

MLS # 201808803 **Active** **Address** 2901 W University **City** Muncie **Zip** 47304 **\$273,000**

Area Delaware County
Twtp Center
Sub Kenmore Addition
Class RESIDENTIAL
 Site-Built Home
Style Two Story
 Traditional



Yr Built 1939 **New Const.** No
#Rms 10 **Bdrm** 5 **FBath** 2 **HBath** 1
Fdn Crawl, Partial Basement, Finished

Bsmt Material Poured Concrete
Short Sale No **Reo** No
List Date 3/9/2018 **DOM** 32 **Original** \$273,000
Garage Detached **# of Cars** 2.0 **Garage SqFt** 552.00



Possession Negotiable **Agent HC** 39 **Client HC** 12
School District Muncie Community Schools **Elem** Westview **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

Total SqFt 4,187 Total Fin SqFt 3,169 AG Fin SqFt 2,669 AG Unfin SqFt 600 Main Lvl SqFt 1,751 Upper Lvl SqFt 918 BG SqFt 918 BG Fin SqFt 500 BG Unfin SqFt 418 SqFt Source Public Records # AG Bdrm 5 # BG Bdrm 0 Prc/SqFt \$102.29	Approx Acres 0.3300 Lot Dimensions 90x162 Approx. Lot Size SqFt 14,375 Lot Description Partially Wooded, Slope, 0-2.9999 Lot # 102 Location City/Town/Suburb Fence Partial, Vinyl Outblld 1 None Outblld 2 Off Street Parking Yes	Legal Kenmore Sec. A. Pt of 102, Lot 101-102 Tax ID Parcel ID 18-11-08-308-005.000-003 Parcel ID 2 Ann Taxes \$1,750.00 Yr Payable 2017 Assessed Value \$175,800.00 Other Fees Frequency Description Owner RE License Y/N No Agent/Owner Related No	Original MLS # Assoc Dues Assoc Dues Freq Not Applicable Assoc Restrictions Exemptions Homestead, Mortgage Proposed Financing Types Cash, Conventional, FHA, VA Auction No Date Time Reserved
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Lv/Grt Rm 27x13Main Family Rm 22x13Main Kitchen 12x10Main Dining Rm 16x12Main Brkft Rm 6 x 9 Main Den x 1st Bdrm 17x15Main 2nd Bdrm 12x12Upper 3rd Bdrm 13x11Upper 4th Bdrm 13x12Upper 5th Bdrm 12x12Upper Loft x Ladry Rm x Basement Rec Rm 24x18Basement Extra Rm x Oth Rm1 x Oth Rm2 x Oth Rm3 x Excluded from Sale:	Exterior Aluminum Roof Asphalt, Shingle Heat/Fuel Gas, Forced Air Cooling Central Air Fireplace Y Total #1 Family Rm, Living/Great Rm, Gas Log Water Utility City Sewer City Well Type Size Pool Type Common Amenities	Sale Includes Dishwasher, Microwave, Refrigerator, Oven-Convection, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned, Window Treatment-Shutters Amenities 1st Bdrm En Suite, Attic Pull Down Stairs, Attic-Walk-up, Cable Ready, Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Countertops-Solid Surf, Crown Molding, Detector-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Patio Open, Pocket Doors, Range/Oven Hook Up Gas, Storm Doors, Stand Up Shower, Tub/Shower Combination, Formal Dining Room, Sump Pump	Energy Efficient Appliances, HVAC, Roofing Hvac High Efficiency Furnace Energy Efficient Win/Doors Double Pane Windows Green Certifications
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Directions: Tillotson Ave., W on University, Home on Southside of road

This wonderfully maintained 5 bedroom, 2.5 full bath home, with 3,199 finished square feet of living space offers many updates, and great proximity to BSU and the Hospital. This beautiful traditional home in Kenmore Addition opens to a large entry with the large living room and dining room which is great for entertaining. Immediately you'll notice the beautiful hardwood floors, built-in cabinets, and fireplace details. A master suite was added on the first floor and offers its own full bath and large walk-in-closet. On the other end of the first floor you'll love the added family room, fireplace, and high ceilings. Central to the floorplan is a well planned kitchen and breakfast nook. The kitchen was recently remodeled and has a more open layout, raised cabinets, new solid surface countertops, and all new appliances. Upstairs are 4 bedrooms and access to great walk-up attic storage on the third floor. The entire interior has been repainted and the entire house was rewired to a modern 200 amp breaker box. All knob and tube was removed. The basement offers a small kitchenette, laundry, great storage, and another fireplace. Roof, furnace were new in 2015 and some windows were updated then too. A charming farm sliding door was added from the kitchen to back door. Many exterior landscaping updates are also complete including 300 tulip bulbs planted. Some curtains reserved. Sheers, blinds and rods remain with home. MATTERPORT TOUR NOW LIVE. Easy to show. Call for an appointment today!

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