

MLS #: 39358 **Status:** EXPIRED **Class:** RESIDENTIAL **Style:** 2 Stories **Contract:** No **Asking Price:** \$99,900
Type: Residential **Address:** 705 S RAMBLER **City:** MUNCIE **Zip:** 47304 **County:** Delaware **Area:** Center Township
Township: CENTER **Subdivision:** Green Meadows **Year Built:** 1968 **Foundation Type:** Slab **Garage Type:** 2-Car Attached
Rooms: 8 **Bedrooms:** 4 **Full Baths:** 1 **Half Baths:** 1 **Outbuilding Type:** None **Office:** Coldwell Banker Lunsford - MAIN: (765) 289-2228
Agent: Laura A. Hernandez - VMail: (765) 741-5833 **Co-Agent:**



Agent Hit Count:
77
Client Hit Count:
53
Virtual Tour:

Original Price: \$99,900	DOM: 123	Family Room Size: 19.5x11.3	Family Room Level: 1
Commission: SO: 3.0	Variable: No	Kitchen Size: 20.10x11.7	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 9/5/2009	Dining Room Size: 10.3x9.10	Dining Room Level: 1
Entry: MEIAR Key Box	Location: Front door	Den/Study Size:	Den/Study Level:
Legal: Green Meadows, Sec C, Lot 25		Bedroom 1 Size: 13.6x13.1	Bedroom 1 Level: 2
Lot Frontage: 79.00	Lot Depth: 133.00	Bedroom 2 Size: 11.7x8.10	Bedroom 2 Level: 2
# of Acres +/-: 0.24	Irregular (Y/N): No	Bedroom 3 Size: 10.9x9.10	Bedroom 3 Level: 2
Total SQFT +/-: 1752	Main Level SQFT: 996	Bedroom 4 Size: 9.9x8.3	Bedroom 4 Level: 2
Upper Level 1 SQFT: 756	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 4 pc	Bath 1 Level: 2
Basement SQFT +/-: 0	Walkout (Y/N):	Bath 2 Size: 2 pc	Bath 2 Level: 1
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: 7.3x6.1	Utility Room Level: 1
Elem: WESTVIEW	Middle: NORTHSIDE High: CENTRAL	Other Room 1 Size:	Other Room 1 Level:
Living Room Size: 13.6x13.1	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 for appt.	Exterior: Aluminum, Brick	Patio/Deck/Porch: Covered, Deck, Porch	Water: City
Roofing: Shingle	Pool: None	2ndOutbuildings: None	Sewer: City
Windows: Double-Hung, Replacement	Topography/Amenities: None	Heat Type: Baseboard, Ceiling Cable	Possession: Day of Final Closing
WindowTreatments: Yes	Heat Fuel: Electric	Air Conditioning: Wall Unit(s)	Show Instructions: Call for Appointment
2ndGarageType: None	Water Heater: Electric	Media (TV): Antenna, Cable, Satellite w/o	Docs on File: Agency, Sellers Disclosure, LBP Form
Driveway: Concrete	Utility Companies: AEP, IAW, MSD	Reserved:	Docs Online: Sellers Disclosure, LBP Form
Fireplace: None			Common Amenities: None
Fence: Partial, Chain Link			Flood Plain: No
Appl. Included: Disposal, Range-Electric, Refrigerator, Microwave, Washer/Dryer Hookup, Microwave			Internet:

FINANCIAL INFORMATION	Tax ID #: 181118151005000003	Land Value: 13400.00	Water Expense/Month:	Electric Expense/Month: 110
	Est. Annual Tax: 1089.00	Improve. Value: 91500.00	Sewage Expense/Month:	Gas Expense/Month:
	Exemptions: Homestead	Ditch Fee: BRC Fee:	Gas Available (Y/N):	Seller Assisted (Y/N): No
		List \$/SqFt: \$57.02	Assoc. Dues:	Assoc. Dues/Per:
	Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
	Directions: Morrison to River Rd, E. to Rambler, N. to 705.			

REMARKS Great floor plan featuring 4 bedrooms, 1 ? baths, family room, & formal living room. Large eat-in kitchen plus formal dining room. All kitchen appliances included (microwave, electric range, refrigerator, newer garbage disposal). Laundry/mud room is located between kitchen & entry door to garage. Half bath recently updated with new faucet, vanity & toilet. Upstairs bath has ceramic tile walls & tub/shower combo. Hardwood floors in all 4 bedrooms (located upstairs). Enjoy the beautiful lot with mature trees from the covered front porch or the new back yard deck. Tax information is 2008 pay 2009.

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.