



500-711
 Ann of Industry
 Cannon 282-3333



MULTIPLE LISTING ASSOCIATION OF MUNCIE, INC.

NOTE: All information shown is either Reported or Estimated, but Positively not warranted.

Offered By: THE CANAN CO., REALTORS		Ph: 282-3333		Listing Broker: Ralph Driscoll	
Owner: Wilma Lois Ables					
Legal: 22-20-9 Adjacent Yorktown		Tax # 1200189		Lot Size: .16 Acres	
Reason Selling: To Muncie		ALL ROOM SIZES ARE APPROXIMATE		Est. Sq Ft Liv Area: 800	
Age: 1945		Rooms	1st Floor	2nd Floor	Kit Cabinets: Wood
Mortg. Bal: \$ Approx. 9,000		Living	13 x 16		Built-in Range:
Held By: American National		Dining			Dishwasher:
Taxes per Half if a Mortgage Exemption is filed: \$26		Din Area			Disposal:
Assess Val. Land 200 Imp 1000		Kitchen	10 x 13		
Type Heat: Gas Conv.		Family			Carpeting: Yes
Av. Heat Cost: Hi \$25		Study			
Type Air Cond:		Bedrm	12 x 12		Other Flooring: Hardwood
Schools: Elem: Yorktown		Bedrm	12 x 12		Curtains & Drapes: Withhouse
Middle: Yorktown High Yorktown		Bedrm			Fireplace:
City Water: Yes Well:		Baths		3-pc.	
City Sewer: Yes Septic:		Utility		Patio: 10 x 20 Approx.	
Priv. Sewer: Yes City Gas:		Basement: Full		Garage Info: 24 x 28	
Water Softner: Rental		Type Fencing: Chain link		New	
Slab: Crawl		Home Exterior: Ash. Shingles		All Carpeted	
Possession: At Closing		New Paint In and Out		Keybox:	
Extras Included:					

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Beautiful two bedroom home only three blocks from downtown, has big carpeted living room, two good size bedrooms, both have closets. Modern 3 pc. bath, kitchen has many wood cabinets, plenty of work and dining space. Kitchen and bedrooms are carpeted. Full basement. Gas heat. New 24 x 28 garage, big patio. Back yard has large trees and chain link fence.

LISTING NO.	ADDRESS	TYPE PROPERTY	ROOMS 1st 2nd	BEDRMS 1st 2nd	BATHS 1st 2nd	LOCATION	PRICE
2425	312 So. Walnut	Bungalow	4	2	1	South	\$17,500

2425

312 So. Walnut, Yorktown, Va-21

17,500



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Listing Office	ED MCKIBBEN REALTORS		Phone	284-6385		Associate	Helen Chalfant		Phone	282-0447								
Owner	Walter & Norma Robbins			Phone	759-9331		Other	Bob Turner		Phone	759-9741							
Legal	Twp. 20, Range 9, .16 Acre - adjacent Yorktown						Lot Size	.16 Acre										
Reason Selling	Other interests			ROOMS	Approx. 1st	Approx. 2nd	Fireplace in	No										
Age	1948			Possession	At Closing		Living	15½ x 13½		Cpt.	Approx. Sq. Ft. Liv. Area	780						
Mtg.	X			Cont.	\$ 12,000		Dining	13'3x13'6		Cpt.	Slab	Basem't Part, Crawl						
Payable	Int.			Kitchen	13'3x13'6		Cpt.	Siding	Glazed									
Held by	Merchants National						Fam. Rm.	Type Walls	Plaster									
Terms	Cash, MGIC							Type Cabinets	8' Wood									
Annual Taxes	\$208		Approx. Ex.	No		Bedrm.	11½ x 11½		Cpt./SC	Kitchen Fan	Hood	No						
Ass. Val. Land	\$200		Impr.	1650		Bedrm.	11½ x 11½		Hw/SC	Range	Gas	Oven	Yes					
Heat	Gas Conv. A.C.		No		Bedrm.				Dishwasher	No		No						
Ave. Heat Cost					Baths	7½ x 4½			Draperies	Some								
Public School	Yorktown						Utility			Floors	Carpet & Hardwood							
Shop	Yorktown		Bus	School		Insul.	Yes		Fenced	Chain		Stm. Wdw.	Alum.		Water Heater	Gas		
Zoning	Residential						Type Drive	Stone		Pvt. Walks	Yes		Porch	Yes		Patio	Large	
Water	City		Softener	No		Type Street	Asphalt		Pub. Walks	Yes		Garage Size	2½ Car					
City Sewer	Yes		Septic			City Gas	Yes		220V	Yes								

Remarks - INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED.

Very neat and trim two bedroom starter home in Yorktown. 7x21 enclosed front porch. Entrance to attic in hall. Pantry in the kitchen. 13x15 patio with gas grill. 7x21 enclosed front porch. New 2½ car garage with aluminum siding. Chain link fence.

Listing No.	ADD.	TYPE PROPERTY	ROOMS 1st 2nd	BEDRMS 1st 2nd	BATHS 1st 2nd	LOCATION	PRICE
5091	312 South Walnut	Bungalow	4	2	1	Yorktown	\$22,900.00

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