

Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 11/26/08	Listing # 200808837 County: Clark	404 W Harrison Ave Clarksville, IN 47129	Listing Price: \$34,900
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[See Additional Pictures](#)

Prop Type	Residential	Area	01 - 00	Subdivision	none
Beds	6	Baths(FH)	2 (2 0)	Year Built	1923
Key Number	14-62-0010	Lot Sq Ft (approx)	8276 ((Assessor))		
DOM	13	Lot Acres (approx)	0.190		

Directions East on Spring Street out of New Albany onto IN 62 toward Clarksville, Right onto Randolph Avenue, Right onto West Harrison
Marketing Remark House needs complete remodel. Currently has no wiring, plumbing, hvac, drywall, etc. Bedrooms and Baths noted in this listing are based on tax card, but none exist in structure's present condition. Sq ft and measurements approximate. Phone county to confirm current taxes. Property being sold as is. Seller requires buyer to provide with offer a copy of pre-qualification for purchase or as is condition property (rehab financing) or proof of funds for cash offer. \$1000 minimum earnest money deposit and buyer initialed client detail report. (All three must accompany offer). Sellers addendum will apply on accepted offer.
Legal Description PRT 4,5,6 BLK 7 Patterson Place Partition Recorded 1, Page 211 town of Clarksville

Township Jeffersonville	New Construction No
Commission	Improvements \$74500
Lot Dimensions irregular	Type 1.5 Story
Land Assessment \$28800	Basement Yes
Total \$103300	1st Floor Unfinished 1118.0
Road Type Paved	
Exterior Vinyl Siding	
Square Footage	
LL/Basement 1118	
Unfinish	
2nd Floor 500.0	
Unfinished	
Room Sizes & Levels	
Garage No	Flood No
General Information	Sign Yes
Possession At Closing (latter of closing/settlement)	
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: http://semonin.com
	December 2008	Web Page: http://brettmumaw.semonin.com

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/05/08	Listing # 200808943	1418 Chartres St New Albany, IN 47150	Listing Price: \$37,500
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	816
Baths(FH)	1 (1 0)		
Year Built	1950	Lot Sq Ft (approx)	6970 ((Assessor))
Key Number	0086250071	Lot Acres (approx)	0.160
DOM	4		

Marketing Remark SOLD AS - IS. ALL DATA IS APPROX. INCLUDING SQ. FT., LOT SIZE, TAXES, ROOM SIZES AND SHOULD BE VERIFIED BY BUYERS VIA HOME INSPECTION AND/OR SURVEY. PRE-APPROVAL LETTER AND/OR PROOF OF FUNDS MUST BE SUBMITTED WITH ALL OFFERS. EARNEST \$ IN FORM OF CASHIER'S CHECK. AS-IS ADDENDUMS TO FOLLOW AN OFFER ACCEPTABLE TO SELLER.

Legal Description P. 63 L. 41

Township	New Albany		
Commission			
Lot Dimensions	50x140	New Construction	No
Home Warranty	No	Annual Tax	\$177
Land Assessment	\$11200	Improvements	\$30100
Total	\$41300	Exemption Type	Homestead, Mortgage
HOA	None	Type	1 Story
Style	Ranch	Zoning	Residential
Road Type	Paved	Basement	No
Separate Dining	No		
Square Footage		1st Floor Fin SQ FT	816
Total SQ. FT.	816		
TFLS	816	Garage	Yes
Room Sizes & Levels		Garage Type	Detached
Total Rooms	5.00	Water Type	Public Onsite
Garage Size	20x20	Heat Type	Forced Air
Garage Spaces	1		
Utilities		Flood Sign	UnKnown Yes
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	At Closing (OR AT FUNDING)		
Seller Will Lease	No		
Terms	No		

	Presented By:	Brett Mumaw	Semonin REALTORS
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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/01/08	Listing # 200808846 County: Floyd	310 Haze Dr New Albany, IN 47150	Listing Price: \$39,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	Flora Villa
Beds	2	Approx Square Feet	780
Baths(FH)	1 (1 0)		
Year Built	1950	Lot Sq Ft (approx)	780 ((Assessor))
Key Number	008875003	Lot Acres (approx)	0.018
DOM	8		

Directions Hwy 111 to right onto Budd Rd to right on Haze.

Marketing Remark Seller makes no representation or warranties as to condition of this property. Selling in as-is condition. Fall Special! 2 bedroom home in Flora Villa. Smooth top stove, nice size lot, 2 decks, needs some repairs.

Legal Description P 666 L.3

Township	New Albany
Commission	
Lot Dimensions	90x116
Land Assessment	\$7900
Total	\$41800
Style	Ranch
Outbuildings	Add Storage
Basement	No
Appliances	Central Air, Range / Oven
Interior	Laundry
Square Footage	
Total SQ. FT.	780
TFLS	780
Room Sizes & Levels	
Total Rooms	4.00
Liv Flooring	Carpet
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Utilities	
Water Heater	Electric
Heat Type	Heat Pump
General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

New Construction	No
Improvements	\$33900
Type	1 Story
Zoning	Residential
Road Type	Paved
Separate Dining	No
Exterior	Deck, Vinyl Siding
1st Floor Fin SQ FT	780
Living Room	17x13 Level: 1st Floor
Kitchen	10x11 Level: 1st Floor
Main Bedroom	12x11 Level: 1st Floor
Bedroom 2	13x9 Level: 1st Floor
Garage	No
Water Type	Public Onsite
Flood	UnKnown
Sign	Yes

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/05/08	Listing # 200808941	19710 Lakeside Dr Charlestown, IN 47111	Listing Price: \$40,560
County: Clark			



[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	none
Beds	3	Approx Square Feet	945
Baths(FH)	1 (1 0)		
Year Built	1968	Lot Sq Ft (approx)	21780 ((Assessor))
Key Number	100810500022000029	Lot Acres (approx)	0.500
DOM	4		

