

Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/06/08	Listing # 200807654 County: Floyd	524 E 7th St New Albany, IN 47150	Listing Price: \$6,500 See Map
------------------------	---	--	--



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	1		
Baths(FH)	1 (1 0)		
Year Built	1929	Lot Sq Ft (approx)	1786 ((Assessor))
Key Number	220502801695.000008 Lot Acres (approx) 0.041		
DOM	13		

Directions Elm Street to E 7th Street

Marketing Remark House is shell. Walls are bare to studs. Being sold AS IS. Seller requires minimum earnest money deposit of \$500 & proof of funds submitted with offer. Seller's addendum will apply, seller to provide title at buyers' expense, all costs of inspections are responsibility of buyer including dewinterization/rewinterization, seller chgs \$100 penalty for delayed closings, seller does not agree to arbitration or holdover penalty. Measurements & sq ftg approx.

Legal Description P214 PRTL 29 Out Lot E

Township	New Albany	
Commission		
Lot Dimensions	30 x 60	New Construction No
Land Assessment	\$5200	Improvements \$18100
Total	\$23300	Type 1 Story
Style	Shotgun	Zoning Residential
Road Type	Paved	Basement No
Square Footage		
1st Floor	608.0	
Unfinished		
Room Sizes & Levels		
Total Rooms	1.00	Garage No
General Information		
Possession	At Closing	Flood No
Seller Will Lease	No	Sign Yes
Terms	No	

Presented By:	Brett Mumaw	Semonin REALTORS
----------------------	--------------------	-------------------------



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.




Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/03/08	Listing # 200807602	1730 E Market St New Albany, IN 47150	Listing Price: \$29,900 See Map	
County: Floyd				
	Prop Type	Residential		
	Area	04 - 00	Subdivision	none
	Beds	3	Approx Square Feet	1519
	Baths(FH)	2 (2 0)	Year Built	1927
	Year Built	1927	Lot Sq Ft (approx)	3485 ((Assessor))
	Key Number	008-69-00039	Lot Acres (approx)	0.080
	DOM	16		

Directions Vincennes to left on E Market. Home is on the left.**Marketing Remark** Home is larger than it looks from the street. Home needs repairs and updating. Home has potential to be a duplex. Outside entrance to the second floor. Pull down stairs to access the second floor from inside. No water heater.**Legal Description** Plat 31 W 30' S 10' E 30' Lot 18

Township	New Albany	New Construction	No
Commission		Total	\$82800
Lot Dimensions	0.08	Type	1.5 Story
Annual Tax	\$612	Road Type	Paved
Exemption Type	Homestead (\$41,400.00), Mortgage (\$3,000.00)	Separate Dining	Yes
Zoning	Residential	Exterior	Vinyl Siding
Basement	No	1st Floor Fin SQ FT	1036
Dining	Dining Area	TFLS	1519
Interior	1st Floor Master, Natural Wood Trim	Living Room	14x13 Level: 1st Floor
Square Footage		Dining Room	13x14 Level: 1st Floor
Total SQ. FT.	1519	Kitchen	12x19 Level: 1st Floor
2nd Floor Fin SQ. FT.	483	Main Bedroom	14x16 Level: 1st Floor
Room Sizes & Levels		Bedroom 3	10x12 Level: 2nd Floor
Total Rooms	7.00	Garage	No
Liv Flooring	Tile	Sewer Type	Sanitary Onsite
Din Flooring	Tile	Fuel Type	Gas
Kit Flooring	Linoleum	Flood	No
Bedroom 2	7x13 Level: 1st Floor		
Other	11x21 Level: 2nd Floor (Kichen and living room upstairs)		
Utilities			
Water Type	Public Onsite		
Heat Type	Forced Air		
General Information			
Possession	At Closing		
Sign	Yes		

	Presented By:	Brett Mumaw	Semonin REALTORS
		Cellular: 502-641-1677	3707 Charlestown Rd., Ste. 1A
		Office: 812-944-9800	New Albany, IN 47150
		E-mail: bmumaw@semonin.com	812-944-9800
October 2008		Web Page: http://brettmumaw.semonin.com	See our listings online:
			http://semonin.com

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/16/08	Listing # 200807934	1513 Francis Dr Jeffersonville, IN 47130	Listing Price: \$34,900 See Map
County: Clark		Prop Type	Residential
		Area	02 - 00 Subdivision None
		Beds	2 Approx Square Feet 700
		Baths(FH)	1 (1 0)
		Year Built	Unknown Lot Sq Ft (approx) 7841 ((Assessor))
		Key Number	20-00052-005-0 Lot Acres (approx) 0.180
		DOM	3
See Additional Pictures			

Directions I65 Stansifer Ave exit go toward Jeffersonville and Francis is on the left one street after Mitchell.

Marketing Remark 2BR/1BA needs some work/shows signs of some deferred maintenance. Inspections welcome at buyer expense. SOLD AS IS. All offers require proof of funds for cash sale or loan pre-approval from a local bank/lender acceptable to the seller. \$1000 minimum earnest money deposit. Buyer agrees seller will choose title/closing agent. Seller has never occupied property.

Legal Description TBI

Township	Jeffersonville	New Construction	No
Commission		Land Assessment	\$1
Lot Dimensions	.18	Total	\$2
Annual Tax	\$380	Type	1 Story
Improvements	\$1	Zoning	Residential
Exemption Type	Homestead, Mortgage	Basement	No
Style	Cape Cod	Separate Dining	No
Road Type	Paved	Exterior	Deck, Fenced Yard, Vinyl Siding
Basement Type	Crawl Space	1st Floor Fin SQ FT	700
Appliances	Central Air, Range / Oven	Garage	No
Square Footage		Heat Type	Forced Air
Total SQ. FT.	700	Flood	UnKnown
TFLS	700	Sign	Yes
Room Sizes & Levels			
Total Rooms	4.00		
Utilities			
Water Heater	Natural Gas		
Fuel Type	Nat Gas		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:**Brett Mumaw**

Cellular: 502-641-1677
Office: 812-944-9800
E-mail: bmumaw@semonin.com

Semonin REALTORS

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/07/08	Listing # 200807686 County: Floyd	7308 Hopewell Rd Lanesville, IN 47136	Listing Price: \$53,900 See Map
		Prop Type Residential	
		Area 05 - 01	Subdivision Woodview Acres
		Beds 3	Approx Square Feet 1448
		Baths(FH) 2 (2 0)	
		Year Built 2000	Lot Sq Ft (approx) 48352 ((Assessor))
		Key Number 22-01-03-400-071	Lot Acres (approx) 1.110
		DOM 12	

Directions From New Albany take 64 West exit 118 turn left onto IN 62 proceed 2.8 miles, turn left onto IN 11 proceed 4 miles to right onto Geswein Road proceed 1/2 mile then turn left onto Hopewell Road proceed .4 miles - all mileage approx.

