

MLS #: 41966	Status: ACTIVE	Class: RESIDENTIAL	Style: 1 Story	Contract: No	Asking Price: \$129,900
Type: Residential	Address: 9099 W US HWY 36	City: MODOC	Zip: 47358	County: Randolph	Area: Union Township (6809)
Township: UNION	Subdivision: None	Year Built: 1956	Foundation Type: Walkout Basement	Garage Type: 2-Car Attached	
Rooms: 8	Bedrooms: 3	Full Baths: 2	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: \$129,900	DOM: 28	Family Room Size: 13.5x35.7	Family Room Level: B		
Commission SO: 3.0	Variable: No	Kitchen Size: 10.3x14.7	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 5/20/2010	Dining Room Size:	Dining Room Level:		
Entry: MEIAR Key Box	Location: Front Door	Den/Study Size:	Den/Study Level:		
Legal: Pt NE 2-18-12-.61A Pt NE 2-18-12 .53A		Bedroom 1 Size: 11.5x14.10	Bedroom 1 Level: 1		
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 11.1x13.3	Bedroom 2 Level: 1		
# of Acres /-: 1.14	Irregular (Y/N): Yes	Bedroom 3 Size: 11.8x16.11	Bedroom 3 Level: 1		
Total SQFT /-: 1976	Main Level SQFT: 1976	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: 8.2x5.3	Bath 1 Level: 1		
Basement SQFT /-: 1736	Walkout (Y/N): Yes	Bath 2 Size: 4.11x5.10	Bath 2 Level: 1		
Basement Finished SQFT: 480	Basement Unfinish. SQFT: 1256	Utility Room Size: 7.0x10	Utility Room Level: 1		
Elem: UNION	Middle: UNION	Other Room 1 Size: 11x17.6	Other Room 1 Level: 1		
Living Room Size: 13.8x25.1	Living Room Level: 1	Other Room 2 Size:	Other Room 2 Level:		
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:		
FEATURES	ShowInstr: 24 Hour notice	Outbuilding 1 Size:	Outbuilding 2 Size:		
Exterior: Stone	Patio/Deck/Porch: Covered, Enclosed, Porch	Water: Well			
Roofing: Shingle	Pool: None	Sewer: Septic			
Windows: Double-Pane	2ndOutbuildings: None				
WindowTreatments: Partial	Topography/Amenities: Sloping	Possession: Negotiable			
2ndGarageType: None	Heat Type: Baseboard	Show Instructions: Call for Appointment			
Driveway: Asphalt	Heat Fuel: Electric	Docs on File: Aerial Photo, Agency, Sellers Disclosure, LBP For			
Fireplace: Family Room, Wood Burning	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form			
Fence: None	Water Heater: Electric				
Appl. Included: Dishwasher, Disposal, Range-Electric, Refrigerator, Microwave, Softener- Owned, Washer, Dryer-Electric	Media (TV): Satellite w/o Controls	Common Amenities: None			
	Utility Companies: REMC	Flood Plain: No			
	Reserved: 3 hanging lamps, 2 antique clock shelves	Internet:			
FINANCIAL INFORMATION					
Tax ID #: 68-16-02-100-024.000-011	Land Value: 11200.00	Water Expense/Month:	Electric Expense/Month: 180		
Est. Annual Tax: 657.68	Improve. Value: 105700.00	Sewage Expense/Month:	Gas Expense/Month:		
Exemptions: Homestead	Ditch Fee:	Gas Available (Y/N):	Seller Assisted (Y/N): No		
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:		
	List \$/SqFt: \$65.74	Auction (Y/N): No	Auction Date:		
Oth Exp: /Per:	Assumption (Y/N): No				
Directions: HWY 35 S to US 36, East to 9099 W, Just W of Union School.					
REMARKS					
This one owner beauty was built in 1956 from hand selected Bedford limestone. Home features 25' LR/DR area, wonderful knotty pine 4 seasons room & basement area (Rec. room w/wood burning FP) Eat-in kitchen all appl. negotiable. Each of the 3 spacious BRs have 2 cedar lined closets. MB has private BA with tub. BR 2 has full wall built in desk and shelves. BR 3 has built in desk. 2 car garage, workshop and rec room located in walk-out full basement. There is an electric chair lift in stair way from garage to ground floor living area. Home is total electric, however, there is a wood furnace in the basement. Whole house security system. Many fruit trees on this nicely landscaped 1 acre lot.					
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.