Directions Hwy. 62 north toward New Washington to Hiberna Rd (Jone's store) turn right on Lakeside Dr.
Marketing Remark Ranch home with 3 bdrms, 1 BA. Eat-in kitchen. Living rm. Attached 2 car garage. Being sold as is.
Legal Description GT 105 .50AC

Township	Owen
Commission	
Lot Dimensions	.50 acre
Home Warranty	No
Land Assessment	\$18000
Total	\$88132
Type	1 Story
Zoning	Residential
Road Type	Paved
Basement Type	Crawl Space
Dining	Eat-in Kitchen
Interior	1st Floor Master, Laundry, Natural Wood Trim
Square Footage	
Total SQ. FT.	945
TFLS	945
Room Sizes & Levels	
Total Rooms	5.00
Kitchen	11.00x8.00 Level: 1st Floor
Bedroom 2	12.00x10.00 Level: 1st Floor
Garage	Yes
Garage Type	Attached
Utilities	
Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	Electric
General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

New Construction	No
Annual Tax	\$532
Improvements	\$69600
Exemption Type	Homestead, Mortgage
Style	Ranch
Foundation	Concrete Block
Basement	No
Separate Dining	No
Exterior	Patio, Porch, Vinyl Siding

1st Floor Fin SQ FT 945

Living Room	19.00x14.00 Level: 1st Floor
Main Bedroom	12.00x10.00 Level: 1st Floor
Bedroom 3	11.00x10.00 Level: 1st Floor
Garage Size	23.00x27.00
Garage Spaces	2

Water Type	Public Onsite
Heat Type	Forced Air

Flood	UnKnown
Sign	Yes

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/02/08	Listing # 200808864 County: Floyd	1554 OLD FORD Rd New Albany, IN 47150	Listing Price: \$49,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	none
Beds	3	Approx Square Feet	1260
Baths(FH)	2 (2 0)		
Year Built	1950	Lot Sq Ft (approx)	12502 ((Assessor))
Key Number	220504400593000008	Lot Acres (approx)	0.287
DOM	7		

Directions From interstate Charlestown Rd to left on Old Ford Rd, home on left.

Marketing Remark Home with lots of potential! Great location- easy access to shopping & interstate. Brick ranch hm with full walkout basement.Home offers: Large fenced back yard,family or dining rm, deck & more. Inspections welcome at buyers expense.

Legal Description P 642 PRT L.A. .26 ACRES

Township	NEW ALBANY	New Construction	No
Commission		Annual Tax	\$658
Lot Dimensions	.287	Style	Ranch
Home Warranty	No	Foundation	Concrete Block
Type	1 Story	Basement	Yes
Zoning	Residential	Separate Dining	No
Road Type	Paved	Appliances	Central Vac
Basement Type	Full, Unfinished, Walkout	Interior	1st Floor Master, Cath/Vaul/Tray Ceil, Ceramic Bath, Family Room, Master Bathroom, Walk-in Closet(s)
Dining Exterior	Eat-in Kitchen		
	Brick/Brick Veneer, Concrete Block, Deck, Fenced Yard, Landscaped, Paved Driveway	LL/Basement	1260
Square Footage		Unfinish	
Total SQ. FT.	1260	TFLS	1260
1st Floor Fin SQ FT	1260	Living Room	10x11 Level: 1st Floor
Room Sizes & Levels		Kitchen	10x9 Level: 1st Floor
Total Rooms	6.00	Family	14x14 Level: 1st Floor
Liv Flooring	Wood	Main Bedroom	10x10 Level: 1st Floor
Kit Flooring	Vinyl	Bedroom 2	9x9 Level: 1st Floor
Fam Flooring	Carpet	Bedroom 3	10x10 Level: 1st Floor
Main Bed Flooring	Carpet	Garage	No
Bed 2 Flooring	Carpet		
Bed 3 Flooring	Carpet	Water Type	Public Onsite
Garage Type	None	Heat Type	Forced Air
Utilities		Flood	UnKnown
Water Heater	Electric	Sign	Yes
Sewer Type	Sanitary Onsite		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

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Listings as of 12/09/08 at 2:02pm

Active 12/08/08 Move-in condition!	Listing # 200808953 County: Clark	933 Walnut St Jeffersonville, IN 47130	Listing Price: \$54,000
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[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	Lot Sq Ft (approx)	7492 ((Assessor))
Key Number	19-00043-01-20	Lot Acres (approx)	0.172
DOM	1		

Marketing Remark This is a spacious 3 bedroom ranch with some interior renovations already done! Move-in condition with immediate possession. This is a bank repo and will not last long at this price. Sold as-is. Very clean inside and out. Offers large back yard, florida room, dining room, living room, plus LOTS more!
Legal Description lot 3 blk 104

Township	Jeffersonville
Commission	
Lot Dimensions	see lot size
Home Warranty	No
Land Assessment	\$19300
Total	\$45500
Zoning	Residential
Separate Dining	Yes
Exterior	Vinyl Siding
Square Footage	
Total SQ. FT.	1556
TFLS	1556
Room Sizes & Levels	
Total Rooms	6.00
General Information	
Possession	At Closing
Sign	Yes

New Construction	No
Annual Tax	\$316
Improvements	\$26200
Type	1 Story
Basement	No
Dining	Formal Dining Rm
Interior	1st Floor Master
1st Floor Fin SQ FT	1556
Garage	No
Flood	UnKnown

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Listings as of 12/09/08 at 2:02pm

Active 12/08/08	Listing # 200808961 County: Clark	515 Thompson St Charlestown, IN 47111	Listing Price: \$54,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	None
Beds	3	Approx Square Feet	1742
Baths(FH)	2 (2 0)		
Year Built	1995	Lot Sq Ft (approx)	15507 ((Appraisal))
Key Number	18-0007-001-0	Lot Acres (approx)	0.356
DOM	1		

Directions IN-62 East turn left onto IN - 3, turn left onto Main, turn right onto Spring, turn left onto Thompson - near Charlestown Park

Marketing Remark Lots of room in this 3 BD, 2 BA manufactured home. Nice lot - needs some work. Being sold AS IS. Seller requires minimum earnest money deposit of \$500 & letter of pre-qualification or proof of funds supporting terms of offer 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. Taxes mentioned in this listing are 2006 payable 2007, contact local assessor/treasurer to obtain current information