Marketing Remark 3 BD, 2 BA manufactured home on 1.11 acres in Floyd County, needs some work. Being sold AS IS. Seller requires \$500 minimum earnest money deposit & letter of pre-qualification or proof of funds with offer. Seller's addendum applicable. All inspections at buyers expense. Seller to provide title at buyer's expense. Seller charges \$100 per day penalty for delayed closings & seller does not agree to arbitration nor holdover penalty. Taxes are pay 2007. CHL will offer a free appraisal & credit report if the buyer finances & closes the purchase of the property through CHL. Sq ft & rm sz approx.

Legal Description NW 1/4 34-3-5 1.11 ac Lot 7 Berger Farms Partition Part

Township Franklin	
Commission	
Lot Dimensions 0	New Construction No
Annual Tax \$612	Land Assessment \$26300
Improvements \$66200	Total \$92500
Exempt \$48000	Exemption Type Homestead, Mortgage
Type 1 Story	Style Manufactured
Zoning Residential	Foundation Concrete Block
Road Type Paved	Basement No
Separate Dining No	Dining Eat-in Kitchen
Lot Description Scenic View	
Square Footage	
Total SQ. FT. 1448	1st Floor Fin SQ FT 1448
TFLS 1448	
Room Sizes & Levels	
Total Rooms 5.00	Garage No
Utilities	
Water Heater Electric	Water Type Public Onsite
Sewer Type Septic Onsite	Heat Type Forced Air
Fuel Type Electric	
General Information	
Possession At Closing	Flood No
Seller Will Lease No	Sign Yes
Terms No	

Presented By:**Brett Mumaw**

Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

Web Page: <http://brettmumaw.semonin.com>

Semonin REALTORS

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

<http://semonin.com>



October 2008

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 09/22/08 **Listing # 200807567** **1502 Spring St New Albany, IN 47150** **Listing Price: \$59,000**
County: Floyd [See Map](#)



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	6	Approx Square Feet	1830
Baths(FH)	2 (2.0)	Year Built	1929
Year Built	1929	Lot Sq Ft (approx)	3049 ((Assessor))
Key Number	0086860110	Lot Acres (approx)	0.070
DOM	27		

Marketing Remark Duplex with 3 bedrooms and a bath on each level. Property being sold AS IS. One apartment up and one down. Room sizes are approximate and are roughly the same on both floors.

Legal Description P. 13 W 1/2 LOT 77

Township New Albany

Commission

Lot Dimensions 25 x 120

Home Warranty No

Improvements \$37600

HOA None

Style Other

Road Type Paved

Separate Dining No

Appliances Range / Oven

Lot Description Corner Lot

Square Footage

Total SQ. FT. 1830

2nd Floor Fin SQ. FT 915

FT

Room Sizes & Levels

Total Rooms 10.00

Liv Flooring Carpet

Kit Flooring Vinyl

Main Bed Flooring Carpet

Bed 2 Flooring Carpet

Bed 3 Flooring Carpet

Garage Type None

Utilities

Water Heater Natural Gas

Sewer Type Sanitary Onsite

Fuel Type Nat Gas

General Information

Possession At Closing

Seller Will Lease No

Terms No

New Construction No

Land Assessment \$6300

Total \$43900

Type 2 Story, Duplex

Zoning Multi Family

Basement No

Dining Eat-in Kitchen, Second Kitchen

Exterior Aluminum Siding

1st Floor Fin SQ FT 915

TFLS 1830

Living Room 14.20x14.20 Level: 1st Floor

Kitchen 11.00x9.20 Level: 1st Floor

Main Bedroom 11.00x14.00 Level: 1st Floor

Bedroom 2 14.20x7.00 Level: 1st Floor

Bedroom 3 14.20x11.30 Level: 1st Floor

Garage No

Water Type Public Onsite

Heat Type Forced Air

Flood No

Sign Yes

Presented By:

Brett Mumaw

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.com

Web Page: <http://brettmumaw.semonin.com>

Semonin REALTORS

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:

<http://semonin.com>



October 2008

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/06/08	Listing # 200807726	2712 COLONIAL Dr New Albany, IN 47150	Listing Price: \$59,900 See Map
County: Floyd			



Prop Type	Residential		
Area	04 - 00	Subdivision	COLONIAL ACRES
Beds	3	Approx Square Feet	1212
Baths(FH)	1 (1 0)		
Year Built	1950		
Key Number	0084890021	Lot Acres (approx)	
DOM	13		

Directions OFF OLD FORD ROAD 3RD STREET ON LEFT COMING FROM CHARLESTOWN ROAD**Marketing Remark** NO OFFER WILL BE SUBMITTED TO SELLER WITHOUT PRE-APPROVAL LETTER OR PROOF OF FUNDS WHICH MUST STATE THAT LENDER HAS VERIFY CREDIT, WAGES AND EMPLOYMENT. MINIMUM DEPOSIT \$1,000.**Legal Description** PLAT 642 L 17

Township	New Albany		
Commission			
Lot Dimensions	64 X 133	New Construction	No
Type	1 Story	Style	Ranch
Zoning	Residential	Road Type	Paved
Basement	No	Separate Dining	Yes
Dining	Eat-in Kitchen	Exterior	Deck, Fenced Yard, Wood
Square Footage		1st Floor Fin SQ FT	1212
Total SQ. FT.	1212		
TFLS	1212		
Room Sizes & Levels		Garage	Yes
Total Rooms	6.00	Garage Spaces	1
Garage Type	Detached		
General Information		Flood	UnKnown
Possession	To Be Agreed		
Sign	Yes		

Presented By:

October 2008

Brett Mumaw

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.comWeb Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/08/08	Listing # 200807710	2122 Ekin Ave New Albany, IN 47150	Listing Price: \$60,900
	County: Floyd		See Map



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	1452
Baths(FH)	1 (1 0)		
Year Built	1900	Lot Sq Ft (approx)	3615 ((Assessor))
Key Number	0085500034	Lot Acres (approx)	0.083
DOM	11		

Directions Take Spring Street to Silver Street. Go north on Silver to Ekin Ave. Turn right and home is on the right.

