

**MLS #:** 39240      **Status:** ACTIVE      **Class:** RESIDENTIAL      **Style:** Ranch      **Contract:** No      **Asking Price:** \$123,900  
**Type:** Residential      **Address:** 5001 N SOMERSET AVE      **City:** MUNCIE      **Zip:** 47303      **County:** Delaware      **Area:** Hamilton Township  
**Township:** HAMILTON      **Subdivision:** HaltemanVillage      **Year Built:** 1968      **Foundation Type:** Slab      **Garage Type:** 2-Car Attached  
**Rooms:** 6      **Bedrooms:** 3      **Full Baths:** 2      **Half Baths:** 0      **Outbuilding Type:** Other-See      **Office:** Reed Realty - MAIN: (765) 468-8463  
**Agent:** Andrew Wagner - Home: (765) 748-4509      **Co-Agent:**



**Agent Hit Count:**  
 57  
**Client Hit Count:**  
 28  
**Virtual Tour:**

<b>Original Price:</b> \$123,900	<b>DOM:</b> 120	<b>Family Room Size:</b> 13x18.3	<b>Family Room Level:</b> 1
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 12x17.11	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> No	<b>Listing Date:</b> 8/28/2009	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> Combination	<b>Location:</b>	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Halteman village, Sec1, Lot683		<b>Bedroom 1 Size:</b> 12.2x15	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b> 100.00	<b>Lot Depth:</b> 135.00	<b>Bedroom 2 Size:</b> 11x15.3	<b>Bedroom 2 Level:</b> 1
<b># of Acres /-:</b> 0.31	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 11.8x12	<b>Bedroom 3 Level:</b>
<b>Total SQFT /-:</b> 1701	<b>Main Level SQFT:</b> 1701	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b>	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Tax Records	<b>Bath 1 Size:</b> 3 Pc.	<b>Bath 1 Level:</b> 1
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 3 pc.	<b>Bath 2 Level:</b> 1
<b>Basement Finished SQFT:</b> 0	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b>	<b>Utility Room Level:</b>
<b>Elem:</b> ROYERTON <b>Middle:</b> DELTA <b>High:</b> DELTA		<b>Other Room 1 Size:</b> 10x11.6	<b>Other Room 1 Level:</b> 1
<b>Living Room Size:</b> 15x18.3	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>FEATURES</b> ShowInstr: Call for an appointment		<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Brick	<b>Patio/Deck/Porch:</b> Deck, Enclosed, Patio, Porch	<b>Water:</b> City
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Wood	<b>2ndOutbuildings:</b> None	
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Day of Final Closing
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Ceiling Cable	<b>Show Instructions:</b> Call for Appointment
<b>Driveway:</b> Concrete	<b>Heat Fuel:</b> Electric	<b>Docs on File:</b> Agency, Sellers Disclosure, LBP Form
<b>Fireplace:</b> None	<b>Air Conditioning:</b> Central Air, Heat Pump	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> None	<b>Water Heater:</b> Electric	
<b>Appl. Included:</b> Dishwasher, Disposal, Range-Electric, Microwave	<b>Media (TV):</b> Cable	<b>Common Amenities:</b> None
	<b>Utility Companies:</b> AEP, IAW, MSD	<b>Flood Plain:</b> No
	<b>Reserved:</b>	<b>Internet:</b>

<b>Tax ID #:</b> 18-07-29-378-012-000.00	<b>Land Value:</b> 22500.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b>
<b>Est. Annual Tax:</b> 772.58	<b>Improve. Value:</b> 103100.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<b>Exemptions:</b> Homestead	<b>Ditch Fee:</b> 10.00 <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> No	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$72.84	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> <b>/Per:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> N. Wheeling to Riggins, W. to Somerset, N. to sign			

**REMARKS** Lovely three bedroom, 2 bath, brick home located in Halteman Village. Large family room and large separate living room. Newer kitchen w/most appliances included. Enclosed back porch, brick patio and new front porch. 2 car garage. Delta School system. A Must see. Call for an appointment.

**ADDENDUM**

<b>Selling Agent:</b>	<b>Closing Date:</b>	<b>Sold\$:</b>	<b>Concessions:</b>
<b>Selling Office:</b>	<b>How Sold:</b>	<b>Sold\$/SqFt:</b>	<b>Buyer Points:</b> <b>Interest Rate:</b>
<b>Repair Allowance:</b>	<b>Sale Type</b> 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.