Legal Description LOT 280 100 x 155 FT

Township Commission Charlestown

Lot Dimensions 100 x 155
Annual Tax \$932
Improvements \$91100
Exempt \$48000
Type 1 Story
Zoning Residential
Basement No
Separate Dining Exterior Yes
 Vinyl Siding

Square Footage
Total SQ. FT. 1742
TFLS 1742

Room Sizes & Levels
Total Rooms 7.00
Liv Flooring Carpet
Din Flooring Vinyl
Kit Flooring Vinyl
Main Bed Flooring Carpet
Bed 2 Flooring Carpet
Bed 3 Flooring Carpet
Garage Yes
Garage Type Detached (3 bay)

Utilities
Water Heater Electric
Heat Type Forced Air

General Information
Possession At Closing (latter of closing or settlement)
Seller Will Lease Terms No
 No

New Construction No
Land Assessment Total \$14700
 \$105800
Exemption Type Homestead (45000), Mortgage (3000)
Style Manufactured
Road Type Paved
Basement Type Crawl Space
Dining Dining Area

1st Floor Fin SQ FT 1742

Living Room 18x16 Level: 1st Floor
Dining Room 18x10 Level: 1st Floor
Kitchen 21x12 Level: 1st Floor
Main Bedroom 15x12 Level: 1st Floor
Bedroom 2 12x11 Level: 1st Floor
Bedroom 3 12x11 Level: 1st Floor
Other 7x12 Level: 1st Floor (laundry room)
Garage Size 23x40
Garage Spaces 3

Water Type Public Onsite
Fuel Type Electric

Flood Sign No
 Yes

Presented By:



Brett Mumaw

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/02/08	Listing # 200808889 County: Clark	616 Lincoln Blvd Sellersburg, IN 47172	Listing Price: \$55,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 04	Subdivision	none
Beds	3	Approx Square Feet	1100
Baths(FH)	1 (1 0)		
Year Built	1927	Lot Sq Ft (approx)	10089 ((Assessor))
Key Number	09000320080	Lot Acres (approx)	0.232
DOM	7		

Directions Hwy. 403 to Lincoln Blvd.

Marketing Remark 3 bdrm ranch home. Kitchen, Dining rm, Living rm, Detached 2 car 24x30 garage. Covered front porch. Being sold 'as is'.

Legal Description GT 130 WHITE CITY LOT 616

Township	Silver Creek
Commission	
Lot Dimensions	57x177
Home Warranty	No
Land Assessment	\$6200
Total	\$43412
Style	Ranch
Foundation	Concrete Block
Basement	No
Separate Dining	Yes
Exterior	Covered Porch, Fenced Yard, Vinyl Siding
Square Footage	
Total SQ. FT.	1100
TFLS	1100
Room Sizes & Levels	
Total Rooms	6.00
Dining Room	13.00x13.00 Level: 1st Floor
Main Bedroom	13.00x12.00 Level: 1st Floor
Bedroom 3	11.00x10.00 Level: 1st Floor
Garage Size	24.00x30.00
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

New Construction	No
Annual Tax	\$512
Improvements	\$36700
Type	1 Story
Zoning	Residential
Road Type	Paved
Basement Type	Crawl Space
Appliances	Central Air
Interior	1st Floor Master, Laundry
1st Floor Fin SQ FT	1100
Living Room	19.00x12.00 Level: 1st Floor
Kitchen	14.00x13.00 Level: 1st Floor
Bedroom 2	13.00x10.00 Level: 1st Floor
Garage	Yes
Garage Type	Detached
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	UnKnown Yes

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Listings as of 12/09/08 at 2:02pm

Active 11/26/08	Listing # 200808807	831 Marigold Dr Jeffersonville, IN 47130	Listing Price: \$57,900
County: Clark			



Prop Type	Residential		
Area	02 - 00	Subdivision	Rolling Fields
Beds	3	Approx Square Feet	975
Baths(FH)	1 (1 0)	Year Built	1957
Year Built	1957	Lot Sq Ft (approx)	8276 ((Assessor))
Key Number	20-00082-061-0	Lot Acres (approx)	0.190
DOM	13		


Directions Eighth St to Foxglove. Turn left on Marigold.

Marketing Remark Great Starter Home. Hardwood floors. Needs a little TLC. Being sold AS IS. All room sizes and sq. ft. are approx. Other is dining area. Sink will need to be installed in bath. Home has plastered walls.

Legal Description Rolling Fields 2nd Add Lot 125

Township	Jeffersonville
Commission	
Lot Dimensions	66 x 125
Home Warranty	No
Land Assessment	\$15200
Total	\$71200
Style	Ranch
Foundation	Concrete Block
Basement	No
Dining	Eat-in Kitchen
Exterior	Brick/Brick Veneer
Square Footage	
Total SQ. FT.	975
TFLS	975
Room Sizes & Levels	
Total Rooms	6.00
Liv Flooring	Hardwood
Kit Flooring	Ceramic
Main Bed Flooring	Hardwood
Bed 2 Flooring	Hardwood
Bed 3 Flooring	Hardwood
Oth Flooring	Hardwood
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
Annual Tax	\$1684
Improvements	\$56000
Type	1 Story
Zoning	Residential
Road Type	Paved
Separate Dining	No
Appliances	Central Air, Disposal
1st Floor Fin SQ FT	975
Living Room	15.00x11.00 Level: 1st Floor
Kitchen	7.60x10.60 Level: 1st Floor
Main Bedroom	11.00x11.00 Level: 1st Floor
Bedroom 2	11.00x9.10 Level: 1st Floor
Bedroom 3	11.00x9.00 Level: 1st Floor
Other	8.60x8.40 Level: 1st Floor
Garage	No
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	UnKnown Yes

