

MLS # 201720749	Active	Address 904 N Oakden Rd	City Muncie	Zip 47304	\$355,000
Area Delaware County	Twp Center	Sub Westwood	Class RESIDENTIAL	Style Two Story Historic, Traditional,	Yr Built 1928 New Const. No
#Rms 10	Bdrm 4	FBath 3	HBath 1	Fdn Full Basement, Finished	Short Sale No Reo No
Bsmt Material	List Date 5/11/2017	DOM 6	Original \$355,000	Garage Attached	# of Cars 2.0 Garage SqFt 440.00
Possession Negotiable	School District Muncie Community Schools	Agent HC 40	Client HC 14	Unbranded Virtual Tour	
Elem Storer	Midd Northside	High Central			

List Agent Steve Slavin - Cell: 317-701-5006 **Assoc Doc** 2
Co-Agent
Listing Office Coldwell Banker Lunsford - MAIN: 765-289-2228

Total SqFt 5,118	Approx Acres 0.6600	Legal Westwood Lot 24-25-26-27	Assoc Dues
Total Fin SqFt 4,525	Lot Dimensions n/a	Tax ID	Assoc Dues Freq Not Applicable
AG Fin SqFt 3,142	Approx. Lot Size SqFt 28,750	Parcel ID 18-11-08-256-017.000-003	Assoc Restrictions Yes
AG Unfin SqFt 0	Lot Description	Parcel ID 2	Exemptions
Main Lvl SqFt 2,412	Irregular, Level, Partially Wooded, Historic Designation, 0-2.9999	Ann Taxes \$3,432.00 Yr Payable 2017	Homestead, Mortgage
Upper Lvl SqFt 730	Lot #	Assessed Value \$330,100.00	Proposed Financing Types
BG SqFt 1,976	Location City/Town/Suburb	Other Fees Frequency	Cash, Conventional, VA
BG Fin SqFt 1,383	Fence Brick, Privacy, Wood	Description	Auction No
BG Unfin SqFt 593	Outblid 1 Outbuilding	Owner RE License Y/N No	Date Time
SqFt Source Appraiser	Outblid 2	Agent/Owner Related No	Reserved
# AG Bdrm 4	Off Street Parking Yes		
# BG Bdrm 0			
Prc/SqFt \$112.99			

Lv/Grt Rm 25x16 Main	Exterior	Sale Includes	Energy Efficient
Family Rm 22x16 Main	Brick, Stucco	Dishwasher, Microwave, Refrigerator, Window Treatments, Cooktop-Electric, Oven-Built-In, Oven- Electric, Sump Pump, Trash Compactor, Water Heater Gas, Water Softener-Owned, Basketball Goal	Appliances, Doors, HVAC, Roofing, Thermostat/Controllers, Water Heater
Kitchen 16x14 Main	Roof Slate	Amenities	Hvac
Dining Rm 16x15 Main	Heat/Fuel	1st Bdrm En Suite, Antenna, Attic Pull Down Stairs, Attic Storage, Balcony, Bar, Built-In Bookcase, Built-in Desk, Cable Available, Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted, Countertops-Solid Surf, Court- Basketball, Crown Molding, Deck Open, Detector- Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Laundry-Chute, Natural Woodwork, Near Walking Trail, Patio Open, Porch Enclosed, Range/Oven Hook Up Elec, Six Panel Doors, Storm Windows, Utility Sink, Wet Bar, Tub/Shower Combination, Formal Dining Room, Garage-Heated, Sump Pump, Washer Hook-Up	Ceiling Fan, High Efficiency Furnace
Brkft Rm x	Cooling		Energy Efficient Win/Doors
Den 14x12 Basement	Central Air, Other		Double Pane Windows, Storm Windows
1st Bdrm 15x12 Main	Fireplace Y Total #1		Green Certifications
2nd Bdrm 16x14 Upper	Living/Great Rm, Wood Burning, One		
3rd Bdrm 12x8 Upper	Water Utility City		
4th Bdrm 11x11 Upper	Sewer City		
5th Bdrm x	Well Type Size		
Loft x	Pool Type		
Ladry Rm 16x15 Basement	Common Amenities		
Rec Rm 35x15 Basement	None		
Extra Rm 15x15 Basement			
Oth Rm1 13x12 Main			
Oth Rm2 x			
Oth Rm3 x			
Excluded from Sale:			

Directions: W. Riverside to Meadow, North and veer left on Wiltshire to Oakden Rd, North to property.

Very close to BSU campus located in historic Westwood Addition, this has been a favorite Tudor Revival style home of so many throughout the years. Built in 1928, this home is positioned on one the best wooded double lots in Westwood and features 4,525 finished SqFt of living space (including the 1383 SF of finished basement), 4 bedrooms, and 3.5 baths. The curb appeal is outstanding. The walk to Cooper Science building and Christy Woods is 2 minutes. Drive up to the home and you'll immediately notice the mature trees and slate roof. The roof has a 160 year lifespan and much of it was recently refurbished (including new copper) after a hail storm. Enter the home and the history and attention to detail in its construction is obvious. A large, high ceiling great room is off the front of the home with an impressive stone fireplace focal point. A finished enclosed porch was added off the back of the home in the 1940's. The portable heat/cooling unit stays with the home. The formal dining room, small study, master bedroom and full bath, and kitchen are all on the first floor. Though older very high quality kitchen cabinets, the space is efficient with plenty of storage and solid surface countertops, and some appliances are newer. Off the kitchen is a large 37x16 ft slate patio. 3 more bedrooms and 2 full baths are located upstairs. The basement family room is quite large and features fully tiled walls and flooring and has a newer perimeter drain system. The basement also has room for a pool table, a solid oak paneled den, hidden walk-in safe, and much more. Laundry is located in the basement and is ample folding and project space. Furnace/AC unit is newer. The side yard features a tennis practice wall and basketball court. Perfect location, excellent historic construction, tons of special amenities, low traffic, great yard. Staying with home: baby grand piano in living room, upright piano in basement, oak desk and credenza in office. 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.

