

*Premier*  
HOMES & ESTATES



*4900 N. Timothy Way*  
*Muncie, Indiana 47304*

**4 Bedroom 3.5 Bath Home in Farmington!  
3,400 SQFT / Delta Schools / Many Features**



**The ORR**

**HOME SELLING TEAM**

*New Construction • Residential • Condominiums • Auctions*

**765-212-1111 / 765-744-9500**



4900 N. Timothy Way Muncie, IN 47304

**A VERY RARE FIND IN FARMINGTON SUBDIVISION AND DELTA SCHOOLS! Words are difficult to describe this "MUST SEE" 4 Bedroom 3.5 Bath home! Quality appears throughout this home with an 18 ft. ceiling in beautiful foyer, and 9 ft ceilings on main floor of home! Wonderful décor provides "ready to move into" convenience! This home is energizing with colors, quartz countertops, lots of storage, outstanding design and beautiful cabinetry. The kitchen/great room area features an excellent entertainment area w/island, oversized family room, gas fireplace! The home is accented with oak, and stainless steel in appealing ways, including the stairway and appliance garage in kitchen. The décor throughout the home is stunning! Bright colors throughout tie the home together and make this great place to come home to!! Other features include: An outstanding patio area with beautiful stamped concrete and a 40 x 20 in ground pool (w/ electric cover), Hot Tub (negotiable) and outdoor 16 x 10 pool house. An ornate six foot aluminum fence encloses the patio & pool. Master bedroom and bath are very inviting with a 5 ft glass shower w/dual showers, oversized whirlpool tub, full beveled mirror walls, Ceiling speakers - w/input from MBR area, double vanities, separate toilet area and two closets—main closet is actually 18 ft wide! Home also provides a security system w/security camera (monitored on any TV), total lot Rainbird irrigation system, exceptional landscaping w/lighting, floored attic storage, and Kinetico water softener system. This home even features an elegant utility area with fine cabinetry, solid counter and a laundry chute! All bedrooms have large walk-in closets with attached bathrooms. Master suite and bedroom one have private baths and bedroom 3 & bedroom 4 have a jack-and-jill bath. The attached finished garage is 35 x 23 and easily holds 3 large vehicles w/room to stay organized on raised slab area. This home also has a wonderful basement finished for a second living area and exercise room. The basement also contains a mechanical room large enough for a tanning bed area tucked away for privacy. The lot contains .71 acres and has a large yard east of the pool/patio area. The large driveway accommodates a basketball area. Available utilities are City Water, City Sewer, Gas heat, and Comcast cable and internet.**



Gourmet Kitchen / Dining



Family Room w/ Fireplace



Formal Living Room



**Inground Pool w/ Pool House**



**Office / Den**



**Formal Dining Room**



**Bedroom**



**Master Bedroom**



**Master Bath Double Vanity**



**Master Bath Tub & Shower**



Call or Visit The ORR Team  
to arrange a private showing  
of this property.  
765-741-9111 Office  
765-212-1111 Mobile  
[www.ORRHomes.com](http://www.ORRHomes.com) Online



*Presented By*

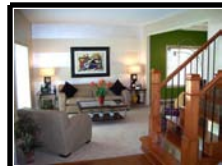
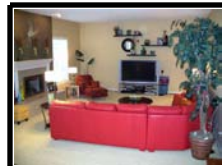
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MLS #: 35250      Status: PRICE CHANGE      Class: RESIDENTIAL      Style: 2 Stories      Contract: No      Asking Price: \$399,900  
 Type: Residential      Address: 4900 N TIMOTHY WAY      City: MUNCIE      Zip: 47304      County: Delaware      Area: Hamilton Township  
 Township: HAMILTON      Subdivision: Farmington      Year Built: 1992      Foundation Type: Basement/Crawl      Garage Type: 3-Car Attached  
 Rooms: 9      Bedrooms: 4      Full Baths: 3      Half Baths: 1      Outbuilding Type: Storage Shed      Office: Eagle Real Estate - MAIN (765) 741-9111  
 Agent: Patrick Orr - (765) 212-1111      Co-Agent:



Tour

Original Price: \$409,900	DOM: 37	Family Room Size: 23.5X18.9	Family Room Level: B
Commission: SO: 2.5	Variable: No	Kitchen Size: 19X18.5	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 8/11/2008	Dining Room Size: 13.9X11.10	Dining Room Level: 1
Entry: MEIAR Key Box	Location: FRONT DOOR	Den/Study Size: 13X12.1	Den/Study Level: 1
Legal: FARMINGTON SEC 9, LOT 202		Bedroom 1 Size: 18.5X15.8	Bedroom 1 Level: 2
Lot Frontage: 105.00	Lot Depth: 250.00	Bedroom 2 Size: 16.4X13.1	Bedroom 2 Level: 2
# of Acres /-: 0.60	Irregular (Y/N): No	Bedroom 3 Size: 13.1X12.6	Bedroom 3 Level: 2
Total SQFT /-: 3400	Main Level SQFT:	Bedroom 4 Size: 13X11.7	Bedroom 4 Level: 2
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 3 FULL	Bath 1 Level:
Basement SQFT /-: 680	Walkout (Y/N): No	Bath 2 Size: HALF BATH	Bath 2 Level:
Basement Finished SQFT: 437	Basement Unfinish. SQFT: 243	Utility Room Size: 8X7.4	Utility Room Level: 1
Elem: ROYERTON      Middle: DELTA      High: DELTA		Other Room 1 Size: 12.6X9.8	Other Room 1 Level: 1
Living Room Size: 13.10X12.4	Living Room Level: 1	Other Room 2 Size: 18X10 IRR	Other Room 2 Level: B
Great Room Size: 24.6X18.10	Great Room Level: 1	Other Room 3 Size:	Other Room 3 Level:
<b>FEATURES</b> ShowInstr: MUST HAVE AN APPT.		Outbuilding 1 Size: 10x12	Outbuilding 2 Size:

Exterior: Brick, Vinyl	Patio/Deck/Porch: Open, Patio	Water: City
Roofing: Shingle	Pool: In-Ground	Sewer: City
Windows: Casement, Double-Hung	2ndOutbuildings: None	Possession: Negotiable
WindowTreatments: Yes	Topography/Amenities: Level	Show Instructions: Call for Appointment
2ndGarageType: None	Heat Type: Forced Air	Docs on File: Sellers Disclosure
Driveway: Concrete	Heat Fuel: Gas-Natural	Docs Online: Sellers Disclosure
Fireplace: Gas Log	Air Conditioning: Heat Pump	Common Amenities: None
Fence: Partial, Other-See Remarks	Water Heater: Gas-Natural	Flood Plain: Unknown
Appl. Included: Dishwasher, Disposal, Range-Electric, Media (TV): Cable Microwave, Softener-Owned, Washer/Dryer Hookup	Utility Companies: VEC, AEP	Internet:
<b>FINANCIAL INFORMATION</b>	Reserved: BB goal; dining room light; Hot tub (negotiable)	

Tax ID #: 2100170545	Land Value: 41500.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 4273.56	Improve. Value: 262000.00	Sewage Expense/Month:	Gas Expense/Month: 135.50
Exemptions: None	Ditch Fee: 10.00      BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$117.62	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Wheeling north to Moore Rd., west to Timothy Way, south & follow to last home on east side (corner).			

**REMARKS** A VERY RARE FIND IN FARMINGTON SUBDIVISION AND DELTA SCHOOLS! Words are difficult to describe this ?MUST SEE? 4 Bedroom 3.5 Bath home! Quality appears throughout this home with an 18 ft. ceiling in beautiful foyer, and 9 ft ceilings on main floor of home! Wonderful d?cor provides ?ready to move into? convenience! This home is energizing with colors, quartz countertops, lots of storage, outstanding design and beautiful cabinetry. The kitchen/great room area features an excellent entertainment area w/island, oversized family room, gas fireplace! The home is accented with oak, and stainless steel in appealing ways, including the stairway and appliance garage in kitchen. The d?cor throughout the home is stunning! Bright colors throughout tie the home together and make this great place to come home to!

**ADDENDUM** Other features include: An outstanding patio area with beautiful stamped concrete and a 40 x 20 in ground pool (w/ electric cover), Hot Tub (negotiable) and outdoor 16 x 10 pool house. An ornate six foot aluminum fence encloses the patio & pool. Master bedroom and bath are very inviting with a 5 ft glass shower w/dual showers, oversized whirlpool tub, full beveled mirror walls. Ceiling speakers - w/input from MRP area, double vanities, separate toilet area and two closets?main closet is actually 18 ft wide!

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points:
Repair Allowance:	Foreclosed Property:		Interest Rate:

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified due to late assessments by the state. Most property taxes shown on Active and Pending listings will be 2006 payable 2007 until the counties update their systems.



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R/1293)

Date (month, day, year)  
**August 11, 2008**

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) **4900 N Timothy Way  
Muncie, IN 47304**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna/Dish	✓			
Other:				

C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Cistern	✓				
Septic Field/Bed	✓				
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump			✓		
Irrigation Systems			✓		
Water Heater/Electric	✓				
Water Heater/Gas			✓		
Water Heater/Solar	✓				
Water Purifier	✓				
Water Softener			✓		
Well	✓				
Septic and Holding Tank/Septic Mound	✓				
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
			Yes	No	Do Not Know
Are the improvements connected to a public water system?					
Are the improvements connected to a public sewer system?					
Are there any additions that may require improvements to the sewage disposal system?					
If yes, have the improvements been completed on the sewage disposal system?					
Are the improvements connected to a private/community water system?					
Are the improvements connected to a private/community sewer system?					

