

<b>MLS #:</b> 40767	<b>Status:</b> TEMPORARY ACTIVE	<b>Class:</b> RESIDENTIAL	<b>Style:</b> 1 Story	<b>Contract:</b> No	<b>Asking Price:</b> \$89,000
<b>Type:</b> Residential	<b>Address:</b> 11545 W SR 28	<b>City:</b> REDKEY	<b>Zip:</b> 47373	<b>County:</b> Randolph	<b>Area:</b> Green Township (6801)
<b>Township:</b> GREEN	<b>Subdivision:</b> Fairview	<b>Year Built:</b> 1968	<b>Foundation Type:</b> Crawl Space	<b>Garage Type:</b> 2-Car Attached	
<b>Rooms:</b> 8	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0	<b>Outbuilding Type:</b> Storage Shed	<b>Office:</b> Reed Realty - MAIN: (765) 468-8463
<b>Agent:</b> Pamela J. Edwards - Home: (765) 468-8445		<b>Co-Agent:</b>			
					<b>Agent Hit Count:</b>  <b>Client Hit Count:</b>  <b>Virtual Tour:</b>
<b>Original Price:</b> \$89,000	<b>DOM:</b> 5	<b>Family Room Size:</b> 15.6x11		<b>Family Room Level:</b> 1	
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 11.1x11		<b>Kitchen Level:</b> 1	
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 2/4/2010	<b>Dining Room Size:</b>		<b>Dining Room Level:</b>	
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Front porch door	<b>Den/Study Size:</b>		<b>Den/Study Level:</b>	
<b>Legal:</b> Fairview Lot 3 Blk 6		<b>Bedroom 1 Size:</b> 14.2x12.6		<b>Bedroom 1 Level:</b> 1	
<b>Lot Frontage:</b>	<b>Lot Depth:</b>	<b>Bedroom 2 Size:</b> 10.4x11.6		<b>Bedroom 2 Level:</b> 1	
<b># of Acres /-:</b> 0.20	<b>Irregular (Y/N):</b> Yes	<b>Bedroom 3 Size:</b> 10.6x9.2		<b>Bedroom 3 Level:</b> 1	
<b>Total SQFT /-:</b> 1200	<b>Main Level SQFT:</b> 1200	<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> 4 pc		<b>Bath 1 Level:</b> 1	
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 3pc		<b>Bath 2 Level:</b> 1	
<b>Basement Finished SQFT:</b>	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b>		<b>Utility Room Level:</b>	
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>High:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 5.1x15.7		<b>Other Room 1 Level:</b> 1
<b>Living Room Size:</b> 11.11x15.8	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b> 19x12		<b>Other Room 2 Level:</b> 1	
<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>		<b>Show Instr:</b> Call to Schedule an appointment		<b>Outbuilding 1 Size:</b>	
<b>Exterior:</b> Brick	<b>Patio/Deck/Porch:</b> Covered, Enclosed, Screened, Patio, Deck	<b>Water:</b> Well		<b>Sewer:</b> Septic	
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>2ndOutbuildings:</b> None		<b>Possession:</b> Negotiable	
<b>Windows:</b> Aluminum, Storm Windows, Sliding	<b>Topography/Amenities:</b> Gently Rolling	<b>Heat Type:</b> Baseboard		<b>Show Instructions:</b> Call for Appointment	
<b>WindowTreatments:</b> Yes	<b>Heat Fuel:</b> Electric, Gas-Propane	<b>Air Conditioning:</b> Wall Unit(s), Window Unit(s)		<b>Docs on File:</b> Aerial Photo, Agency, Sellers Disclosure, LBP Fo	
<b>2ndGarageType:</b> None	<b>Water Heater:</b> Electric, Rental	<b>Media (TV):</b> Antenna, Satellite w/o Controls		<b>Docs Online:</b> Sellers Disclosure, LBP Form	
<b>Driveway:</b> Asphalt	<b>Utility Companies:</b> AEP	<b>Reserved:</b>		<b>Common Amenities:</b> None	
<b>Fireplace:</b> Gas Log				<b>Flood Plain:</b> No	
<b>Fence:</b> Privacy				<b>Internet:</b>	
<b>Appl. Included:</b> Dishwasher, Softener-Leased, Washer/Dryer Hookup, Negotiable					
<b>FINANCIAL INFORMATION</b>					
<b>Tax ID #:</b> 68-06-04-375-041.000-00	<b>Land Value:</b> 5500.00	<b>Water Expense/Month:</b>		<b>Electric Expense/Month:</b> 100	
<b>Est. Annual Tax:</b> 110.96	<b>Improve. Value:</b> 64100.00	<b>Sewage Expense/Month:</b>		<b>Gas Expense/Month:</b>	
<b>Exemptions:</b> Homestead, Over 65	<b>Ditch Fee:</b>	<b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> No		<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$74.17	<b>Assoc. Dues:</b>		<b>Assoc. Dues/Per:</b>	
<b>Oth Exp:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No		<b>Auction Date:</b>	
<b>Directions:</b> Hwy 28 east of Albany to Fairview					
<b>REMARKS</b> This 3 BR/2 BA Brick ranch style home is ready to move into. Newer ash kitchen cabinets, dishwasher and counter tops. Kitchen Appl. negotiable. Open kitchen/dining/family room. Sliding glass doors open from FR to wonderful 12x19 enclosed patio. Nicely landscaped back yard w/wood privacy fence. Home also features screened-in front porch and front yard w/8 redbud trees (Spectacular Spring Colors!)					
<b>ADDENDUM</b> Three bedrooms w/gleaming hardwood floors (Hardwood also under carpeted LR and hallway) MBR has private 4 pc bath and two closets. 2 car garage has music/den room. (Partitions easily removed for use as full 2 car garage). Nice, Nice home - lovingly maintained - Monroe Central schools.					
<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.