Marketing Remark Built circa 1886. Gabled Ell. Waterhouse-Fix-Knable House. This house is located in the Silver Grove neighborhood in the east end of New Albany, which has had an active neighborhood association since 2001 (www.Silvergrove.org). A 2 bedroom, 1 bath home that has a fireplace, formal dining room, and split bedroom plan. You have to see the beautiful hardwood floors to appreciate this home. If buyer obtaining financing for purchase, a Countrywide prequalification letter must be included with offer. Proof of funds with all cash offers. If buyer finances with Countrywide, they receive a free appraisal and credit report. Allow up to 3 business days for response from seller. Earnest money deposit of \$1000 required with offer.

Legal Description P327 42 PRT 29 111 Grant

Township	New Albany		
Commission		New Construction	No
Lot Dimensions	30 x 120	Annual Tax	\$902
Home Warranty	No	Improvements	\$28700
Land Assessment	\$17400	Type	1 Story
Total	\$46100	Zoning	Residential
Style	Other	Road Type	Paved
Foundation	Concrete Block	Basement Type	Partial
Basement	Yes	Dining	Formal Dining Rm
Separate Dining	Yes	Appliances	Central Air, Dishwasher
Fireplace	Woodburning	Interior	1st Floor Master, 1st Floor Utility, Ceiling Fan(s), Laundry, Split Bedrooms
Exterior	Landscaped, Porch, Public Sidewalk, Vinyl Siding		
Square Footage		LL/Basement	312
Total SQ. FT.	1452	Unfinish	
1st Floor Fin SQ FT	1452	TFLS	1452
Room Sizes & Levels		Living Room	15x15 Level: 1st Floor
Total Rooms	6.00	Dining Room	15x15 Level: 1st Floor
Liv Flooring	Hardwood	Kitchen	15x15 Level: 1st Floor
Din Flooring	Hardwood	Main Bedroom	15x12 Level: 1st Floor
Kit Flooring	Vinyl	Bedroom 2	11x10 Level: 1st Floor
Main Bed Flooring	Hardwood	Other	14x6 Level: 1st Floor (Utility/Laundry)
Bed 2 Flooring	Carpet	Garage	Yes
Oth Flooring	Carpet	Garage Type	Detached
Garage Size	14x16		
Garage Spaces	1	Water Type	Public Onsite
Utilities		Heat Type	Heat Pump
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite	Flood	No
Fuel Type	Nat Gas	Sign	Yes
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		
MLS Staff Use Only			
Incomplete	Incomplete		

Presented By:

October 2008

Brett Mumaw

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.comWeb Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:**<http://semonin.com>**

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/01/08	Listing # 200807573 County: Clark	2019 BLUE TEAL Ln Jeffersonville, IN 47130	Listing Price: \$64,900 See Map
		Prop Type	Residential
		Area	02 - 00 Subdivision MELLWOOD
		Beds	4 Approx Square Feet 1976
		Baths(FH)	3 (2 1)
		Year Built	1983 Lot Sq Ft (approx) 7405 ((Assessor))
		Key Number	19000920011 Lot Acres (approx) 0.170
		DOM	18

[See Additional Pictures](#)**Directions** Allison Lane to Meadowlark, right on Cardinal, left on Blue Teal home on right on corner of Blue Teal & Cardinal.**Marketing Remark** Great Buy-BIG reduction!4 bdrm hm for only \$64,900- WOW! Large home(1976 sqft)on corner lot with LOTS of potential. This home offers 2 full kitchens - one on each floor!! Extras include: 10x15 deck, covered patio & fenced back yard.Home is in need of TLC. Inspections welcome at buyers expense. Easy access to everything! All room sizes are approx.**Legal Description** Mellwood subdivision 3-c Lot 346

Township	JEFFERSONVILLE	
Commission		
Lot Dimensions	60x120	New Construction No
Home Warranty	No	Annual Tax \$1173
Type	Bi Level	Style Other
Zoning	Residential	Foundation Poured Concrete
Outbuildings	Shed	Road Type Paved
Basement	No	Separate Dining Yes (2 eat in kitchens)
Dining	Eat-in Kitchen, Formal Dining Rm	Appliances Central Air, Dishwasher
Exterior	Brick/Brick Veneer, Deck, Fenced Yard, Landscaped, Patio, Paved Driveway, Wood Creek	Interior 1/2 Master Bath, Ceiling Fan(s), Ceramic Bath, Laundry, Master Bathroom, Open Floor Plan
Lot Description		
Square Footage		1st Floor Fin SQ FT 988
Total SQ. FT.	1976	TFLS 1976
2nd Floor Fin SQ. FT	988	
Room Sizes & Levels		
Total Rooms	9.00	Living Room 14x14 Level: 1st Floor
Liv Flooring	Carpet	Dining Room 16x13 Level: 2nd Floor
Din Flooring	Carpet	Kitchen 19x18 Level: 2nd Floor
Kit Flooring	Vinyl	Family 17x16 Level: 2nd Floor
Fam Flooring	Carpet	Main Bedroom 13x11 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 2 12x8 Level: 1st Floor
Bed 2 Flooring	Carpet	Bedroom 3 9x10 Level: 1st Floor
Bed 3 Flooring	Carpet	Bedroom 4 10x8 Level: 2nd Floor
Bed 4 Flooring	Carpet	Other 8x6 Level: 2nd Floor
Oth Flooring	Vinyl	Garage No
Garage Type	None	
Utilities		
Water Heater	Natural Gas	Water Type Public Onsite
Sewer Type	Sanitary Onsite	Heat Type Forced Air
Fuel Type	Nat Gas	
General Information		
Possession	At Closing	Flood Sign UnKnown
Seller Will Lease	No	Yes
Terms	No	

Presented By: Brett Mumaw**Semonin REALTORS**



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/01/08	Listing # 200807534	933 Walnut St Jeffersonville, IN 47130	Listing Price: \$68,900 See Map
County: Clark			



[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	none
Beds	3	Approx Square Feet	1556
Baths(FH)	1 (1 0)	Year Built	1926
Year Built	1926	Lot Sq Ft (approx)	7492 ((Assessor))
Key Number	19-00043-01-20	Lot Acres (approx)	0.172
DOM	18		

Marketing Remark You will fall in love with this little gem. It is a partially renovated 3 bedroom ranch with lots of character and charm. The house features a florida room and a large backyard. This house is just minutes from I-65 and offers a perfect place to enjoy Thunder of Louisville. House is being sold AS-IS.

