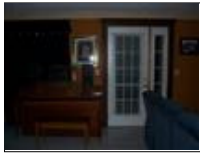


MLS #: 40771 **Status:** ACTIVE **Class:** RESIDENTIAL **Style:** 1.5 Story **Contract:** No **Asking Price:** \$69,900
Type: Residential **Address:** 1673 E County Road 400N **City:** WINCHESTER **Zip:** 47394 **County:** Randolph **Area:** White River Township ()
Township: WHITE RIVER **Subdivision:** None **Year Built:** 1895 **Foundation Type:** Basement/Crawl **Garage Type:** 3-Car Detached
Rooms: 7 **Bedrooms:** 3 **Full Baths:** 1 **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: \$69,900	DOM: 46	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 14.6x10.8	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 2/3/2010	Dining Room Size:	Dining Room Level:
Entry: Combination	Location: Back door	Den/Study Size:	Den/Study Level:
Legal: Pt W NE 3-20-14 1.140 Ac		Bedroom 1 Size: 13.6x9.9	Bedroom 1 Level: 2
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 11.4x13.6	Bedroom 2 Level: 2
# of Acres /-: 1.14	Irregular (Y/N): Yes	Bedroom 3 Size: 14.0x14.4	Bedroom 3 Level: 2
Total SQFT /-: 1744	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: 8x10	Bath 1 Level: 1
Basement SQFT /-: 180	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 180	Utility Room Size: 6.5x11.10	Utility Room Level: 1
Elem: DEERFIELD	Middle: DRIVER	High: RANDOLPH CENTR	Other Room 1 Size: 8.4x8.11
Living Room Size: 23.2x15.4	Living Room Level: 1	Other Room 2 Size: 8.11x16.1	Other Room 2 Level: 1
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:
FEATURES	Show Instr: Call to Schedule an appointment	Outbuilding 1 Size:	Outbuilding 2 Size:

Exterior: Vinyl, Wood	Patio/Deck/Porch: Covered, Patio, Porch	Water: Well
Roofing: Shingle, Metal	Pool: None	Sewer: Septic
Windows: Replacement, Thermo-Pane	2ndOutbuildings: None	
WindowTreatments: Yes	Topography/Amenities: Level	Possession: Negotiable
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Gravel	Heat Fuel: Gas-Propane	Docs on File: Agency, Sellers Disclosure, LBP Form
Fireplace: None	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: None	Water Heater: Electric, Rental	
Appl. Included: Dishwasher, Softener-Owned, Washer/Dryer Hookup	Media (TV): Satellite w/Controls	Common Amenities: None
	Utility Companies: AEP	Flood Plain: No
	Reserved:	Internet:

Tax ID #: 68-09-03-100-006.000-02	Land Value: 1300.00	Water Expense/Month:	Electric Expense/Month: 78
Est. Annual Tax: 293.84	Improve. Value: 41800.00	Sewage Expense/Month:	Gas Expense/Month: 100
Exemptions: Homestead, Mortgage	Ditch Fee: 9.00 BRC Fee:	Gas Available (Y/N):	Seller Assisted (Y/N): No
	List \$/SqFt: \$40.08	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: HWY 28 thru Ridgeville to Hwy 27 S to 400 N, E to sign on S Side			

REMARKS Country home on 1.14 acres. Vinyl siding, gutters, furnace and A/C less than 10 yrs old. Roomy kitchen w/wood cabinets, large livingroom w/open staircase. Beautiful refinished wood floors upstairs, hardwood floors under carpet downstairs. Replacement windows. Pole barn/garage (26x38) w/garage door opener. Full front porch, cement patio in back.

ADDENDUM 2 Breaker boxes - 1 in basement, 1 in utility room. Wood burning stove used to be in livingroom - chimney access under panel on east wall.

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points:
Repair Allowance:	Sale Type Private Seller		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.