

MLS # 201812903 **Active** **Address** 4601 N Legacy **City** Muncie **Zip** 47304 **\$1,495,000**

Area Delaware County
Twtp Center
Sub Saddlebrook
Class RESIDENTIAL
 Site-Built Home
Style Two Story
 Historic, Traditional



Yr Built 1938 **New Const.** No
#Rms 13 **Bdrm** 9 **FBath** 8 **HBath** 1
Fdn Full Basement, Finished



Bsmt Material Poured Concrete
Short Sale No **Reo** No
List Date 4/5/2018 **DOM** 2 **Original** \$1,495,000
Garage Attached **# of Cars** 4.0 **Garage SqFt** 1,600.00

Possession Negotiable **Agent HC** 49 **Client HC** 7 **Unbranded Virtual Tour**
School District Muncie Community Schools **High** Central
Elem Westview **Midd** Northside

List Agent Steve Slavin - Cell: 317-701-5006 **Assoc Doc** 1
Co-Agent Mike Lunsford - Home: 765-748-4843
Listing Office Coldwell Banker Lunsford - MAIN: 765-289-2228

Total SqFt 13,114 Total Fin SqFt 13,114 AG Fin SqFt 10,918 AG Unfin SqFt 0 Main Lvl SqFt 4,841 Upper Lvl SqFt 6,077 BG SqFt 2,196 BG Fin SqFt 2,196 BG Unfin SqFt 0 SqFt Source Appraiser # AG Bdrm 9 # BG Bdrm 0 Prc/SqFt \$136.93	Approx Acres 5.4200 Lot Dimensions Irregular Approx. Lot Size SqFt 236,095 Lot Description Rolling, Historic Designation, Wooded Lot # 6 Location City/Town/Suburb Fence Brick, Partial Outblld 1 None Outblld 2 Off Street Parking Yes	Legal Saddlebrook Phase 1, Lot 6 Lots 4-5-6-7-8 5.420 AC Tax ID Parcel ID 18-11-07-102-006.000-038 Parcel ID 2 Ann Taxes \$9,186.00 Yr Payable 2018 Assessed Value \$866,700.00 Other Fees Frequency Description Owner RE License Y/N No Agent/Owner Related No	Assoc Dues \$750.00 Assoc Dues Freq Annually Assoc Restrictions Yes Exemptions Homestead, Mortgage Proposed Financing Types Cash, Conventional Auction No Date Time Reserved
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Lv/Grt Rm 32x19Main Family Rm 20x18Main Kitchen 20x17Main Dining Rm 23x18Main Brkft Rm x Den 14x12Main 1st Bdrm 19x17Main 2nd Bdrm 14x14Main 3rd Bdrm 13x15Upper 4th Bdrm 17x12Upper 5th Bdrm 13x21Upper Loft x Ladry Rm 15x11Upper Rec Rm 14x18Upper Extra Rm x Oth Rm1 19x32Basement Oth Rm2 19x15Basement Oth Rm3 19x15Main Excluded from Sale:	Exterior Brick Roof Slate Heat/Fuel Gas, Forced Air, Radiant Cooling Central Air Fireplace Y Total # 8 Den, Family Rm, Living/Great Rm, Rec Rm, 1st Bdrm, 2nd Bdrm, 3rd Bdrm, Electric, Wood Burning, Three + Water Utility City Sewer City Well Type Size Pool Type Common Amenities None	Sale Includes Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Kitchen Exhaust Hood, Oven-Convection, Oven-Gas, Water Heater Electric, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds, Window Treatment-Shutters Amenities 1st Bdrm En Suite, Alarm System-Security, Attic-Walk-up, Bar, Built-In Speaker System, Built-In Bookcase, Built-in Desk, Cable Available, Ceiling-9+, Closet(s) Walk-in, Countertops-Solid Surf, Countertops-Stone, Court-Basketball, Crown Molding, Detector-Carbon Monoxide, Detector-Smoke, Disposal, Dryer Hook Up Electric, Dumbwaiter, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Intercom, Kitchen Island, Landscaped, Natural Woodwork, Pantry-Walk In, Patio Covered, Patio Open, Porch Open, Range/Oven Hook Up Gas, Six Panel Doors, Steam Shower, Storm Doors, Storm Windows, Twin Sink Vanity, Utility Sink, Wet Bar, Wiring-Data, Wiring-Security System, Stand Up Shower, Tub and Separate Shower, Tub/Shower	Energy Efficient Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows Hvac High Efficiency Furnace, Zoned Air Conditioning, Zoned Heating Energy Efficient Win/Doors Double Pane Windows, Storm Doors, Storm Windows Green Certifications
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M Directions: N. Morrison to Saddlebrook Addition, to home.

A rare opportunity — this is one of East Central Indiana's most spectacular estates and it's now completely remodeled! Built originally in 1938 by Frederick Crapo and his wife, Mildred Kitzelman. Frederick became Chief Engineer and CEO of Indiana Steel & Wire. This home was part of an initial 600 acres (5.42 acres available now). For its time, the design was Georgian modern and the interior was more eclectic, but today it's completely updated and mixes modern and traditional. This is 10,918 SqFt of living space, but that doesn't include the 2196 SqFt of finished space on the lower level but does include 1560 SqFt of finished attic space used as a playroom. This home features 9 bedrooms (currently used in many ways from bedrooms, playrooms, workout spaces, and school rooms) and 8.5 baths. There are 8 fireplaces and just about every other amenity you can imagine. The most recent new update is the most amazing kitchen and dining room you've ever seen (installed by Richard's Kitchens). The master suite is also breathtaking with imported tiles, custom cabinets, and ornate details throughout. The grand foyer and lower level features terrazzo floors (mixed marble, granite, and quartz chips) and opens to a rounded 33 ft staircase. There's a French influence to the library, yet throughout the house, there's modern and classic Greek influence. All of the hand painted interiors have been updated. The workmanship is unparalleled. All of the spaces in this home are ample but not overbearing, yet the homeowner and their design team have found a way to make it very comfortable. Other details: Virtually every part of this home is updated. Gated and very private community in the city of Muncie. Completely rewired house with additional high-speed internet. All new plumbing. Original slate roof (now 80 yrs old with a 150+ yr lifespan) was updated 15 years ago. 4 furnaces (1x 1yr and 3x 10yr) and 2 newer boilers (10yr) with central air added to North wing. Heated garage via boiler. Many bathrooms completely remodeled. Added storm windows. Impeccable wood floors. French drain system. Entire exterior painted and 80% interior recently painted. Exterior lighting, statues, and impressive driveway installed. Professional Landscaping throughout. Top of the line appliances installed. The list goes on and on. Serious inquiries only. Step into this home and you'll realize you're in one of the finest homes in Indiana.

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.

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