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 11/19/08	Listing # 200808739 County: Clark	24905 Boyer Rd New Washington, IN 47162	Listing Price: \$59,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 01	Subdivision	none
Beds	3	Approx Square Feet	1766
Baths(FH)	3 (2 1)		
Year Built	1996	Lot Sq Ft (approx)	224334 ((Assessor))
Key Number	101203400082000034 Lot Acres (approx) 5.150		
DOM	20		

Directions Hwy. 62 to New Washington turn east on Main St which turns into Bethlehem Rd go approx 2 1/2 miles to Boyer Rd south go down about 1/2 mile on right.
Marketing Remark Spacious 3 bdrm manufactured home. Living rm. Kitchen w/dining area. Family rm. 2 1/2 baths. Full walkout basement. Sitting on 5.15 acres +/- . Being sold 'as is'.
Legal Description SEC 34 2N-9E

Township	Washington		
Commission			
Lot Dimensions	5.150 acres +/-		
Home Warranty	No		
Land Assessment	\$29400		
Total	\$91900		
Style	Manufactured		
Foundation	Poured Concrete		
Basement	Yes		
Separate Dining	Yes		
Fireplace	Woodburning		
Exterior	Deck, Vinyl Siding		
Square Footage			
Total SQ. FT.	1766		
1st Floor Fin SQ FT	1766		
Room Sizes & Levels			
Total Rooms	8.00		
Liv Flooring	Carpet		
Din Flooring	Carpet		
Family	15.03x12.06 Level: 1st Floor		
Main Bedroom	12.06x16.03 Level: 1st Floor		
Bedroom 2	11.05x9.06 Level: 1st Floor		
Bedroom 3	12.05x10.10 Level: 1st Floor		
Other	9x8 Level: (utility rm)		
Garage Type	None		
Utilities			
Water Heater	Electric		
Sewer Type	Sanitary Onsite		
Fuel Type	Electric		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		
New Construction	No		
Annual Tax	\$1097		
Improvements	\$62500		
Type	1 Story		
Zoning	Agri/ Residential		
Road Type	Paved		
Basement Type	Full, Unfinished, Walkout		
Dining	Dining Area		
Appliances	Central Air (no warranty), Dishwasher (no warranty), Disposal (no warranty), Range / Oven (no warranty) 1st Floor Master, 1st Floor Utility, Breakfast Bar, Family Room, Garden Tub, Laundry, Master Bathroom, Skylights, Whirlpool		
Interior			
LL/Basement	1766		
Unfinish			
TFLS	1766		
Living Room	17.05x12 Level: 1st Floor		
Dining Room	10.05x12 Level: 1st Floor		
Kitchen	25x12 Level: 1st Floor		
Fam Flooring	Carpet		
Main Bed Flooring	Carpet		
Bed 2 Flooring	Carpet		
Bed 3 Flooring	Carpet		
Garage	No		
Water Type	Public Onsite		
Heat Type	Forced Air		
Flood Sign	UnKnown Yes		

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 <i>See our listings online:</i>
December 2008	Web Page: http://brettmumaw.semonin.com	http://semonin.com

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/02/08	Listing # 200808855	908 E Court Ave Jeffersonville, IN 47130	Listing Price: \$59,900
County: Clark			



[See Additional Pictures](#)

Prop Type	Residential	Subdivision	none
Area	02 - 00	Approx Square Feet	1107
Beds	2	Lot Sq Ft (approx)	3049 ((Assessor))
Baths(FH)	1 (1 0)	Lot Acres (approx)	0.070
Year Built	1949		
Key Number	20-00011-016-0		
DOM	7		

Directions 10th street to Penn to Cort. Left on Court. House on right.

Marketing Remark This home has great potential! Screened front porch (sunroom). Oversized living room and dining room.

Legal Description pt lot 10-11 blk 7 bensen add

Township	jeffersonville
Commission	
Lot Dimensions	see lot size
Annual Tax	\$204
Improvements	\$59700
Type	1 Story
Zoning	Residential
Separate Dining Exterior	Yes
Exterior	Deck, Porch
Square Footage	
Total SQ. FT.	1107
1st Floor Fin SQ FT	1107
Room Sizes & Levels	
Total Rooms	5.00
Liv Flooring	Hardwood
Din Flooring	Hardwood
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Electric, Nat Gas
General Information	
Possession	At Closing
Sign	Yes

New Construction	No
Land Assessment	\$10400
Total	\$70100
Style	Cape Cod, Ranch, Other
Basement	Yes
Appliances	Central Air
Interior	1st Floor Utility, Laundry
LL/Basement Unfinish	484
TFLS	1107
Living Room	21x12 Level:
Dining Room	11x11 Level:
Kitchen	11x10 Level:
Main Bedroom	10x10 Level:
Bedroom 2	12x10 Level:
Garage	No
Water Type	Public Onsite
Heat Type	Forced Air
Flood	No

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/03/08	Listing # 200808884	311 Redbud Dr New Albany, IN 47150	Listing Price: \$72,900
County: Floyd			

	<table style="width: 100%; border: none;"> <tr><td style="border: none;">Prop Type</td><td style="border: none;">Residential</td><td style="border: none;">Subdivision</td><td style="border: none;">Glenview Heights</td></tr> <tr><td style="border: none;">Area</td><td style="border: none;">04 - 00</td><td style="border: none;">Approx Square Feet</td><td style="border: none;">1080</td></tr> <tr><td style="border: none;">Beds</td><td style="border: none;">3</td><td style="border: none;">Lot Sq Ft (approx)</td><td style="border: none;">8276 ((Assessor))</td></tr> <tr><td style="border: none;">Baths(FH)</td><td style="border: none;">3 (1 2)</td><td style="border: none;">Lot Acres (approx)</td><td style="border: none;">0.190</td></tr> <tr><td style="border: none;">Year Built</td><td style="border: none;">1971</td><td style="border: none;">DOM</td><td style="border: none;">6</td></tr> <tr><td style="border: none;">Key Number</td><td style="border: none;">22-05-02-701-138.000-008</td><td colspan="2"></td></tr> </table>	Prop Type	Residential	Subdivision	Glenview Heights	Area	04 - 00	Approx Square Feet	1080	Beds	3	Lot Sq Ft (approx)	8276 ((Assessor))	Baths(FH)	3 (1 2)	Lot Acres (approx)	0.190	Year Built	1971	DOM	6	Key Number	22-05-02-701-138.000-008			
Prop Type	Residential	Subdivision	Glenview Heights																							
Area	04 - 00	Approx Square Feet	1080																							
Beds	3	Lot Sq Ft (approx)	8276 ((Assessor))																							
Baths(FH)	3 (1 2)	Lot Acres (approx)	0.190																							
Year Built	1971	DOM	6																							
Key Number	22-05-02-701-138.000-008																									

