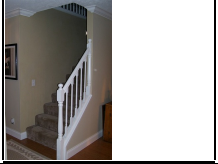
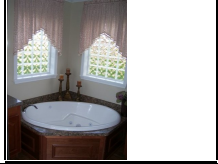
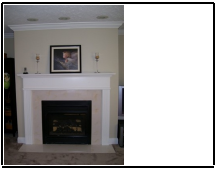


**MLS #: 41517**      **Status:** ACTIVE      **Class:** RESIDENTIAL      **Style:** 2 Stories      **Contract:** No      **Asking Price:** \$219,900  
**Type:** Residential      **Address:** 11647 W County Road 800S      **City:** LOSANTVILLE      **Zip:** 47354      **County:** Randolph      **Area:** Union Township (6809)  
**Township:** UNION      **Subdivision:** None      **Year Built:** 2008      **Foundation Type:** Basement/Crawl      **Garage Type:** 2-Car Attached  
**Rooms:** 9      **Bedrooms:** 4      **Full Baths:** 2      **Half Baths:** 0      **Outbuilding Type:** Storage Shed      **Office:** Reed Realty - MAIN: (765) 468-8463  
**Agent:** Pamela J. Edwards - Home: (765) 468-8445      **Co-Agent:** Ruth Johnson - Cell: (765) 744-5881



**Agent Hit Count:**  
22  
**Client Hit Count:**  
6  
**Virtual Tour:**

<b>Original Price:</b> \$219,900	<b>DOM:</b> 11	<b>Family Room Size:</b>	<b>Family Room Level:</b>
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 13.0x12.8	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 4/14/2010	<b>Dining Room Size:</b> 15.11x12.1	<b>Dining Room Level:</b> 1
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Front door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Sec 0004 Twsp 0018 R 12		<b>Bedroom 1 Size:</b> 15x13	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b>	<b>Lot Depth:</b>	<b>Bedroom 2 Size:</b> 12.10x11.4	<b>Bedroom 2 Level:</b> 1
<b># of Acres +/-:</b> 2.18	<b>Irregular (Y/N):</b> Yes	<b>Bedroom 3 Size:</b> 18x18	<b>Bedroom 3 Level:</b> 2
<b>Total SQFT +/-:</b> 3023	<b>Main Level SQFT:</b> 1777	<b>Bedroom 4 Size:</b> 15.1x12	<b>Bedroom 4 Level:</b> 2
<b>Upper Level 1 SQFT:</b> 1246	<b>Upper Level 2 SQFT:</b> 0	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Realtor	<b>Bath 1 Size:</b> 5x9	<b>Bath 1 Level:</b> 1
<b>Basement SQFT +/-:</b> 1456	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 9x10.1	<b>Bath 2 Level:</b> 1
<b>Basement Finished SQFT:</b> 0	<b>Basement Unfinish. SQFT:</b> 1456	<b>Utility Room Size:</b> 6.6x12	<b>Utility Room Level:</b> 1
<b>Elem:</b> UNION	<b>Middle:</b> UNION <b>High:</b> UNION	<b>Other Room 1 Size:</b> 13.0x12.8	<b>Other Room 1 Level:</b> 1
<b>Living Room Size:</b> 14.5x26.5	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b> 18x29	<b>Other Room 2 Level:</b> 2
<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>ShowInstr:</b> Call to schedule an appointment	<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Vinyl	<b>Patio/Deck/Porch:</b> Covered, Patio, Porch	<b>Water:</b> Well
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> Septic
<b>Windows:</b> Double-Hung, Thermo-Pane	<b>2ndOutbuildings:</b> None	
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Negotiable
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Heat Pump	<b>Show Instructions:</b> Call for Appointment
<b>Driveway:</b> Gravel	<b>Heat Fuel:</b> Electric	<b>Docs on File:</b> Agency, Sellers Disclosure
<b>Fireplace:</b> Living Room, Gas Log	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> Sellers Disclosure
<b>Fence:</b> Farm	<b>Water Heater:</b> Electric	
<b>Appl. Included:</b> Dishwasher, Disposal, Washer/Dryer Hookup, Negotiable, Microwave Hood	<b>Media (TV):</b> Satellite w/o Controls	<b>Common Amenities:</b> None
	<b>Utility Companies:</b> AEP	<b>Flood Plain:</b> No
	<b>Reserved:</b>	<b>Internet:</b>

<b>FINANCIAL INFORMATION</b>			
<b>Tax ID #:</b> 68-16-04-200-0002.000-0	<b>Land Value:</b> 14600.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b>
<b>Est. Annual Tax:</b> 1261.84	<b>Improve. Value:</b> 166700.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<b>Exemptions:</b> Homestead	<b>Ditch Fee:</b> <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b>	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$72.74	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> <b>/Per:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> Sr 35 S to Henry Co. 875 E, E to Randolph Co. 800 S. to sign			

**REMARKS** Live in style and comfort in this 4 bedroom, 2 bath home on 2.18 acres. Move in and start living in this two year old home. 4 inch crown moldings add elegance to down stairs rooms. Wood laminate flooring in dining room, kitchen and breakfast area. Master bath features walk-in shower plus jacuzzi tub. Fabulous kitchen with center island and stainless steel appliances ( negotiable). 2 bedrooms down (master bedroom: 15x13). 2 bedrooms up plus 18x29 finished bonus room perfect for family/media room. One of upstairs closets has plumbing available to add a bath if desired. Top railing of staircase is removable for easy moving of furniture. Basement can be finished to become a rec/family room. Patio is 22x26. Fireplace is gas-propane.

**ADDENDUM** Thank you for removing shoes when entering home for showings. Note: Property record card lists sq.ft. as 3,588. Seller is licensed salesperson (inactive)

<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.