Legal Description lot 3 blk 104

Township	Jeffersonville		
Commission			
Lot Dimensions	see lot size	New Construction	No
Home Warranty	No	Annual Tax	\$316
Land Assessment	\$19300	Improvements	\$26200
Total	\$45500	Type	1 Story
Zoning	Residential	Basement	No
Separate Dining	Yes	Dining	Formal Dining Rm
Exterior	Vinyl Siding	Interior	1st Floor Master
Square Footage			
Total SQ. FT.	1556	1st Floor Fin SQ FT	1556
TFLS	1556	Garage	No
Room Sizes & Levels			
Total Rooms	6.00	Flood	UnKnown
General Information			
Possession	At Closing		
Sign	Yes		

Presented By:**Brett Mumaw**

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.comWeb Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:<http://semonin.com>

October 2008

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/15/08	Listing # 200807908	22521 Ashley Ln Borden, IN 47106	Listing Price: \$69,900 See Map
County: Clark			



Prop Type	Residential		
Area	03 - 02	Subdivision	None
Beds	4	Approx Square Feet	2277
Baths(FH)	3 (3 0)		
Year Built	1996	Lot Sq Ft (approx)	293899 ((Assessor))
Key Number	10-13-00-900-025.000-035	Lot Acres (approx)	6.747
DOM	4		

[See Additional Pictures](#)

Directions From flashing light on Rt 60 in Borden, go south on Martinsburg Rd .4 mile, turn left on Borden-Greenville Rd go 2 miles, turn right on Conway, go .4 miles to 1st turn on right Ashley Ln. Home is at end of lane on cul-de-sac to the left.

Marketing Remark 4BR/3BA manufactured home on 6.7+/- acres of beautiful country, partially fenced and other part wooded. New roof approx. 3 years old. Deck on front, covered deck on back of home. Over 2200+/- sq ft. Stone FP in FR. Less than 3 miles from flashing light on Route 60 in Borden. Being sold as is. HL-8888

Legal Description Sec 9 1 S SE 5.747 AC

Township	Wood		
Commission		New Construction	No
Lot Dimensions	0	Annual Tax	\$1553
Home Warranty	Yes	Improvements	\$72100
Land Assessment	\$24200	Type	1 Story
Total	\$96300	Zoning	Agriculture
Style	Manufactured	Outbuildings	Shed
Foundation	Concrete Block	Basement	No
Road Type	Gravel	Separate Dining	Yes
Basement Type	Crawl Space	Fireplace	Woodburning
Dining	Dining Area, Eat-in Kitchen	Exterior	Covered Porch, Deck, Fenced Yard, Porch
Appliances	Central Air, Dishwasher, Range / Oven	Lot Description	Cul-De-Sac, Scenic View, Wooded Lot
Interior	1st Floor Master, 1st Floor Utility, Blinds, Ceiling Fan(s), Laundry, Master Bathroom, Open Floor Plan, Pantry, Split Bedrooms, Walk-in Closet(s)		
Square Footage		1st Floor Fin SQ FT	2277
Total SQ. FT.	2277		
TFLS	2277		
Room Sizes & Levels		Living Room	17x13 Level: 1st Floor
Total Rooms	8.00	Dining Room	13x9 Level: 1st Floor
Liv Flooring	Carpet	Kitchen	13x13 Level: 1st Floor
Din Flooring	Carpet	Family	24x13 Level: 1st Floor
Kit Flooring	Vinyl	Main Bedroom	13x13 Level: 1st Floor
Fam Flooring	Carpet	Bedroom 2	13x12 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	13x11 Level: 1st Floor
Bed 2 Flooring	Carpet	Bedroom 4	18x10 Level: 1st Floor (addition)
Bed 3 Flooring	Carpet	Other	21x14 Level: 1st Floor (addition)
Bed 4 Flooring	Carpet	Garage	No
Oth Flooring	Vinyl		
Utilities		Water Type	Public Onsite
Water Heater	Electric	Heat Type	Forced Air
Sewer Type	Septic Onsite		
Fuel Type	Electric	Flood	UnKnown
General Information		Sign	Yes
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:**Brett Mumaw**

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.com

October 2008

Web Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/08/08	Listing # 200807717	615 E Elm St New Albany, IN 47150	Listing Price: \$75,000 See Map
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	2052
Baths(FH)	2 (2 0)		
Year Built	1929	Lot Sq Ft (approx)	3240 ((Assessor))
Key Number	220503500250.000008		Lot Acres (approx) 0.074
DOM	11		

Directions State Street to Elm Street or Spring Street to right onto fifth street to right onto Elm Street

Marketing Remark 2 story - needs carpet - potential - immediate possession following close. Seller requires minimum earnest money deposit of \$500, letter of pre-qual or proof of funds supporting terms of offer to be submitted with offer. Seller's addendum will apply at acceptance. Seller to provide title at buyers' expense, all costs of insps are resp of uyer including dewinter/rewinter, seller chgs \$100 per day penalty for delayed closings, seller does not agree to arbitraiton or holdover penalty. Measurements and sq footage approx. Tax amts in listing from 2006 pay 2007. Contact treasurer for current information. Must wait for closing to do any work.

Legal Description P167 PRT L 'D' 27 x 120 ft

Township	New Albany	
Commission		
Lot Dimensions	27 x 121	
Annual Tax	\$539	
Improvments	\$66000	
Exemption Type	Homestead (36800), Mortgage (3000)	
Zoning	Residential	
Road Type	Paved	
Basement Type	Cellar	
Dining	Formal Dining Rm	
Exterior	Brick/Brick Veneer	
Square Footage		
Total SQ. FT.	2052	
2nd Floor Fin SQ. FT	892	
Room Sizes & Levels		
Total Rooms	7.00	
Dining Room	15x13 Level: 1st Floor (could be used as bedroom)	
Family	14x12 Level: 1st Floor	
Bedroom 2	15x10 Level: 2nd Floor	
New Construction	No	
Land Assessment	\$4100	
Total	\$70100	
Type	2 Story	
Foundation	Brick (Solid)	
Basement	Yes	
Separate Dining	Yes	
Appliances	Central Air	
Interior	1st Floor Utility	
1st Floor Fin SQ FT	1160	
TFLS	2052	
Living Room	15x15 Level: 1st Floor	
Kitchen	14x12 Level: 1st Floor	
Main Bedroom	15x10 Level: 2nd Floor	
Bedroom 3	15x10 Level: 2nd Floor	

Garage	No		
Utilities			
Water Heater	Natural Gas	Water Type	Public Onsite
Sewer Type	Sanitary Onsite	Heat Type	Forced Air
Fuel Type	Nat Gas		
General Information			
Possession	At Closing (latter of closing or settlement)	Flood	No
Seller Will Lease	No	Sign	Yes
Terms	No		

Presented By:

October 2008

Brett Mumaw

Cellular: 502-641-1677
 Office: 812-944-9800
 E-mail: bmumaw@semonin.com

Web Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A
 New Albany, IN 47150
 812-944-9800

See our listings online:<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/08/08	Listing # 200807713	323 Linnwood Ave Sellersburg, IN 47172	Listing Price: \$83,900 See Map	
County: Clark				
	Prop Type	Residential		
	Area	03 - 04	Subdivision	Linnwood
	Beds	3	Approx Square Feet	1325
	Baths(FH)	1 (1 0)	Year Built	1972
	Year Built	1972	Lot Sq Ft (approx)	8538 ((Assessor))
	Key Number	17-00030-016-0	Lot Acres (approx)	0.196
	DOM	11		

Directions From Clarksville go north on Hwy 31 towards Sellersburg. Take Penn Street to a left onto Linnwood. Home is on the left. This is the part of Linnwood located to the East of Hwy 31.