Directions From Green Valley Road turn onto Glenview Heights Drive. Turn left on Redwood and right on Redbud. House is on the left.
Marketing Remark Property being sold as is. Located in nice area and is priced to sell. Needs paint and some TLC. Room sizes and sq. ft. are approx. One of the half baths is in the basement.
Legal Description City Plat 798 Glenview Heights

Township	New Albany	Commission	
Lot Dimensions	76 x 108	New Construction	No
Home Warranty	No	Annual Tax	\$577
Land Assessment	\$10800	Improvements	\$91900
Total	\$102700	Type	1 Story
Style	Ranch	Zoning	Residential
Foundation	Poured Concrete	Road Type	Paved
Basement	Yes	Basement Type	Full, Partially Finished (3 Rooms finished in basement.)
Separate Dining	No	Dining	Dining Area
Appliances	Central Air, Dishwasher, Garage Door Opener, Range / Oven	Exterior	Brick/Brick Veneer, Patio
Interior	Ceiling Fan(s)		
Square Footage		LL/Basement Fin	800
Total SQ. FT.	1080	SqFt	
		1st Floor Fin SQ FT	1080
LL/Basement	280		
Unfinish			
TFLS	1880		
Room Sizes & Levels		Living Room	16.00x13.00 Level: 1st Floor
Total Rooms	5.00	Kitchen	11.00x7.90 Level: 1st Floor
Liv Flooring	Carpet	Main Bedroom	11.00x13.00 Level: 1st Floor
Kit Flooring	Linoleum	Bedroom 2	9.60x11.20 Level: 1st Floor
Main Bed Flooring	Carpet	Bedroom 3	8.40x11.00 Level: 1st Floor
Bed 2 Flooring	Carpet	Garage	Yes
Bed 3 Flooring	Carpet	Garage Type	Attached
Garage Size	27.00x12.00		
Garage Spaces	1		
Utilities		Water Type	Public Onsite
Water Heater	Natural Gas	Heat Type	Forced Air
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas	Flood	UnKnown
General Information		Sign	Yes
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

Presented By:	Brett Mumaw	Semonin REALTORS
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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 11/21/08	Listing # 200808743 County: Clark	216 Kewanna Jeffersonville, IN 47130	Listing Price: \$72,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	02 - 00	Subdivision	Indian Terrace
Beds	3	Approx Square Feet	1673
Baths(FH)	1 (1 0)		
Year Built	1949	Lot Sq Ft (approx)	7492 ((Assessor))
Key Number	20-00050-004-0	Lot Acres (approx)	0.172
DOM	18		

Directions Take 8th Street in Jeffersonville to Kewanna, the home is on the left or Take Utica Pike to Kewanna an home is on the right.

Marketing Remark This established neighborhood home has a fenced back yard, deck. The home itself has ceramic tile in the kitchen and bath areas and oak hardwood floors throughout. There's a working sink on the second floor. Large Utility/Laundry/Pantry room with door to deck. Inspections welcomed at buyer's expense, property to be returned to like condition. 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 (call 1-800-877-LOAN), 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 any offer. Taxes do not include exemptions.

Legal Description Indian Terrace Lot 38 Block 3

<p>Township Jeffersonville</p> <p>Commission</p> <p>Lot Dimensions 60 X 125</p> <p>Annual Tax \$2263</p> <p>Improvements \$72200</p> <p>Type 1.5 Story</p> <p>Foundation Slab</p> <p>Basement No</p> <p>Dining Interior Dining Area</p> <p>Interior 1st Floor Master, 1st Floor Utility, Cable Wired, Laundry</p> <p>Square Footage</p> <p>Total SQ. FT. 1673</p> <p>2nd Floor Fin SQ. FT 363</p> <p>Room Sizes & Levels</p> <p>Living Room 19x13 Level: 1st Floor</p> <p>Kitchen 14.50x11 Level: 1st Floor</p> <p>Main Bedroom 13x12 Level: 1st Floor</p> <p>Bedroom 2 11x10.50 Level: 1st Floor</p> <p>Bedroom 3 16x11 Level: 2nd Floor</p> <p>Utilities</p> <p>Water Heater Natural Gas</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Nat Gas</p> <p>General Information</p> <p>Possession To Be Agreed</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Land Assessment \$23500</p> <p>Total \$95700</p> <p>Zoning Residential</p> <p>Road Type Paved</p> <p>Separate Dining Exterior No</p> <p>Exterior Covered Porch, Deck, Fenced Yard, Paved Driveway</p> <p>1st Floor Fin SQ FT 1310</p> <p>TFLS 1673</p> <p>Liv Flooring Wood</p> <p>Kit Flooring Ceramic</p> <p>Main Bed Flooring Hardwood</p> <p>Bed 2 Flooring Hardwood</p> <p>Garage No</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>
--	---

Presented By:



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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/02/08	Listing # 200808891 County: Floyd	5510 First Cross St Floyds Knobs, IN 47119	Listing Price: \$74,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	3	Approx Square Feet	1101
Baths(FH)	2 (2 0)	Year Built	1955
Key Number	0031180022	Lot Sq Ft (approx)	13809 ((Assessor))
DOM	7	Lot Acres (approx)	0.317

Directions I-64 West - Greenville exit, go straight on 150 through into Galena, left onto First Cross Street.

