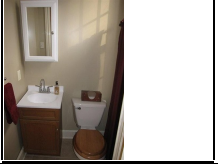


MLS #: 40170 **Status:** LISTING RELEASE **Class:** RESIDENTIAL **Style:** 2 Stories **Contract:** No **Asking Price:** \$84,900
Type: Residential **Address:** 910 W UNIVERSITY **City:** MUNCIE **Zip:** 47303 **County:** Delaware **Area:** Center Township
Township: CENTER **Subdivision:** Riverside **Year Built:** 1895 **Foundation Type:** Basement/Crawl **Garage Type:** 1-Car Detached
Rooms: 5 **Bedrooms:** 2 **Full Baths:** 1 **Half Baths:** 1 **Outbuilding Type:** None **Office:** FC Tucker / Five Star Real Estate - Main: (765) 289-2400
Agent: Bob Ford - Cell: (765) 744-5955 **Co-Agent:** Bob Ford - Cell: (765) 744-5955



Agent Hit Count:
21
Client Hit Count:
11
Virtual Tour:

Original Price: \$84,900	DOM: 7	Family Room Size:	Family Room Level:
Commission: SO: 3	Variable: No	Kitchen Size: 15'1x11'1	Kitchen Level: 1
Photo/Video (Y/N): No	Listing Date: 11/23/2009	Dining Room Size: 16'2x10'1	Dining Room Level: 1
Entry: MEIAR Key Box	Location: Front door	Den/Study Size:	Den/Study Level:
Legal: Riverside		Bedroom 1 Size: 16'2x10'1	Bedroom 1 Level: 2
Lot Frontage: 50.00	Lot Depth: 125.00	Bedroom 2 Size: 13'3x12'7	Bedroom 2 Level: 2
# of Acres /-: 0.14	Irregular (Y/N): No	Bedroom 3 Size:	Bedroom 3 Level:
Total SQFT /-: 1300	Main Level SQFT: 760	Bedroom 4 Size:	Bedroom 4 Level:
Upper Level 1 SQFT: 540	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 11'5x5'8	Bath 1 Level: 2
Basement SQFT /-: 380	Walkout (Y/N): No	Bath 2 Size: 3.9x3.6	Bath 2 Level: 1
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 380	Utility Room Size:	Utility Room Level:
Elem: WESTVIEW	Middle: NORTHSIDE High: CENTRAL	Other Room 1 Size:	Other Room 1 Level:
Living Room Size: 19'5x12'1	Living Room Level: 1	Other Room 2 Size:	Other Room 2 Level:
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:
		Outbuilding 1 Size:	Outbuilding 2 Size:

FEATURES ShowInstr: Call office for appointment

Exterior: Wood	Patio/Deck/Porch: Covered, Open, Patio, Porch	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Double-Hung, Storm Windows, Wood	2ndOutbuildings: None	
WindowTreatments: Yes	Topography/Amenities: Level	Possession: Day of Final Closing
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Concrete	Heat Fuel: Gas-Natural	Docs on File: Sellers Disclosure, LBP Form
Fireplace: Living Room, Wood Burning	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: Partial, Other-See Remarks	Water Heater: Electric	
Appl. Included: Dishwasher, Disposal, Range-Electric, Refrigerator, Microwave, Softener-Leased, Washer,	Media (TV): Cable	Common Amenities: None
	Utility Companies: VEC, AEP, IAW, MSD	Flood Plain: No
	Reserved:	Internet:

FINANCIAL INFORMATION

Tax ID #: 181109336006000003	Land Value: 11000.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 423.00	Improve. Value: 49700.00	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: \$65.31	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Wheeling to University, west to home			

REMARKS THIS IS NOT A DRIVE BY! Great location! Close to BSU and BMH. This house has lots of NEW NEW NEW in the last year. All new/ drywall, paint, trim, plumbing, electrical box, wiring, outlets, back door! Kitchen completely renovated with new oak cabinets, laminate counter top, dual level bar, granite sink, faucet, dishwasher, tile floor in kitchen and dining, chandelier (in dining rm), ceiling fans and window treatments. Nice large detached garage. This would make a great first home or just wanting to downsize, come take a look!!

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.