Marketing Remark Desirable Sellersburg location! 3 bedroom 1 bath brick ranch with a large Family Room. This home offers a free standing wood stove and nice deck off the family room via sliding patio doors. Fenced in backyard makes this a home for your family to enjoy. This home is located on a dead end street. Earnest money deposit of \$1000 must accompany offer. Allow up to 3 business days for seller response. Offers to be accompanied by a PRE-QUALIFICATION LETTER from Countrywide Home Loans - proof of funds on financial institution letterhead.

Legal Description Linnwood SUBD Lot 16 & PT LOT 15

Township	Silver Creek	New Construction	No
Commission		Annual Tax	\$770
Lot Dimensions	95 x 90	Improvements	\$84100
Home Warranty	No	Exempt	\$48000
Land Assessment	\$13400	Type	1 Story
Total	\$97500	Zoning	Residential
Exemption Type	Homestead (45000), Mortgage (3000)	Outbuildings	Shed
Style	Ranch	Basement	No
Foundation	Concrete Block	Separate Dining	No
Road Type	Paved	Fireplace	Wood Stove
Basement Type	Crawl Space	Exterior	Brick/Brick Veneer, Deck, Fenced Yard, Landscaped, Paved Driveway, Wood
Dining	Dining Area	Lot Description	Dead End Street
Appliances	Central Air, Dishwasher, Disposal		
Interior	1st Floor Master, 1st Floor Utility, Cable Wired, Family Room, Laundry	1st Floor Fin SQ FT	1325
Square Footage			
Total SQ. FT.	1325		
TFLS	1325		
Room Sizes & Levels		Living Room	18.00x11.00 Level:
Total Rooms	6.00	Kitchen	17.50x11.50 Level: 1st Floor
Liv Flooring	Carpet	Family	24.00x11.00 Level: 1st Floor
Kit Flooring	Vinyl	Main Bedroom	14.00x9.00 Level: 1st Floor
Fam Flooring	Carpet	Bedroom 2	9.00x11.00 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	9.50x9.00 Level: 1st Floor
Bed 2 Flooring	Carpet	Garage	No
Bed 3 Flooring	Carpet		
Utilities		Water Type	Public Onsite
Water Heater	Natural Gas	Heat Type	Forced Air
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas	Flood Sign	UnKnown Yes
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		

Presented By: Brett Mumaw

Semonin REALTORS



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/10/08	Listing # 200807825	1728 Lilly Ln New Albany, IN 47150	Listing Price: \$90,000 See Map
County: Floyd			
	Prop Type	Residential	
	Area	04 - 00	Subdivision None
	Beds	4	Approx Square Feet 1409
	Baths(FH)	2 (2 0)	
	Year Built	1950	
	Key Number	0084920009	Lot Acres (approx)
	DOM	9	

Directions Off Charlestown Rd., just south of Slate Run Rd. intersection.

Marketing Remark HUD home sold as is. Evidence of lead-based paint. Replace interior light fixture cover, interior door hardware, tub surround and bathroom floor tile. Repair heating duct to HVAC. Listed by HUD as IE; qualifies for FHA 203(b) financing w/ \$550 repair escrow. Repair required for FHA 203(b): replace duct work to HVAC (\$550). Property also eligible for FHA 203(k) financing. Information not verified or warranted. Prospective buyers are advised to make independent assessment of property condition and features. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Sq ft approx.

Legal Description P. 654 L. 10

Township	New Albany	New Construction	No
Commission		Land Assessment	\$12200
Lot Dimensions	60 x 137	Total	\$112000
Home Warranty	No	Style	Cape Cod
Improvements	\$99800	Road Type	Paved
Type	1.5 Story	Basement Type	Daylight, Full, Unfinished
Foundation	Poured Concrete	Dining	Eat-in Kitchen
Basement	Yes	Exterior	Brick/Brick Veneer, Covered Porch, Fenced Yard, Paved Driveway
Separate Dining Appliances	No	Lot Description	Dead End Street
Interior	Ceiling Fan(s), Laundry, Sump Pump	LL/Basement Unfinish	925
Square Footage		2nd Floor Fin SQ. FT	484
Total SQ. FT.	1409	Garage Type	Detached
1st Floor Fin SQ FT	925	Water Type	Public Onsite
TFLS	1409	Heat Type	Forced Air
Room Sizes & Levels		Flood Sign	No (Per Environmental Compliance Report) No (No yard sign. HUD sign in window.)
Garage	Yes		
Garage Spaces	2		
Utilities			
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:**Brett Mumaw**

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.com

October 2008

Web Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/02/08	Listing # 200807604	2707 Hampton Dr Jeffersonville, IN 47130	Listing Price: \$109,900 See Map
	County: Clark		



[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	Meadows
Beds	3	Approx Square Feet	1300
Baths(FH)	2 (2 0)		
Year Built	1978	Lot Sq Ft (approx)	9583 ((Assessor))
Key Number	021-68-0931	Lot Acres (approx)	0.220
DOM	17		

Directions From Hamburg Pk/Veterans Pkwy intersect take Hamburg Pk North approx 1/2 mile to Right on Bishop, at 2nd stop, Right on Fallow to Left on Hampton, Home on Left

Marketing Remark OPPORTUNITY! 3BR/2BA needs carpet, paint and some updating. Buyer/buyer agent to verify accuracy of information contained in this listing prior to offer. Property sold as is with no warranties expressed or implied. Any buyers/buyer lender agree seller shall choose title/closing agent. No offer will be submitted without proof of funds for cash sale or DETAILED pre-approval letter with down payment amount/contact info for loan officer. Buyer to verify property boundaries, seller will not provide survey. Inspections welcome at buyer expense. Sale subject to seller providing clear title. Minimum earnest money deposit to be \$1000, seller may require more.

