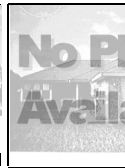
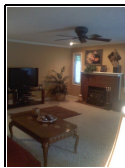


MLS #: 39338 **Status:** LISTING RELEASE **Class:** RESIDENTIAL **Style:** 1 Story **Contract:** No **Asking Price:** \$169,900
Type: Residential **Address:** 719 S HAWTHORNE **City:** MUNCIE **Zip:** 47304 **County:** Delaware **Area:** Center Township
Township: CENTER **Subdivision:** Riverview Park **Year Built:** 1937 **Foundation Type:** Basement/Crawl **Garage Type:** 2.5-Car
Rooms: 7 **Bedrooms:** 3 **Full Baths:** 2 **Half Baths:** 1 **Outbuilding Type:** Other-See **Office:** Coldwell Banker Lunsford - MAIN: (765) 289-2228
Agent: Karrey St. John - Cell: (765) 748-5645 **Co-Agent:**



Agent Hit Count:
39
Client Hit Count:
10
Virtual Tour:

Original Price: \$169,900	DOM: 124	Family Room Size:	Family Room Level:
Commission SO: 3.5	Variable: No	Kitchen Size: 8.7x29.5	Kitchen Level: 1
Photo/Video (Y/N): No	Listing Date: 9/4/2009	Dining Room Size:	Dining Room Level:
Entry: MEIAR Key Box	Location: Side door	Den/Study Size:	Den/Study Level:
Legal: Riverview Park Add, Pt Lot .256 A Lot 19		Bedroom 1 Size: 15x13.3	Bedroom 1 Level: 1
Lot Frontage: 114.00	Lot Depth: 110.00	Bedroom 2 Size: 16.5x13.2	Bedroom 2 Level: 1
# of Acres /-: 0.29	Irregular (Y/N): No	Bedroom 3 Size: 9.2x13.8	Bedroom 3 Level: 1
Total SQFT /-: 1638	Main Level SQFT:	Bedroom 4 Size: 17.9x12.7	Bedroom 4 Level: B
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 4 pc	Bath 1 Level:
Basement SQFT /-: 1340	Walkout (Y/N): No	Bath 2 Size: 3 pc	Bath 2 Level: 1
Basement Finished SQFT: 780	Basement Unfinish. SQFT: 560	Utility Room Size:	Utility Room Level:
Elem: WESTVIEW	Middle: NORTHSIDE	Other Room 1 Size: 11x9.4	Other Room 1 Level: B
	High: CENTRAL	Other Room 2 Size: 5x4x3.6	Other Room 2 Level: B
Living Room Size: 21.4x18.4	Living Room Level: 1	Other Room 3 Size: 6.8x8.8	Other Room 3 Level: B
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:

FEATURES ShowInstr: Call CBL for appt.

Exterior: Brick, Vinyl	Patio/Deck/Porch: None	Water: City
Roofing: Shingle	Pool: In-Ground	Sewer: City
Windows: Replacement	2ndOutbuildings: Other-See Remarks	
WindowTreatments: Negotiable	Topography/Amenities: Level	Possession: 30 Days after 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: Privacy	Water Heater: Electric	
Appl. Included: Dishwasher, Microwave	Media (TV): Cable	Common Amenities: None
	Utility Companies: VEC, AEP, IAW, MSD	Flood Plain: No
	Reserved: Bench in pool area by tree & flower pots	Internet:

FINANCIAL INFORMATION

Tax ID #: 181118152010000003	Land Value: 13200.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 1432.26	Improve. Value: 72100.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Mortgage	Ditch Fee: 11.40 BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$103.72	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Tillotson south to White River Blvd, W. to Hawthorne to home on corner of Hawthorne & White River.			

REMARKS 3/5 bedroom home northwest Muncie, 2.5 baths. Large living room, wood floor kitchen and dining area, updated kitchen. Fireplace in living is woodburning with insert. Large corner lot, 2.5 car detached garage with heat, half bath, cabinets & storage room. Large in-ground pool with pool house. Owner will leave stereo system and TV in garage, tanning bed, appliances including washer & dryer with full price offer. Seller will also provide home warranty with full price offer. Don't miss out on this one. It is priced to sell!

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.