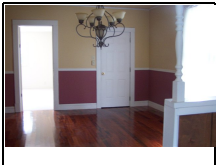


MLS #: 39384 **Status:** LISTING RELEASE **Class:** RESIDENTIAL **Style:** 2 Stories **Contract:** No **Asking Price:** \$99,900
Type: Residential **Address:** 1016 S HARRISON **City:** Alexandria **Zip:** 46001 **County:** Madison **Area:** Monroe Township
Township: MONROE **Subdivision:** None **Year Built:** 1860 **Foundation Type:** Basement/Crawl **Garage Type:** 2.5-Car
Rooms: 7 **Bedrooms:** 4 **Full Baths:** 1 **Half Baths:** 1 **Outbuilding Type:** None **Office:** ERA Bragg Realty Group - Office: (765) 282-1233
Agent: Brenda Ragland - Home: (765) 759-5696 **Co-Agent:**



Agent Hit Count:
23
Client Hit Count:
5
Virtual Tour:

Original Price: \$104,900	DOM: 124	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 16x13.6	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 9/5/2009	Dining Room Size: 15.0x14.5	Dining Room Level: 1
Entry: Combination	Location: Back Door	Den/Study Size:	Den/Study Level:
Legal: AL&G Co 4th EXC 59' NSD		Bedroom 1 Size: 14.8x15.2	Bedroom 1 Level: 1
Lot Frontage: 51.00	Lot Depth: 306.00	Bedroom 2 Size: 15.2x12.10	Bedroom 2 Level: 2
# of Acres +/-: 0.36	Irregular (Y/N): No	Bedroom 3 Size: 14.7x15.2	Bedroom 3 Level: 2
Total SQFT +/-: 1962	Main Level SQFT:	Bedroom 4 Size: 14.4x15.2	Bedroom 4 Level: 2
Upper Level 1 SQFT: 736	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 7.6x15.2	Bath 1 Level:
Basement SQFT +/-: 448	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 448	Utility Room Size:	Utility Room Level:
Elem: ALEXANDRIA MONROE	Middle: ALEXANDRIA	Other Room 1 Size:	Other Room 1 Level:
	High: ALEXANDRIA	Other Room 2 Size:	Other Room 2 Level:
Living Room Size: 14.8x13.6	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: GREEN But call office to notify

Exterior: Aluminum	Patio/Deck/Porch: Porch	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Casement, Double-Hung, Replacement	2ndOutbuildings: None	Possession: Day of Final Closing
WindowTreatments: Partial	Topography/Amenities: Gently Rolling	Show Instructions: Green
2ndGarageType: None	Heat Type: Forced Air	Docs on File: Sellers Disclosure, LBP Form, Plat Layout
Driveway: Gravel	Heat Fuel: Gas-Natural	Docs Online: Sellers Disclosure, LBP Form, Plat Layout
Fireplace: Family Room	Air Conditioning: Central Air	Common Amenities: None
Fence: Partial, Chain Link	Water Heater: Gas-Natural	Flood Plain: No
Appl. Included: Dishwasher, Range-Gas, Refrigerator	Media (TV): Cable	Internet:
	Utility Companies: VEC, AEP, OTH	
	Reserved: Any Personal property items in home & garage	

FINANCIAL INFORMATION

Tax ID #: 481733696000001002	Land Value: 15300.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 712.32	Improve. Value: 61900.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead	Ditch Fee:	Gas Available (Y/N):	Seller Assisted (Y/N): No
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:
	List \$/SqFt: \$50.92	Auction (Y/N): No	Auction Date:
Oth Exp: /Per:	Assumption (Y/N): No		
Directions: SR28 West of SR9 to harrison Left to 1016			

REMARKS Rare Find 1800's era home on 5 lots with 4BR change of zoning would be necessary but it would be a nice Bed & Breakfast. Large great room W/wood burning stove-flute is into the roof but shutoff at roof line 4 yrs ago when new roof was done(per seller) Large open kitchen features brand new dishwasher, plentiful oak cabinets and spacious counters and joins great room formal DR w/Beautiful hanging light and hardwood floors. all 4BR have large double or walk in closets and new carpet. Downstairs BR has triple size walk thru closet that is also accessible from main hall. 2.5 car detached garage with overhead openers, attic storage and a wood burning stove-Seller states a 220 outlet in garage. Large KOI Pond with rock fountain.

ADDENDUM Additional tax ID's 481733708000001022,481733702000001022, 48173374000001022,481733706000001022 Court house erecoords state 1860 construction date. Seller states drive off of harrison should be 7th St.

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points: Interest Rate:
Repair Allowance:	Sale Type Private Seller		

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified. Confirm school district(s) with school corporation officials due to re-districting.