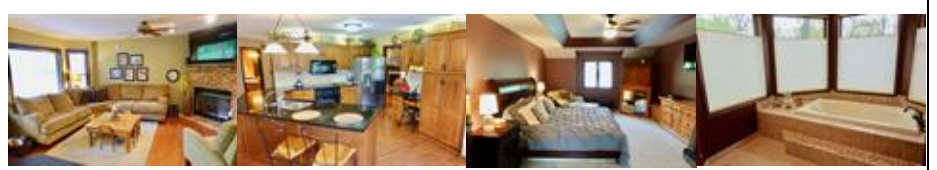


MLS # 201719839 **Active** **Address** 2309 N Kensington **City** Muncie **Zip** 47304 **\$249,900**

Area Delaware County
Twp Center
Sub Robinwood
Class RESIDENTIAL
 Site-Built Home
Style Two Story
 Traditional



Yr Built 1989 **New Const.** No
#Rms 8 **Bdrm** 4 **FBath** 3 **HBath** 0
Fdn Slab



Bsmt Material
Short Sale No **Reo** No
List Date 5/8/2017 **DOM** 9 **Original** \$249,900
Garage Attached **# of Cars** 2.0 **Garage SqFt** 576.00
Possession Negotiable
School District Muncie Community Schools
Item Storer

Agent HC 55 **Client HC** 15 **Unbranded Virtual Tour**
Midd Northside **High Central**

List Agent Steve Slavin - Cell: 317-701-5006 **Assoc Doc** 1
Co-Agent
Listing Office Coldwell Banker Lunsford - MAIN: 765-289-2228 **Original MLS #**

Total SqFt 2,724
Total Fin SqFt 2,724
AG Fin SqFt 2,724
AG Unfin SqFt 0
Main Lvl SqFt
Upper Lvl SqFt
BG SqFt 0
BG Fin SqFt 0
BG Unfin SqFt 0
SqFt Source Public Records
AG Bdrm 4
BG Bdrm 0
Prc/SqFt \$91.74

Approx Acres 0.4800
Lot Dimensions 105x200
Approx. Lot Size SqFt 20,909
Lot Description
 Level, 0-2.9999
Lot # 207
Location City/Town/Suburb
Fence Partial, Privacy, Wood
Outblid 1 Outbuilding
Outblid 2
Off Street Parking

Legal Robinwood Sec 5, Lot 207
Tax ID
Parcel ID 18-11-06-301-011.000-037
Parcel ID 2
Ann Taxes \$2,180.00 **Yr Payable** 2017
Assessed Value \$198,800.00
Other Fees **Frequency**
Description
Owner RE License Y/N No
Agent/Owner Related No

Assoc Dues
Assoc Dues Freq Not Applicable
Assoc Restrictions Yes
Exemptions
 Homestead, Mortgage
Proposed Financing Types
 Cash, Conventional, FHA, VA
Auction No
Date **Time**
Reserved

Lv/Grt Rm 17x14 Main
Family Rm 16x15 Main
Kitchen 13x12 Main
Dining Rm 12x12 Main
Brkft Rm 11x8 Main
Den x
1st Bdrm 22x14 Upper
2nd Bdrm 15x13 Upper
3rd Bdrm 13x12 Upper
4th Bdrm 13x10 Main
5th Bdrm x
Loft x
Ladry Rm x Main
Rec Rm x
Extra Rm x
Oth Rm1 x
Oth Rm2 x
Oth Rm3 x
Excluded from Sale:

Exterior
 Vinyl
Roof Asphalt, Shingle
Heat/Fuel
 Gas, Forced Air
Cooling
 Central Air
Fireplace Y **Total #2**
 Family Rm, Living/Great Rm, Gas Log, Two
Water Utility City
Sewer City
Well Type **Size**
Pool Type
Common Amenities
 None

Sale Includes
 Dishwasher, Microwave, Refrigerator, Window Treatments, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Radon System, Range-Electric, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds
Amenities
 1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Built-In Bookcase, Cable Available, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Crown Molding, Deck Open, Detector-Carbon Monoxide, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Jet Tub, Irrigation System, Landscaped, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Storm Doors, Utility Sink, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Formal Dining Room, Main Floor Laundry

Energy Efficient
 Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows, Thermal Storage/FTS
Hvac
 Ceiling Fan, High Efficiency Furnace
Energy Efficient Win/Doors
 Double Pane Windows, Insulated Doors, Multi Pane Windows
Green Certifications

Directions: S. Morrison Rd, E on Bradford, N on Kensington

Located in lovely Robinwood Estates, this 4 bedroom, 3 full bath home is loaded with updates and ready for a new owner. This 2-story home features 2724 total square feet of living space, has a 2 car garage and an extra big yard (nearly half an acre). Drive up and you immediately notice the fantastic curb appeal and how well cared for it is. There are arched windows, a covered porch, and it's professionally landscaped. The setting is perfect for family living and entertaining. The kitchen opens to the back family room. The front living room opens to the dining room and there's a den (or lower level bedroom) located on the first floor too. 3 other large bedrooms are located upstairs. The master suite is very spacious, has a balcony overlooking the back yard, a jetted tub, ample closets, and a completely updated master shower with jets. Other features: 2 newer GFA furnaces/AC's, Roof (9 years old), huge newer 16x14 outbuilding, 2 other updated bathrooms, newer backyard (cleared out and amazing patio), water heater is newer, dishwasher (2015), carpet (about 8-9 years), 3/4 inch hardwood floors, all newer granite countertops, 2 new fireplaces and inserts, security system hardwired, R-6 cable run throughout the house, newer insulation, updated W/D room for greater functionality, Radon Mitigation System, irrigation system, plywood added to attic flooring, and more! W/D is negotiable. So much to love!

Sell Agent **CoSell Agent** **Closing Date**
Sell Office **CoSell Office** **Selling Price**
How Sold **Type** **SP/LP%** **Conc Pd** **Sold/Conc Rmks**

This report contains partial listing data. To view complete listing information view a full detail report.