Legal Description TBI

Township	Jeffersonville	New Construction	No
Commission		Land Assessment	\$1
Lot Dimensions	.22	Total	\$3
Annual Tax	\$878	Exemption Type	Homestead, Mortgage
Improvements	\$2	Style	Ranch
Exempt	\$4	Foundation	Poured Concrete
Type	Bi Level	Road Type	Paved
Zoning	Residential	Basement Type	Daylight, Finished, Walkout
Outbuildings	Shed	Dining	Formal Dining Rm
Basement	Yes	Appliances	Central Air
Separate Dining	Yes	Interior	Ceiling Fan(s), Family Room, Laundry
Fireplace	Woodburning		
Exterior	Brick/Brick Veneer, Deck, Paved Driveway, Porch, Vinyl Siding	LL/Basement Fin SqFt	500
Square Footage		TFLS	1800
Total SQ. FT.	1300	Garage	Yes
1st Floor Fin SQ FT	1300	Garage Spaces	2
Room Sizes & Levels		Water Type	Public Onsite
Total Rooms	6.00	Heat Type	Heat Pump
Garage Type	Attached		
Utilities		Flood Sign	UnKnown Yes
Water Heater	Electric		
Sewer Type	Sanitary Onsite		
Fuel Type	Electric		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By: Brett Mumaw

Semonin REALTORS



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/09/08	Listing # 200807746	1702 Southern Hills Dr Borden, IN 47106	Listing Price: \$111,900 See Map
County: Clark			



[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 02	Subdivision	Southern Hills Estates
Beds	3	Approx Square Feet	1600
Baths(FH)	2 (2 0)	Year Built	1987
Year Built	1987	Lot Sq Ft (approx)	16117 ((Assessor))
Key Number	02000061420	Lot Acres (approx)	0.370
DOM	10		

Directions HWY 60 3.6 miles from junction of Hwy 60 and HWY 111, turn left into Southern Estate, stay to left, follow on to property on the left.

Marketing Remark This is a great deal!! Move in with equity in your home! Property sits across the road from lake giving you wonder of living on the lake. Large home need some TLC. Property is sold as-is. inspections are welcome at buyers expense, seller will not do any repairs. All financed buyers must have pre-qualification letter from Countrywide Home Loans. Cash buyers must have proof of funds. Taxes are 2006 pay 2007.

Legal Description SEC 9-18-6E

Township	Carr	New Construction	No
Commission		Annual Tax	\$1114
Lot Dimensions	irregular	Improvements	\$122800
Home Warranty	No	Exempt	\$48000
Land Assessment	\$14700	Type	1 Story
Total	\$137500	Foundation	Poured Concrete
Exemption Type	Homestead (3000), Mortgage (45000)	Basement	Yes
Zoning	Residential	Separate Dining	Yes
Road Type	Paved	Fireplace	Woodburning, Wood Stove
Basement Type	Partial	Interior	Ceiling Fan(s)
Dining	Eat-in Kitchen, Formal Dining Rm	LL/Basement Fin	1000
Exterior	Wood	SqFt	
Lot Description	Wooded Lot	TFLS	2600
Square Footage		Living Room	26.00x14.00 Level: 1st Floor
Total SQ. FT.	1600	Dining Room	17.00x11.00 Level: 1st Floor
1st Floor Fin SQ FT	1600	Kitchen	11.00x11.00 Level: 1st Floor
Room Sizes & Levels		Family	28.00x14.00 Level: LL\Basement
Total Rooms	6.00	Main Bed Flooring	Carpet
Liv Flooring	Carpet	Bed 2 Flooring	Carpet
Din Flooring	Carpet	Bed 3 Flooring	Carpet
Kit Flooring	Vinyl	Garage	Yes
Main Bedroom	15.00x11.00 Level: 1st Floor	Garage Type	Basement
Bedroom 2	11.00x11.00 Level: 1st Floor	Water Type	Public Onsite
Bedroom 3	12.00x11.00 Level: 1st Floor	Heat Type	Forced Air
Bedroom 4	16.00x15.00 Level: LL\Basement	Flood	UnKnown
Garage Size	25.00x24.00 (Built-in)	Sign	Yes
Garage Spaces	2		
Utilities			
Water Heater	Electric		
Sewer Type	Septic Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By: Brett Mumaw

Semonin REALTORS



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/08/08	Listing # 200807749 County: Floyd	5200 Karen Ct Floyds Knobs, IN 47119	Listing Price: \$133,900 See Map
		Prop Type	Residential
		Area	05 - 02 Subdivision Cedar Pointe
		Beds	4 Approx Square Feet 1428
		Baths(FH)	3 (3 0)
		Year Built	1995 Lot Sq Ft (approx) 10454 ((Assessor))
		Key Number	220301100292000004 Lot Acres (approx) 0.240
		DOM	11

[See Additional Pictures](#)

Directions From I-64 take Hwy 150 exit approx 4 miles to Left on Everett, just before light at Navilleton, follow Everett to Right on Eleanor to left on Karen Ct

Marketing Remark FLOYDS KNOBS RANCH W/FINISHED BASEMENT! This is a 3BR/2BA home for appraisal purposes. Bedroom 4 and the 3rd full bath are in the basement where there is a walkout garage, but bedroom does not have a full egress window. HOME SOLD AS IS. There is some roof and siding damage from the wind storm. There are signs of some water intrusion on the living room ceiling. At time of listing it is unknown what the seller intends to do about those issues - if anything. Seller to choose title/closing company. Inspections welcome at buyer expense. Per seller, minimum earnest money deposit is 3% or \$1000 whichever is greater. All offers must have detailed pre-approval letter with loan officer contact info or proof of funds for cash sale.

