

MLS #: 40514	Status: ACTIVE	Class: RESIDENTIAL	Style: 2 Stories	Contract: No	Asking Price: \$54,900
Type: Residential	Address: 640 N MAIN	City: WINCHESTER	Zip: 47394	County: Randolph	Area: White River Township (
Township: WHITE RIVER	Subdivision: Mummas Addition	Year Built: 1900	Foundation Type: Basement/Crawl	Garage Type: 1-Car Detached	
Rooms: 7	Bedrooms: 3	Full Baths: 1	Half Baths: 0	Outbuilding Type: Other-See Remarks	Office: Reed Realty - MAIN: (765) 468-8463
Agent: Andrew Wagner - Home: (765) 748-4509		Co-Agent:			
					Agent Hit Count:
					Client Hit Count:
	Virtual Tour:				
Original Price: \$54,900	DOM: 23	Family Room Size:	Family Room Level:		
Commission: SO: 3.0	Variable: No	Kitchen Size: 13.5x10.3	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 1/9/2010	Dining Room Size:	Dining Room Level:		
Entry: Combination	Location: Front door	Den/Study Size:	Den/Study Level:		
Legal: Mummas add lot 189 blk10		Bedroom 1 Size: 13.4x10.7	Bedroom 1 Level: 1		
Lot Frontage: 50.00	Lot Depth: 170.00	Bedroom 2 Size: 15.3x11.5	Bedroom 2 Level: 2		
# of Acres /-: 0.20	Irregular (Y/N): No	Bedroom 3 Size: 12.5x12.4	Bedroom 3 Level: 2		
Total SQFT /-: 1570	Main Level SQFT:	Bedroom 4 Size:	Bedroom 4 Level:		
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:		
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 9x7.10	Bath 1 Level: 1		
Basement SQFT /-: 208	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:		
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 208	Utility Room Size: 14x8.7	Utility Room Level: 1		
Elem: WILLARD	Middle: DRIVER	High: RANDOLPH CENTR	Other Room 1 Size: 15.1x5.6		
Living Room Size: 18.3x15	Living Room Level: 1		Other Room 2 Size:		
Great Room Size:	Great Room Level:		Other Room 3 Size:		
FEATURES	Show Instr: Call to schedule an appointment		Outbuilding 1 Size:		
Exterior: Aluminum	Patio/Deck/Porch: Covered, Patio, Porch	Water: City		Sewer: City	
Roofing: Shingle	Pool: None	2ndOutbuildings: None		Topography/Amenities: Level	
Windows: Double-Hung, Replacement, Thomas Don	Heat Type: Forced Air	Heat Fuel: Gas-Natural		Air Conditioning: Central Air	
WindowTreatments: Yes	Water Heater: Gas-Natural	Media (TV): Antenna, Satellite w/o Controls		Utility Companies: AEP, IAW, OHI, WIN	
2ndGarageType:	Reserved:	Common Amenities: None		Flood Plain: No	
Driveway: Concrete, Gravel		Internet:		Possession: Day of Final Closing	
Fireplace: Living Room		Show Instructions: Call for Appointment		Docs on File: Agency, Sellers Disclosure, LBP Form	
Fence: None		Docs Online: Sellers Disclosure, LBP Form			
Appl. Included: Washer/Dryer Hookup					
FINANCIAL INFORMATION					
Tax ID #: 68-09-17-478-029.000-02	Land Value: 6100.00	Water Expense/Month:	Electric Expense/Month:		
Est. Annual Tax: 287.40	Improve. Value: 40500.00	Sewage Expense/Month:	Gas Expense/Month:		
Exemptions: Homestead	Ditch Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No		
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:		
	List \$/SqFt: \$34.97	Auction (Y/N): No	Auction Date:		
Oth Exp:	Assumption (Y/N): No				
Directions: Hwy 32 E to Main St., Winchester: turn left (North) to the property					
REMARKS Nice large living room across the front of the house. Very large utility room at the rear of the house. All new replacement windows. Here is a lot of house for the money.					
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.