Marketing Remark Home has many updates. Detached garage - 1993. Go to www.homesteps.com for bonus promotion, up to 3.5% toward buyers closing costs for owner occupied. All offers must be presented with proof of funds & \$500 - earnest. Home being sold as is. Sq ft & rm sz approx.

Legal Description P 132 L 27 & S 55' L 25-26

Township	Greenville
Commission	
Lot Dimensions	120 x 115
Annual Tax	\$396
Improvements	\$64400
Type	1.5 Story
Foundation	Concrete Block
Road Type	Paved
Basement Type	Cellar
Dining	Eat-in Kitchen
Interior	1st Floor Utility, Ceiling Fan(s), Laundry, Pantry
Square Footage	
Total SQ. FT.	1101
1st Floor Fin SQ FT	771
TFLS	1101
Room Sizes & Levels	
Total Rooms	6.00
Liv Flooring	Carpet
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet
Oth Flooring	Carpet
Garage Size	20.00x12.00
Garage Spaces	1
Utilities	
Water Heater	LP Gas
Sewer Type	Septic Onsite
Fuel Type	LP Gas
General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$22100
Total	\$86500
Zoning	Residential
Outbuildings	Shed (8 x 10)
Basement	Yes
Separate Dining	Yes
Exterior	Thermopane windows, Vinyl Siding
LL/Basement	330
Unfinish	
2nd Floor Fin SQ. FT	330
Living Room	13.00x12.00 Level: 1st Floor
Kitchen	12.00x12.00 Level: 1st Floor
Main Bedroom	13.00x11.00 Level: 1st Floor
Bedroom 2	11.00x6.00 Level: 1st Floor
Bedroom 3	26.00x12.00 Level: 2nd Floor
Other	20.00x8.00 Level: 1st Floor (Laundry)
Garage	Yes
Garage Type	Detached
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	No Yes

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/08/08	Listing # 200808978	1914 Budd Rd New Albany, IN 47150	Listing Price: \$82,900
County: Floyd			



Prop Type	Residential	Subdivision	None
Area	04 - 00	Approx Square Feet	1856
Beds	4	Year Built	Unknown
Baths(FH)	1 (1 0)	Lot Sq Ft (approx)	18295 ((Assessor))
Key Number	00884400462	Lot Acres (approx)	0.420
DOM	1		

Directions Main Street to Hwy 111, turn right on Budd Road. Driveway immediately on right, house on top of hill.
Marketing Remark Large 4 bedroom, 1 bath ranch with 2 car attached garage. Handy man special! Rural living within minutes to downtown New Albany & Louisville. SOLD AS IS, where is, no warranties expressed or implied, no contingencies. Inspections welcome at buyer's expense. All offers other than cash must be submitted with Countrywide Pre-approval, offers will not be considered if it does not have a pre-approval. Countrywide will offer a free appraisal & credit report. Call Your Local CHL Branch by calling 1-800-877-LOAN for more details. Sq ft & rm sz approx.
Legal Description PRT NE 1/4 9-3-5 .5 ac

Township Commission	New Albany	New Construction	No
Lot Dimensions	0	Land Assessment Total	\$9000 \$112400
Annual Tax	\$860	Exemption Type	Homestead, Mortgage
Improvements	\$103400	Style	Ranch
Exempt	\$48000	Road Type	Paved
Type	1 Story	Basement Type	Crawl Space
Zoning	Residential	Dining	Eat-in Kitchen
Basement	No	Lot Description	Irregular Size Lot
Separate Dining Exterior	No	1st Floor Fin SQ FT	1856
Square Footage		Living Room	15.00x12.00 Level: 1st Floor
Total SQ. FT.	1856	Family	31.00x20.00 Level: 1st Floor
TFLS	1856	Bedroom 2	12.00x8.00 Level: 1st Floor
Room Sizes & Levels		Bedroom 4	12.00x8.00 Level: 1st Floor
Total Rooms	8.00	Garage Size	25.00x21.00
Kitchen	16.00x12.00 Level: 1st Floor	Garage Spaces	2
Main Bedroom	12.00x10.00 Level: 1st Floor	Water Type	Public Onsite
Bedroom 3	12.00x8.00 Level: 1st Floor	Heat Type	Forced Air
Garage	Yes	Flood	No
Garage Type	Attached	Sign	Yes
Utilities			
Water Heater	Electric		
Sewer Type	Sanitary Onsite		
Fuel Type	Electric		
General Information			
Possession	At Closing (with deed)		
Seller Will Lease Terms	No		

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/02/08	Listing # 200808869 County: Clark	904 Graebe Rd Charlestown, IN 47111	Listing Price: \$84,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	None
Beds	3	Approx Square Feet	1882
Baths(FH)	2 (2 0)		
Year Built	1998	Lot Sq Ft (approx)	43560 ((Assessor))
Key Number	08-00016-006-0	Lot Acres (approx)	1.000
DOM	7		

Directions Highway 62 right onto Vest Rd, left onto Charlestown Bethlehem Rd proceed about two miles turn right onto Graebe. House on left.

Marketing Remark Significant price reduction!! Fixer upper. Brick ranch on 1 acres with 3BD, 2BA and 2 car attached garage. Windstorm damaged, needs repairs. Being sold as is. Letter of pre-qualification for rehab financing or proof of funds for cash offer and minimum earnest money deposit of \$1000 must be included with all offers. Seller's addendum at acceptance. Inspections at buyer's expense including dewinter/rewinter. All measurements, square footage approximate. Taxes mentioned in listing are 2006 pay 2007, contact county for current information.

