** 1.5 Story **Contract:** No **Asking Price:** \$59,900
Type: Residential **Address:** 1107 E 21ST ST **City:** MUNCIE **Zip:** 47302 **County:** Delaware **Area:** Center Township
Township: CENTER **Subdivision:** None **Year Built:** 1950 **Foundation Type:** Crawl Space **Garage Type:** 2-Car Detached
Rooms: 6 **Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 0 **Outbuilding Type:** None **Agent:** Patrick Orr - (765) 212-1111
Directions: Madison to 18th, East to Hackley, South to 21st, East to home on South side. **Office:** ERA Eagle Real Estate - MAIN (765) 741-9111



Virtual Tour

Original Price: \$67,900	DOM: 185	Family Room Size:	Family Room Level:
Commission: SO: 3.5	Variable: No	Kitchen Size: 9.5x9.1	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 7/25/2006	Dining Room Size: 9.5x7.9	Dining Room Level: 1
Entry: Key Box	Location: Backdoor on Swing	Den/Study Size:	Den/Study Level:
Legal: PT SE QTR SEC: 22 RNG: 20 TWP: 10 (0.15 Acres)		Bedroom 1 Size: 10.2x9.8	Bedroom 1 Level: 1
Lot Frontage: 52.00	Lot Depth: 160.00	Bedroom 2 Size: 15.6x11.5	Bedroom 2 Level: 2
# of Acres+/-: 0.19	Irregular (Y/N): No	Bedroom 3 Size: 11.0x9.9	Bedroom 3 Level: 2
Total SQFT+/-: 1512	Main Level SQFT: 836	Bedroom 4 Size:	Bedroom 4 Level:
Upper Level 1 SQFT: 676	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size:	Bath 1 Level: 1
Basement SQFT+/-: 0	Walkout (Y/N):	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: 7.4x5.11	Utility Room Level: 1
Elem: GARFIELD	Middle: WILSON	Other Room 1 Size: 4.9x3.6	Other Room 1 Level: 1
	High: SOUTHSIDE	Other Room 2 Size:	Other Room 2 Level:
Living Room Size: 24.11x11.4	Living Room Level: 1	Other Room 3 Size:	Other Room 3 Level:
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:

FEATURES ShowInstr: Call ERA Eagle to setup showings

Exterior: Vinyl	Patio/Deck/Porch: Open, Patio	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Replacement, Wood, Partial	2ndOutbuildings: None	Exemptions: Blind Disabled, Homestead, Mortgage
WindowTreatments: Negotiable	Topography/Amenities: Level	Possession: 10 Days after Closing, Negotiable
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Asphalt	Heat Fuel: Gas-Natural	Docs on File: Agency, Sellers Disclosure, LBP Form
Fireplace: None	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: None	Water Heater: Electric	Common Amenities: None
Appl. Included: Range-Gas, Refrigerator, Microwave, Washer, Dryer-Electric, Washer/Dryer Hookup, Negotiable	Media (TV): Cable	Flood Plain: No
	Utility Companies: VEC , AEP , IAW , MSD	Internet:

FINANCIAL INFORMATION

Tax ID #: 1122403010000	Improve. Value: 44900.00	Water Expense/Month:	Electric Expense/Month:
Land Value: 4300.00	Ditch Fee:	Sewage Expense/Month:	Gas Expense/Month:
Est. Annual Tax: 190.62	Blue River Conserv. Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): Yes
Other Expense:	Other Expense/Per:	Assoc. Dues:	Assoc. Dues/Per:
	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:

REMARKS

PRICE REDUCED! SAME OWNER FOR 30 YEARS! Come take a look at this 3 bedroom 1 bath home on Muncie's southside! Seller says he has enjoyed the large 2 car detached garage with 220 amp electric service, kitchen, upstairs, low utility bills in winter, yard, neighbors and convenient location! Many updates have been completed in the past including furnace with central air, replacement windows throughout most areas, roof 10+- years ago, asphalt driveway. Come take a look today! Seller is offering \$1,900.00 towards purchasers closing costs and FREE 1 year home warranty with full price offer.

ADDENDUM

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	\$/SqFt: \$39.62	Buyer Points:

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