Legal Description Plat 1029 Lot 31 .243ac

Township	Greenville	New Construction	No
Commission		Annual Tax	\$928
Lot Dimensions	.24	Improvements	\$106200
Home Warranty	No	Type	1 Story
Land Assessment	\$25900	Zoning	Residential
Total	\$132100	Road Type	Paved
Style	Ranch	Basement Type	Finished (has 4th bd and 3rd full bath), Walkout (from garage)
Foundation	Poured Concrete	Dining	Dining Area
Basement	Yes	Exterior	Brick/Brick Veneer, Deck, Paved Driveway, Porch, Vinyl Siding
Separate Dining Appliances	Yes Central Air, Dishwasher	Lot Description	Cul-De-Sac
Interior	1st Floor Master, Ceiling Fan(s), Laundry, Master Bathroom, Open Floor Plan, Pantry, Split Bedrooms, Walk-in Closet(s)	LL/Basement Fin SqFt	725
Square Footage		TFLS	2153
Total SQ. FT.	1428	Garage	Yes
1st Floor Fin SQ FT	1428	Garage Spaces	2
Room Sizes & Levels		Water Type	Public Onsite
Total Rooms	5.00	Fuel Type	Electric
Garage Type	Basement	Flood Sign	No Yes
Utilities			
Water Heater	Electric		
Heat Type	Heat Pump		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:	Brett Mumaw	Semonin REALTORS
----------------------	--------------------	-------------------------



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>


Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/16/08	Listing # 200807917	3904 Sarah Dr Jeffersonville, IN 47130	Listing Price: \$145,000
	County: Clark		See Map

	Prop Type	Residential		
	Area	02 - 00	Subdivision	Nicole Station
	Beds	3	Approx Square Feet	1438
	Baths(FH)	2 (2 0)	Lot Sq Ft (approx)	1438 ((Assessor))
	Year Built	2002	Lot Acres (approx)	0.033
	Key Number	42-0021-017-0		
	DOM	3		

Directions Holmans Lane - Right on Charlestown Pike - Approx. 1 1/2 miles - right onto Sarah Dr.

Marketing Remark Move-in ready. 3 bedroom, 2 bath, 2 car attached garage. New paint & carpet. Patio home design w/wooden privacy fence enclosing patio, screened-in porch. All measurements approximate. Taxes are 2006 pay 2007.

Legal Description Nicole Station Grant 36 Lot 207

Township	Jeffersonville		
Commission			
Lot Dimensions	50x115	New Construction	No
Annual Tax	\$507	Type	1 Story
Style	Patio Home	Zoning	Residential
Foundation	Slab	Road Type	Paved
Basement	No	Separate Dining	Yes
Dining	Dining Area	Appliances	Central Air, Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Range / Oven, Refrigerator
Exterior	Brick/Brick Veneer, Landscaped, Patio, Paved Driveway, Porch, Thermopane windows	Interior	1st Floor Master, 1st Floor Utility, Breakfast Bar, Cable Wired, Laundry, Master Bathroom, Open Floor Plan, Pantry, Skylights, Walk-in Closet(s), Whirlpool
Square Footage		1st Floor Fin SQ FT	1438
Total SQ. FT.	1438		
TFLS	1438		
Room Sizes & Levels		Living Room	10.00x14.00 Level: 1st Floor
Total Rooms	6.00	Kitchen	13.00x10.00 Level: 1st Floor
Dining Room	10.00x10.00 Level: 1st Floor	Bedroom 2	10.00x11.00 Level: 1st Floor
Main Bedroom	12.00x14.00 Level: 1st Floor	Other	8.00x15.00 Level: 1st Floor (Screened-in Porch)
Bedroom 3	10.00x12.00 Level: 1st Floor	Garage Type	Attached
Garage	Yes		
Garage Spaces	2	Water Type	Public Onsite
Utilities		Heat Type	Forced Air
Water Heater	Electric	Flood	UnKnown
Sewer Type	Sanitary Onsite	Sign	Yes
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:	Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677	3707 Charlestown Rd., Ste. 1A
	Office: 812-944-9800	New Albany, IN 47150
	E-mail: bmumaw@semonin.com	812-944-9800
		See our listings online:
October 2008	Web Page: http://brettmumaw.semonin.com	http://semonin.com

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 10/11/08	Listing # 200807772 County: Clark	6505 Whispering Oaks Dr Charlestown, IN 47111	Listing Price: \$185,000 See Map
------------------------	--------------------------------------	---	---



[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	Whispering Oaks
Beds	7	Approx Square Feet	2436
Baths(FH)	4 (3 1)		
Year Built	2003	Lot Sq Ft (approx)	10106 ((Assessor))
Key Number	03-00101-082-0	Lot Acres (approx)	0.232
DOM	8		

Directions Salem Noble Road north to right on Whispering Oaks Drive.

Marketing Remark Up to 7 bedrooms, or use some as office, exercise room, den, playroom, etc. Lower level family room with additional fireplace. Spacious deck overlooks large fenced backyard in wonderful neighborhood. Priced FAR BELOW market for immediate sale! Utica School District.

Legal Description Whispering Oaks Subd, Grant 92, Lot 82

Township	Charlestown		
Commission			
Lot Dimensions	120 x 84	New Construction	No
Annual Tax	\$1909	Land Assessment	\$40600
Improvements	\$196200	Total	\$236800
Exemption Type	Homestead, Mortgage	Type	2 Story
Zoning	Residential	Foundation	Poured Concrete
Road Type	Paved	Basement	Yes
Basement Type	Daylight, Finished	Separate Dining	No
Dining	Dining Area	Fireplace	Gas Burning
Exterior	Brick/Brick Veneer, Deck, Fenced Yard, Landscaped, Paved Driveway, Public Sidewalk, Thermopane windows Corner Lot	Interior	Ceramic Bath, Family Room, Master Bathroom, Sump Pump, Walk-in Closet(s)
Lot Description			
Square Footage			
Total SQ. FT.	2436	LL/Basement Fin SqFt	652
LL/Basement Unfinish	218	1st Floor Fin SQ FT	930
2nd Floor Fin SQ. FT	1506	TFLS	3088
Room Sizes & Levels			
Total Rooms	11.00	Living Room	18x14 Level: 1st Floor
Liv Flooring	Carpet	Kitchen	28x12 Level: 1st Floor
Kit Flooring	Tile	Family	28x12 Level: LL\Basement
Fam Flooring	Carpet	Main Bedroom	22x14 Level: 2nd Floor
Main Bed Flooring	Carpet	Bedroom 2	12x10 Level: 2nd Floor
Bed 2 Flooring	Carpet	Bedroom 3	12x10 Level: 2nd Floor
Bed 3 Flooring	Carpet	Bedroom 4	12x10 Level: 2nd Floor
Bed 4 Flooring	Carpet	Other	11x8 Level: 2nd Floor
Oth Flooring	Carpet	Garage	Yes
Garage Size	24x23	Garage Type	Attached
Garage Spaces	2		
Utilities			
Water Heater	Electric	Water Type	Public Onsite
Sewer Type	Sanitary Onsite	Heat Type	Forced Air
Fuel Type	Nat Gas		
General Information			
Possession	At Closing	Flood Sign	No
Seller Will Lease Terms	No		Yes

Presented By:

October 2008

Brett Mumaw

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.comWeb Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Active 09/23/08	Listing # 200807333	3819 Muirfield Dr New Albany, IN 47150	Listing Price: \$209,900
	County: Floyd		



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	Muirfield
Beds	4	Approx Square Feet	1547
Baths(FH)	3 (3 0)		
Year Built	2005	Lot Sq Ft (approx)	13024 ((Assessor))
Key Number	220506300235000008	Lot Acres (approx)	0.299
DOM	26		

Directions Charlestown Road to Rainbow, Muirfield on the right.