Legal Description GT 83 1.00 ac

Township	Owen
Commission	
Lot Dimensions	see lot size
Annual Tax	\$2451
Improvements	\$176600
Type	1 Story
Zoning	Residential
Road Type	Paved
Basement Type	Crawl Space
Exterior	Brick/Brick Veneer

Square Footage	
Total SQ. FT.	1882
TFLS	1882
Room Sizes & Levels	
Total Rooms	5.00
Kitchen	20x10 Level: 1st Floor
Bedroom 2	12x10 Level: 1st Floor
Garage	Yes
Garage Type	Attached

Utilities	
Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	Electric

General Information	
Possession	At Closing (latter of closing or settlement)
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$27900
Total	\$204500
Style	Ranch
Foundation	Concrete Block
Basement	Yes
Dining	Eat-in Kitchen
Interior	Breakfast Bar

1st Floor Fin SQ FT 1882

Living Room	17x14 Level: 1st Floor
Main Bedroom	12x14 Level: 1st Floor
Bedroom 3	12x10 Level: 1st Floor
Garage Size	23x22
Garage Spaces	2

Water Type	Well
Heat Type	Forced Air

Flood	No
Sign	Yes

Presented By:



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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 11/21/08	Listing # 200808763 County: Clark	104 Glendale Dr Charlestown, IN 47111	Listing Price: \$85,000
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Prop Type	Residential		
Area	03 - 03	Subdivision	Glendale
Beds	2	Approx Square Feet	1352
Baths(FH)	1 (1 0)	Year Built	1975
Year Built	1975	Lot Sq Ft (approx)	9583 ((Assessor))
Key Number	18-00046-039-0	Lot Acres (approx)	0.220
DOM	18		

Directions IN-3/Market St. to Monroe St. Left on Bohart Ln. Left on Glendale Dr.

Marketing Remark HUD home sold as is. Listed by HUD as IE; qualifies for FHA 203(b) financing w/ \$3,575 repair escrow. Repairs required for FHA 203(b): repair soffit (\$550), repair electrical system (\$660), repair HVAC (\$660), replace carpet (\$1,650), replace shingle (\$55). 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 GT 137 0.22 AC

Township Commission	Charlestown		
Lot Dimensions	See lot size	New Construction	No
Home Warranty	No	Land Assessment	\$19600
Improvements	\$86400	Total	\$106000
Type	1 Story	Style	Ranch
Foundation	Slab	Road Type	Paved
Basement	No	Separate Dining	No
Dining	Eat-in Kitchen	Fireplace	Insert, Woodburning
Appliances	Central Air, Dishwasher, Range / Oven	Exterior	Brick/Brick Veneer, Covered Porch, Deck, Fenced Yard, Paved Driveway, Thermopane windows
Interior	Ceiling Fan(s), Family Room, Laundry	1st Floor Fin SQ FT	1352
Square Footage		Garage Type	Detached
Total SQ. FT.	1352	Water Type	Public Onsite
TFLS	1352	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	1		
Utilities			
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
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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/05/08	Listing # 200808939 County: Clark	11310 Hwy. 160 W Henryville, IN 47126	Listing Price: \$120,000
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Prop Type	Residential		
Area	03 - 05	Subdivision	none
Beds	3	Approx Square Feet	1760
Baths(FH)	1 (1 0)		
Year Built	Unknown	Lot Sq Ft (approx)	228821 ((Assessor))
Key Number	100600200007000027	Lot Acres (approx)	5.253
DOM	4		

Directions I-65 to Henryville exit #19 turn west on Hwy. 160 go approx 3 miles home on left.

Marketing Remark Lovely wooded setting for this 1 1/2 story home. NEW carpet and paint. 3 bdrm. 1 bath. Living rm. Kitchen. Dining room. Partial basement. 30x50 Two story barn w/pasture area. Above ground pool. 5.25 acres +/- w/creek. Property backs up to Clark State Forestry. Close to interstate and schools. 100% financing subject to loan approval for qualified buyer.

Legal Description SEC 2 1N 6E 2.6445AC SEC 2 1N 6E 2.60828AC

Township	Monroe
Commission	
Lot Dimensions	5.25278 acres +/-
Home Warranty	No
Land Assessment	\$12700
Total	\$75100
Type	1.5 Story
Zoning	Agri/ Residential
Outbuildings	Barn
Basement	Yes
Separate Dining	Yes
Appliances	Central Air, Dishwasher
Interior	1st Floor Master, Blinds, Ceiling Fan(s), Laundry, Split Bedrooms

New Construction	No
Annual Tax	\$1100
Improvements	\$61300
Exemption Type	Homestead, Mortgage
Style	Other
Foundation	Concrete Block
Road Type	Paved
Basement Type	Partial
Dining	Formal Dining Rm
Exterior	Deck, Pool - Above Ground, Vinyl Siding
Lot Description	Adjacent Nat Forest, Creek, Scenic View

Square Footage	
Total SQ. FT.	1760
1st Floor Fin SQ FT	1040
TFLS	1760

LL/Basement	100
Unfinish	
2nd Floor Fin SQ. FT	720

Room Sizes & Levels	
Total Rooms	6.00
Dining Room	10x12 Level: 1st Floor
Main Bedroom	9x14 Level: 1st Floor
Bedroom 3	25x10 Level: 2nd Floor
Garage Size	50x30

Living Room	15x14 Level: 1st Floor
Kitchen	13x11 Level: 1st Floor
Bedroom 2	10x14 Level: 1st Floor
Garage	Yes
Garage Type	Detached

Utilities	
Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	LP Gas

Water Type	Public Onsite
Heat Type	Forced Air

General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

Flood	No
Sign	Yes

 December 2008	Presented By: Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677	3707 Charlestown Rd., Ste. 1A
	Office: 812-944-9800	New Albany, IN 47150
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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/05/08	Listing # 200808932	6015 Rising Fawn Ct Georgetown, IN 47122	Listing Price: \$135,000
County: Floyd			



Prop Type	Residential	Subdivision	Rising Fawn
Area	05 - 01	Approx Square Feet	1560
Beds	3	Year Built	2001
Baths(FH)	2 (2 0)	Lot Sq Ft (approx)	40946 ((Assessor))
Key Number	0020555010	Lot Acres (approx)	0.940
DOM	4		

Directions IN-64 to Oakes Rd. to Rising Fawn Ct., near intersection of Oakes, Edwardsville-Galena and Frank Ott roads.
Marketing Remark HUD home sold as is. Septic system condition unknown. Property has two kitchens. Easement to Harrison Rural Electric Membership Corporation. Additional full bathroom in partially finished basement. Some basement drywall not finished. Listed by HUD as IE; qualifies for FHA 203(b) financing w/ \$1,320 repair escrow. Repairs required for FHA 203(b): repair heating ductwork (\$220), repair plumbing (\$1,100). 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 NW 1/4 35-2-5 0.94 AC. RISING FAWN PLAT #1143 LOT #10

