

MLS #: 40734 **Status:** ACTIVE **Class:** RESIDENTIAL **Style:** 1.5 Story **Contract:** No **Asking Price:** \$35,000
Type: Residential **Address:** 334 CLIFFORD **City:** UNION CITY **Zip:** 47390 **County:** Randolph **Area:** Wayne Township (6807)
Township: WAYNE **Subdivision:** Fishers Additio **Year Built:** 1900 **Foundation Type:** Basement/Crawl **Garage Type:** 2.5-Car Detache
Rooms: 9 **Bedrooms:** 3 **Full Baths:** 2 **Half Baths:** 0 **Outbuilding Type:** None **Office:** Reed Realty - MAIN: (765) 468-8463
Agent: Pamela J. Edwards - Home: (765) 468-8445 **Co-Agent:**



Agent Hit Count:

Client Hit Count:

Virtual Tour:

Original Price: \$35,000	DOM: 48	Family Room Size: 12x15.3	Family Room Level: 1
Commission: SO: 3.0	Variable: No	Kitchen Size: 16.2x9.8	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 2/1/2010	Dining Room Size:	Dining Room Level:
Entry: Combination	Location: East side door	Den/Study Size:	Den/Study Level:
Legal: Fisher's add Lot 9		Bedroom 1 Size: 15.6x12.1	Bedroom 1 Level: 1
Lot Frontage: 45.00	Lot Depth: 121.00	Bedroom 2 Size: 10.10x13.3	Bedroom 2 Level: 1
# of Acres /-: 0.13	Irregular (Y/N): No	Bedroom 3 Size: 13.6x11.9	Bedroom 3 Level: 2
Total SQFT /-: 1776	Main Level SQFT:	Bedroom 4 Size: 12.1x15.2	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: 5.9x8.6	Bath 1 Level: 1
Basement SQFT /-: 352	Walkout (Y/N): No	Bath 2 Size: 4.4x11.1	Bath 2 Level: 2
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 352	Utility Room Size: 7.7x8.0	Utility Room Level: 1
Elem: NORTHSIDE	Middle: WEST SIDE	Other Room 1 Size: 10.1x10.4	Other Room 1 Level: 2
High: RANDOLPH EASTER		Other Room 2 Size:	Other Room 2 Level:
Living Room Size: 12.1x15.2	Living Room Level: 1	Other Room 3 Size:	Other Room 3 Level:
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:

FEATURES Show Instr: Call to schedule an appointment

Exterior: Aluminum	Patio/Deck/Porch: Porch	Water: City
Roofing: Metal	Pool: None	Sewer: City
Windows: Double-Hung	2ndOutbuildings: None	
WindowTreatments: Partial	Topography/Amenities: Level	Possession: Day of Final Closing
2ndGarageType: None	Heat Type: Forced Air, Space Heater	Show Instructions: Call for Appointment
Driveway: Gravel	Heat Fuel: Gas-Natural	Docs on File: Aerial Photo, Agency, LBP Form
Fireplace: None	Air Conditioning: None	Docs Online: LBP Form
Fence: None	Water Heater: Gas-Natural	
Appl. Included: Washer/Dryer Hookup	Media (TV): None	Common Amenities: None
	Utility Companies: AEP, OHI	Flood Plain: No
	Reserved: none	Internet:

Tax ID #: 68-02-25-177-021.00-015	Land Value: 3700.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 554.46	Improve. Value: 4460.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: None	Ditch Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:
	List \$/SqFt: \$19.71	Auction (Y/N): No	Auction Date:
Oth Exp:	Assumption (Y/N): No		
Directions: Hwy 32 E to Union City, N on Columbia to Clifford, W to sign on N side			

REMARKS A lot of work has been done here. Add some of your own and have a nice property. Newer oak kitchen cabinets w/ceramic tile counter top, corner china cabinet. Nice parlor doors from entry into livingroom, roomy utility room with built-in cabinets. Stained glass window in entry at stairway. Upstairs could be used as a one bedroom apartment or as single family home with two bedrooms up and a kitchenette. Large yard. 2.5 car garage in back yard.

ADDENDUM

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points:
Repair Allowance:	Sale Type Foreclosed/Bank Owned/REO		Interest Rate:

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.