

MLS #: 39088 **Status:** EXPIRED **Class:** RESIDENTIAL **Style:** 1 Story **Contract:** No **Asking Price:** \$99,900
Type: Residential **Address:** 3909 N JANNEY **City:** MUNCIE **Zip:** 47304 **County:** Delaware **Area:** Center Township
Township: CENTER **Subdivision:** Wheeling Pike A **Year Built:** 1952 **Foundation Type:** Crawl Space **Garage Type:** 2-Car Attached
Rooms: 8 **Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 0 **Outbuilding Type:** Utility Building **Office:** FC Tucker / Five Star Real Estate - Main: (765) 289-2400
Agent: Mac Clary - Cell: (765) 635-4334 **Co-Agent:**



Agent Hit Count:
45
Client Hit Count:
16
Virtual Tour:

Original Price: \$99,900	DOM: 57	Family Room Size:	Family Room Level:
Commission: SO: 3.5	Variable: No	Kitchen Size: 12x10	Kitchen Level:
Photo/Video (Y/N): Yes	Listing Date: 8/13/2009	Dining Room Size: 17x12	Dining Room Level:
Entry: MEIAR Key Box	Location: Front door	Den/Study Size:	Den/Study Level:
Legal: Wheeling Pike Add. S Half of 125, Lots 125 & 126	Lot Depth: 120.00	Bedroom 1 Size: 11x17	Bedroom 1 Level:
Lot Frontage: 90.00	Irregular (Y/N): No	Bedroom 2 Size: 9x11	Bedroom 2 Level:
# of Acres /-: 0.25	Main Level SQFT: 1212	Bedroom 3 Size: 9x9	Bedroom 3 Level:
Total SQFT /-: 1212	Upper Level 2 SQFT:	Bedroom 4 Size:	Bedroom 4 Level:
Upper Level 1 SQFT:	Source: Tax Records	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Walkout (Y/N):	Bath 1 Size: 5x7	Bath 1 Level:
Basement SQFT /-: 0	Basement Unfinish. SQFT:	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT:	Elem: NORTHVIEW Middle: NORTHSIDE High: CENTRAL	Utility Room Size: 10x7	Utility Room Level:
Living Room Size: 19x12	Living Room Level:	Other Room 1 Size: 20x8	Other Room 1 Level:
Great Room Size:	Great Room Level:	Other Room 2 Size:	Other Room 2 Level:
		Other Room 3 Size:	Other Room 3 Level:
		Outbuilding 1 Size:	Outbuilding 2 Size:

FEATURES ShowInstr: Call office for appointment

Exterior: Vinyl	Patio/Deck/Porch: Covered, Deck, Open, Porch	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Double-Hung, Replacement, Thermo-Pane	2ndOutbuildings: None	Possession: 30 Days after Closing
WindowTreatments: Yes	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: Living Room, Wood Burning	Air Conditioning: Central Air	Common Amenities: None
Fence: None	Water Heater: Gas-Natural, Rental	Flood Plain: No
Appl. Included: Dishwasher, Range-Electric, Refrigerator, Washer, Dryer-Electric, Washer/Dryer Hookup, Separate	Media (TV): Cable, Satellite w/Controls	Internet:
	Utility Companies: VEC, AEP, IAW, MSD	
	Reserved:	

FINANCIAL INFORMATION

Tax ID #: 1512881000	Land Value: 13100.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 194.00	Improve. Value: 64300.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Mortgage	Ditch Fee: BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$82.43	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): Yes	Auction (Y/N): No	Auction Date:
Directions: North on Wheeling to Harvard (N of McGalliard). East on Harvard to Janney, north on Janney to sign.			

REMARKS Ready to move into, with great curb appeal. New windows, roof and vinyl siding. All appliances stay plus washer, electric dryer upright freezer in the garage. Sitting area in rear yard that has a fish pond and an old fashion park glider swing. You must see inside and outside to appreciate this home. New 12x20 wood deck in rear and nice enclosed front porch. Living room has wood burning fireplace.

ADDENDUM The assumption of the existing mortgage balance is limited to Veterans only.

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.