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| MLS #: 41005 | Status: ACTIVE | Class: RESIDENTIAL | Style: Ranch | Contract: No | Asking Price: \$119,900 |
| Type: Residential | Address: 4824 N County Road 1200W | City: PARKER CITY | Zip: 47368 | County: Randolph | Area: Monroe Township (680) |
| Township: MONROE | Subdivision: None | Year Built: 1965 | Foundation Type: Crawl Space | Garage Type: 2-Car Detached | |
| Rooms: 8 | Bedrooms: 3 | Full Baths: 1 | Half Baths: 1 | Outbuilding Type: Storage Shed | 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: \$119,900 | DOM: 11 | Family Room Size: | | Family Room Level: | |
| Commission: SO: 3.0 | Variable: No | Kitchen Size: 18.5x11.4 | | Kitchen Level: 1 | |
| Photo/Video (Y/N): Yes | Listing Date: 3/2/2010 | Dining Room Size: | | Dining Room Level: | |
| Entry: Combination | Location: Front door | Den/Study Size: | | Den/Study Level: | |
| Legal: N side N NE 32-21-12 1.09A | | Bedroom 1 Size: 11.4x10 | | Bedroom 1 Level: 1 | |
| Lot Frontage: | Lot Depth: | Bedroom 2 Size: 11.4x10 | | Bedroom 2 Level: 1 | |
| # of Acres /-: 1.09 | Irregular (Y/N): Yes | Bedroom 3 Size: 11x10 | | Bedroom 3 Level: 1 | |
| Total SQFT /-: 1680 | Main Level SQFT: 1680 | 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: 9.9x4.10 | | Bath 1 Level: 1 | |
| Basement SQFT /-: 0 | Walkout (Y/N): No | Bath 2 Size: 10x6.3 | | Bath 2 Level: 1 | |
| Basement Finished SQFT: | Basement Unfinish. SQFT: | Utility Room Size: | | Utility Room Level: | |
| Elem: MONROE CENTRAL | Middle: MONROE CENTRAL | Other Room 1 Size: 9x6.6 | | Other Room 1 Level: 1 | |
| Living Room Size: 22.8x13.4 | Living Room Level: 1 | Other Room 2 Size: | | Other Room 2 Level: | |
| Great Room Size: 19.2x18.6 | Great Room Level: 1 | Other Room 3 Size: | | Other Room 3 Level: | |
| FEATURES | | Show Instr: Call for an appointment | | Outbuilding 1 Size: | |
| Exterior: Brick, Vinyl | Patio/Deck/Porch: Covered, Patio | Water: Well | | Sewer: Septic | |
| Roofing: Shingle | Pool: None | 2ndOutbuildings: Storage Shed | | Possession: Negotiable | |
| Windows: Replacement, Thermo-Pane | Topography/Amenities: Level, Woods | Heat Type: Forced Air | | Show Instructions: Call for Appointment | |
| WindowTreatments: Yes | Heat Fuel: Electric | Air Conditioning: Central Air | | Docs on File: Agency, Sellers Disclosure, LBP Form | |
| 2ndGarageType: None | Water Heater: Rental | Media (TV): Satellite w/o Controls | | Docs Online: Sellers Disclosure, LBP Form | |
| Driveway: Gravel | Utility Companies: AEP | Reserved: | | Common Amenities: None | |
| Fireplace: None | | | | Flood Plain: No | |
| Fence: Picket, Vinyl | | | | Internet: | |
| Appl. Included: Cooktop-Electric, Oven Built-in(s)-Electric | | | | | |
| FINANCIAL INFORMATION | | | | | |
| Tax ID #: 68-06-32-100-004.000-00 | Land Value: 15320.00 | Water Expense/Month: | | Electric Expense/Month: 171 | |
| Est. Annual Tax: 614.77 | Improve. Value: 72800.00 | Sewage Expense/Month: | | Gas Expense/Month: | |
| Exemptions: Homestead, Mortgage | Ditch Fee: | Gas Available (Y/N): No | | Seller Assisted (Y/N): No | |
| | BRC Fee: | Assoc. Dues: | | Assoc. Dues/Per: | |
| | List \$/SqFt: \$71.37 | Auction (Y/N): No | | Auction Date: | |
| Oth Exp: | Assumption (Y/N): No | | | | |
| Directions: Hwy 32 to Parker City, turn North on 1200 W.: go 2.5 miles to property on left. | | | | | |
| REMARKS Very nicely maintained and updated brick ranch style home situated on 1.09 nicely wooded acres. This home has a new furnace/CA, and carpeting (2008) and tile (2005); vinyl picket fence (2007). The back yard features a nice patio with vinyl picket fence enclosing the perimeter. This home also has a very large play room at back. You will not be disappointed. | | | | | |
| 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.