

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:	Outbuilding 2 Size:

Exterior: Brick, Vinyl	Patio/Deck/Porch: Covered, Patio	Water: Well
Roofing: Shingle	Pool: None	Sewer: Septic
Windows: Replacement, Thermo-Pane	2ndOutbuildings: Storage Shed	
WindowTreatments: Yes	Topography/Amenities: Level, Woods	Possession: Negotiable
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Gravel	Heat Fuel: Electric	Docs on File: Agency, Sellers Disclosure, LBP Form
Fireplace: None	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: Picket, Vinyl	Water Heater: Rental	
Appl. Included: Cooktop-Electric, Oven Built-in(s)-Electric	Media (TV): Satellite w/o Controls	Common Amenities: None
	Utility Companies: AEP	Flood Plain: No
	Reserved:	Internet:

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: BRC Fee:	Gas Available (Y/N): No	Seller Assisted (Y/N): No
	List \$/SqFt: \$71.37	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
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.