

MLS #: 38618 **Status:** EXPIRED **Class:** RESIDENTIAL **Style:** 1 Story **Contract:** No **Asking Price:** \$120,000
Type: Residential **Address:** 4001 WHITNEY **City:** SELMA **Zip:** 47383 **County:** Delaware **Area:** Liberty Township
Township: LIBERTY **Subdivision:** Glenn Hills **Year Built:** 1972 **Foundation Type:** Crawl Space **Garage Type:** 2-Car Attached
Rooms: 7 **Bedrooms:** 4 **Full Baths:** 2 **Half Baths:** 0 **Outbuilding Type:** Storage Shed **Office:** Century 21 Realty Group - MAIN: (765) 284-6313
Agent: Leslie Willmann - Cell: (765) 499-0411 **Co-Agent:**



Agent Hit Count: 74
Client Hit Count: 53
Virtual Tour:

Original Price: \$134,000	DOM: 185	Family Room Size: 13.9x22.3	Family Room Level: 1
Commission: SO: 3.5	Variable: No	Kitchen Size: 14x24	Kitchen Level: 1
Photo/Video (Y/N): No	Listing Date: 7/6/2009	Dining Room Size:	Dining Room Level:
Entry: MEIAR Key Box	Location: Front Door	Den/Study Size:	Den/Study Level:
Legal: Glenn Hills Sec A Lot 5		Bedroom 1 Size: 13.9x12.2	Bedroom 1 Level: 1
Lot Frontage: 135.00	Lot Depth: 142.00	Bedroom 2 Size: 9.0x16.7	Bedroom 2 Level: 1
# of Acres +/-: 0.44	Irregular (Y/N): No	Bedroom 3 Size: 14.2x13.7	Bedroom 3 Level: 1
Total SQFT +/-: 1744	Main Level SQFT: 1744	Bedroom 4 Size: 10.8x13.7	Bedroom 4 Level: 1
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 9.8x9.0	Bath 1 Level: 1
Basement SQFT +/-: 0	Walkout (Y/N):	Bath 2 Size: 5.4x9.6	Bath 2 Level: 1
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 0	Utility Room Size: 5.3x5.4	Utility Room Level: 1
Elem: SELMA	Middle: SELMA High: WAPAHANI	Other Room 1 Size:	Other Room 1 Level:
Living Room Size:	Living Room Level:	Other Room 2 Size:	Other Room 2 Level:
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:
FEATURES	ShowInstr: Call C-21 for appt to show	Outbuilding 1 Size:	Outbuilding 2 Size:

Exterior: Brick	Patio/Deck/Porch: Patio	Water: Private
Roofing: Shingle	Pool: None	Sewer: City
Windows: Double-Hung, Screens, Storm	2ndOutbuildings: None	Possession: 30 Days after Closing
WindowTreatments: Wood	Topography/Amenities: Level	Show Instructions: Call for Appointment
2ndGarageType: None	Heat Type: Forced Air	Docs on File: Sellers Disclosure, LBP Form
Driveway: Concrete	Heat Fuel: Gas-Natural	Docs Online: Sellers Disclosure, LBP Form
Fireplace: Family Room	Air Conditioning: Central Air	Common Amenities: None
Fence: None	Water Heater: Electric	Flood Plain: No
Appl. Included: Dishwasher, Refrigerator, Microwave, Softener-Leased, Washer, Dryer-Electric, Cooktop-Electric,	Media (TV): Cable	Internet:
	Utility Companies: VEC, AEP	
	Reserved: Window treatments	

FINANCIAL INFORMATION

Tax ID #: 1229253009000	Land Value: 19100.00	Water Expense/Month: 32.00	Electric Expense/Month: 61.49
Est. Annual Tax: 905.94	Improve. Value: 111500.00	Sewage Expense/Month: 62.00	Gas Expense/Month: 114.00
Exemptions: Homestead	Ditch Fee: 10.00 BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$68.81	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: SR 32 E to Whitney Rd, R to property			

REMARKS Original owner...Pride of ownership shown in this 4 bedroom, 2 full bath, 1 story, brick exterior home. Well manicured lawn, nicely landscaped. Private patio area with golf course views. Home is situated on a beautiful lot across from Cardinal Hills Golf Course. Newer updates include guttering, roof, laminate flooring in kitchen and dining room, berber carpeting throughout, ceramic tile in entry and baths. MBA has new shower, tile flooring, sink, and vanity. Double closets present in 3 bedrooms, lots of storage including storage shed and oversized 2 car attached garage. 4th bedroom could be used as a den. Spacious family room with gas fireplace. Kitchen with island bar and separate formal dining area. Appliances stay, including washer and dryer. Water softener leased. GFA heating and central air. Central vac system. Osmosis water system.

ADDENDUM

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.