B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm			✓	
Ceiling Fan(s)	✓			
Garage Door Opener Controls			✓	
Inside Telephone Wiring and Blocks/Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke/Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)	✓			
60/100/200 Amp Service (Circle one)			✓	

D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat	✓			
Furnace Heat/Gas			✓	
Furnace Heat/Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source:	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>James J. Lemna</i>	Date: <i>8/12/08</i>	Signature of Buyer:	Date:
Signature of Seller: <i>Holly J. Lemna</i>	Date: <i>8/12/08</i>	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:
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Property Address (number and street, city, state, ZIP code)

4900 N Timothy Way  
Muncie, IN 47304

2. ROOF	Yes	No	Do Not Know	4. OTHER DISCLOSURES	Yes	No	Do Not Know
Age, if known: _____ Years			✓	Do improvements have aluminum wiring?		✓	
Does the roof leak?		✓		Are there any foundation problems with the improvements?		✓	
Is there present damage to the roof?		✓		Are there any encroachments?		✓	
Is there more than one roof on the house? If so, how many layers? _____			✓	Are there any violations of zoning, building codes, or restrictive covenants?		✓	
<b>3. HAZARDOUS CONDITIONS</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	Is the present use a nonconforming use? Explain:		✓	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓		Is the access to your property via a private road?		✓	
Explain:				Is the access to your property via a public road?	✓		
				Is access to your property via an easement?		✓	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
				Are there any structural problems with the building?		✓	
				Have any substantial additions or alterations been made without a required building permit?		✓	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
				Is there any damage due to wind, flood, termites, or rodents?		✓	
				Have any improvements been treated for wood destroying insects?		✓	
				Are the furnace/woodstove/chimney/flue all in working order?	✓		
				Is the property in a flood plain?		✓	
				Do you currently pay flood insurance?		✓	
				Does the property contain underground storage tank(s)?		✓	
				Is the homeowner a licensed real estate salesperson or broker?		✓	
				Is there any threatened or existing litigation regarding the property?		✓	
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?	✓		
				Is the property located within one (1) mile of an airport?		✓	

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).**

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>[Signature]</i>	Date: 8/12/08	Signature of Buyer:	Date:
Signature of Seller: <i>[Signature]</i>	Date: 8/12/08	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:

(Indiana Real Estate Commission; 876 IAC 1-4-2; filed June 1, 1994, 5:00 p.m. : 17 IR 2352)

Form #03. IAR 2008





**Customer Billing History**

850 Tech Center Dr.  
Gahanna, OH 43230-6605

[REDACTED]  
4900 N TIMOTHY WAY  
MUNCIE, IN 47304-6165

Account Number: [REDACTED]

[REDACTED]:

Enclosed is billing information you requested for your electric service account with American Electric Power.

The information includes the total usage and bill amount for the reading dates shown.

Thank you for letting American Electric Power serve your electric needs. We welcome the opportunity to assist you and provide our customer service center to take your calls 24 hours a day, 7 days a week at 1-800-277-2177.

AEP IS AVAILABLE 24 HOURS A DAY 7 DAYS A WEEK

**BILLING HISTORY**

Service Name & Address: [REDACTED]  
4900 N TIMOTHY WAY  
MUNCIE, IN 47304-6165

Account Number: [REDACTED]

**Service Period Covered:** JULY 6, 2006 Through AUGUST 7, 2008

<u>READ DATE</u>	<u>KWH USAGE</u>	<u>BILL TOTAL</u>
08-07-2008	4978	\$343.75
07-07-2008	3977	\$277.09
06-05-2008	3272	\$230.14
05-08-2008	2914	\$206.30
04-08-2008	2017	\$145.20

03-11-2008	3150	\$212.57
02-08-2008	3107	\$209.83
01-09-2008	3810	\$254.54
12-06-2007	2876	\$195.11
11-05-2007	4021	\$267.97
10-05-2007	5468	\$360.04
09-04-2007	6546	\$431.89
08-02-2007	5568	\$369.16
08-03-2006	5272	\$335.32
08-02-2007	5568	\$369.16
07-03-2007	4903	\$326.76
06-05-2007	4622	\$297.29
05-07-2007	4239	\$273.66
04-04-2007	2511	\$167.51
03-07-2007	3480	\$227.48
02-05-2007	3240	\$212.63
01-04-2007	3375	\$220.35
12-04-2006	3254	\$211.61
11-01-2006	3201	\$208.35
10-03-2006	4954	\$315.84
09-01-2006	5753	\$364.82
08-02-2006	5272	\$335.32
07-06-2006	5546	\$352.14