Marketing Remark FULL FINISHED BASEMENT! Beautiful split bedroom design. Wow formal dining room, Great room with fireplace, bright with lots of windows and natural light. Open family room, impressive 12ft. ceilings. Large master with walk in closet and private bath w/double vanity and whirlpool. Full finished basement with Classic design with bath, game room, rec. room or additional bedroom. First floor laundry, oversized garage and so much more. Sq. ft. & measurements approximate.

Legal Description Lot 10 Muirfield Subdivision

Township	New Albany	New Construction	No
Commission		Improvements	\$144900
Lot Dimensions	.299	Home Owner	\$100
Land Assessment	\$50400	Assoc	
Total	\$195300	Type	1 Story
HOA	Yearly	Zoning	Residential
Style	Ranch	Road Type	Paved
Foundation	Poured Concrete	Basement Type	Finished, Full
Basement	Yes	Dining	Eat-in Kitchen
Separate Dining	Yes	Exterior	Brick/Brick Veneer, Landscaped, Paved Driveway, Screens, Public Sidewalk, Thermopane windows
Appliances	Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven		
Interior	1st Floor Master, 1st Floor Utility, Breakfast Bar, Cable Wired, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Ceramic Bath, Family Room, Laundry, Master Bathroom, Open Floor Plan, Security System, Split Bedrooms, Sump Pump, Walk-in Closet(s), Whirlpool		
Square Footage		LL/Basement Fin	900
Total SQ. FT.	1547	SqFt	
LL/Basement Unfinish	647	1st Floor Fin SQ FT	1547
TFLS	2447		
Room Sizes & Levels		Dining Room	11x11 Level: 1st Floor (12' ceilings)
Total Rooms	6.00	Kitchen	8x10 Level: 1st Floor (Plus breakfast area 8x10)
Din Flooring	Carpet	Family	18x15 Level: 1st Floor
Kit Flooring	Other (Laminate)	Main Bedroom	14x12 Level: 1st Floor
Fam Flooring	Carpet	Bedroom 2	11x10 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	10x10 Level: 1st Floor
Bed 2 Flooring	Carpet	Other	7x7 Level: 1st Floor (Laundry Room)
Bed 3 Flooring	Carpet	Garage Size	22x22
Garage	Yes	Garage Spaces	2
Garage Type	Attached		
Utilities		Water Type	Public Onsite
Water Heater	Natural Gas	Heat Type	Forced Air
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			

Possession At Closing
Seller Will Lease No
Terms No

Flood No
Sign Yes

Presented By:

October 2008

Brett Mumaw

Cellular: 502-641-1677

Office: 812-944-9800

E-mail: bmumaw@semonin.comWeb Page: <http://brettmumaw.semonin.com>**Semonin REALTORS**

3707 Charlestown Rd., Ste. 1A

New Albany, IN 47150

812-944-9800

See our listings online:**<http://semonin.com>**

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.



Client Detail Report

Listings as of 10/19/08 at 2:23pm

Pending 10/17/08	Listing # 200807657	910 Capitol Hills Dr Jeffersonville, IN 47130	Listing Price: \$68,900 See Map	
County: Clark				
	Prop Type	Residential		
	Area	02 - 00	Subdivision Capitol Hills	
	Beds	3	Approx Square Feet 875	
	Baths(FH)	2 (2 0)		
	Year Built	1976		
	Key Number	04-00046-0291	Lot Acres (approx)	
	DOM	16		

[See Additional Pictures](#)**Directions** Middle Road to Capitol Hills Dr

Marketing Remark Cute ranch with three bedrooms plus two baths and three finished rooms in the basement. Needs windows. Being sold as is. Seller requires letter of pre-qualification with terms matching offer or proof of funds with cash offer and minimum earnest money deposit of \$500. Buyer responsible for all costs of inspections including dewinter/rewinter. Sellers addendum will be required at acceptance. Tax info in this listing are based on 2006 pay 2007. Contact assessor/treasurer/auditor for updated information. All measurements and square footage approx

Legal Description Capitol Hills 5th Add Lot 248

Township	Jeffersonville		
Commission		New Construction	No
Lot Dimensions	60 x 130	Land Assessment	\$16600
Annual Tax	\$1061	Total	\$66600
Improvements	\$50000	Style	Ranch
Type	1 Story	Foundation	Poured Concrete
Zoning	Residential	Basement	Yes
Road Type	Paved	Dining	Eat-in Kitchin
Basement Type	Finished (three rooms), Full	Exterior	Brick/Brick Veneer, Metal Siding
Appliances	Central Air	LL/Basement Fin SqFt	800
Square Footage		1st Floor Fin SQ FT	875
Total SQ. FT.	875		
LL/Basement Unfinish TFLS	75		
Room Sizes & Levels		Living Room	14x12 Level: 1st Floor
Total Rooms	8.00	Kitchen	15x9 Level: 1st Floor
Liv Flooring	Carpet	Family	19x11 Level: LL\Basement
Kit Flooring	Vinyl	Main Bedroom	12x9 Level: 1st Floor
Fam Flooring	Carpet	Bedroom 2	12x9 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	11x8 Level: 1st Floor
Bed 2 Flooring	Carpet	Bedroom 4	11x9 Level: LL\Basement (office or den - no window)
Bed 3 Flooring	Carpet	Other	12x11 Level: LL\Basement (office or den)
Bed 4 Flooring	Carpet	Garage	No
Oth Flooring	Carpet	Water Type	Public Onsite
Utilities		Heat Type	Forced Air
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite	Flood Sign	Yes
Fuel Type	Nat Gas		Yes
General Information			
Possession	At Closing (latter of closing/settlement)		
Seller Will Lease Terms	No		

Presented By: Brett Mumaw**Semonin REALTORS**



Cellular: 502-641-1677
Office: 812-944-9800

E-mail: bmumaw@semonin.com

3707 Charlestown Rd., Ste. 1A
New Albany, IN 47150
812-944-9800

See our listings online:

October 2008

Web Page: <http://brettmumaw.semonin.com>

<http://semonin.com>

Featured properties may not be listed by the office/agent presenting this brochure.
All information herein has not been verified and is not guaranteed.
Copyright ©2008 Rapattoni Corporation. All rights reserved.