Township	Georgetown	New Construction	No
Commission		Land Assessment	\$36900
Lot Dimensions	125 x 325	Total	\$151200
Home Warranty	No	Foundation	Poured Concrete
Improvements	\$114300	Basement	Yes
Type	1 Story	Separate Dining	No
Road Type	Paved	Fireplace	Gas Burning
Basement Type	Partially Finished, Walkout	Exterior	Covered Porch, Paved Driveway, Thermopane windows, Vinyl Siding
Dining	Dining Area	Lot Description	Cul-De-Sac
Appliances	Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven, Water Softener	LL/Basement Fin	780
Interior	1st Floor Utility, Breakfast Bar, Cable Wired, Ceiling Fan(s), Family Room, Laundry, Master Bathroom, Open Floor Plan, Split Bedrooms, Walk-in Closet(s), Whirlpool	SqFt	
Square Footage		1st Floor Fin SQ FT	1560
Total SQ. FT.	1560	Garage Type	Basement
LL/Basement Unfinish	390	Water Type	Public Onsite
TFLS	2340	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	1		
Utilities			
Water Heater	Electric		
Sewer Type	Septic Onsite		
Fuel Type	Electric		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 12/04/08	Listing # 200808925 County: Clark	6505 Hillview Dr Charlestown, IN 47111	Listing Price: \$183,999
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[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	Whispering Oaks 2
Beds	3	Approx Square Feet	3624
Baths(FH)	3 (2 1)	Year Built	2005
Year Built	2005	Lot Sq Ft (approx)	13939 ((Assessor))
Key Number	10-03-09-200-130-000-003 Lot Acres (approx) 0.320		
DOM	5		

Legal Description Whispering Oaks Sec 2 Lot 102

Township	Charlestown Township		
Commission			
Lot Dimensions	89x156	New Construction	No
Home Warranty	No	Basement	Yes
Square Footage		LL/Basement	1662
Total SQ. FT.	3624	Unfinish	
1st Floor Fin SQ FT	1662	2nd Floor Fin SQ. FT	1662
3rd Floor Fin SQ.FT.	300	3rd Floor Unfinished	287.0
TFLS	3624	Garage	Yes
Room Sizes & Levels		Flood	No
Total Rooms	6.00	Sign	Yes
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:
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Client Detail Report for Investment Vacant

Listings as of 12/09/08 at 2:02pm

Active 11/20/08	Listing # 200808770	6712 Stonebridge Blvd Charlestown, IN 47111	Listing Price: \$279,900
County: Clark			



[See Additional Pictures](#)

Prop Type	Residential		
Area	03 - 03	Subdivision	Stonebridge
Beds	5	Approx Square Feet	2442
Baths(FH)	4 (3 1)	Year Built	1994
Key Number	03-00127018-0	Lot Sq Ft (approx)	80455 ((Assessor))
DOM	19	Lot Acres (approx)	1.847

Directions Hwy 62E to Bethany Rd - Take left into Bethany - Take right into Stonebridge - Home is straight ahead in cul-de-sac

Marketing Remark Almost 2 acres in cul-de-sac lot. Heated in ground pool w/electric cover. Underground fencing, walkout finished basement, deck & patio, exercise & game room in lower level. Office w/built in bookshelves on main level. 1st floor master suite w/whirlpool tub, 1st floor laundry, breakfast bar, sky light in 2 bathrooms. NEW roof in Aug 2008.

Legal Description Stonebridge Subd Sec 2 - Lot 18

Township Commission	Charlestown		
Lot Dimensions	see lot size		
Annual Tax	\$2520		
Improvements	\$245000		
Exempt	\$48000		
HOA	Yearly		
Zoning	Residential		
Outbuildings	Shed		
Basement	Yes		
Separate Dining Fireplace	Yes		
Fireplace	Gas Burning		
Exterior	Brick/Brick Veneer, Deck, Electronic Fencing, Landscaped, Motion Detectors, Patio, Paved Driveway, Pool - Inground, Porch, Screens, Thermopane windows		
Interior	1st Floor Master, Added Storage, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Ceramic Bath, Den/Office, Family Room, Master Bathroom, Pantry, Rec Room, Security System, Skylights, Walk-in Closet(s), Whirlpool		
Lot Description	Cul-De-Sac		
Square Footage			
Total SQ. FT.	2442		
LL/Basement Unfinish	321		
2nd Floor Fin SQ. FT	721		
Room Sizes & Levels			
Total Rooms	9.00		
Liv Flooring	Carpet		
Din Flooring	Carpet		
Kit Flooring	Vinyl		
Fam Flooring	Wood		
Main Bed Flooring	Carpet		
Bed 2 Flooring	Carpet		
Bed 3 Flooring	Carpet		
Bed 4 Flooring	Carpet		
Oth Flooring	Carpet		
Garage Size	24x22		
Garage Spaces	2		
Utilities			
Water Heater	Electric		
Sewer Type	Septic Onsite		
Fuel Type	LP Gas		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		
New Construction	No		
Land Assessment	\$45400		
Total	\$290400		
Home Owner Assoc	\$125		
Type	1.5 Story		
Foundation	Poured Concrete		
Road Type	Paved		
Basement Type	Finished, Full		
Dining Appliances	Eat-in Kitchen, Formal Dining Rm, Central Air, Dishwasher, Disposal, Garage Door Opener, Range / Oven, Refrigerator, Water Softener		
LL/Basement Fin SqFt	1400		
1st Floor Fin SQ FT	1721		
TFLS	3842		
Living Room	25x14 Level: 1st Floor (approx)		
Dining Room	12x11 Level: 1st Floor		
Kitchen	23x12 Level: 1st Floor (approx)		
Family	41x14 Level: LL\Basement (approx)		
Main Bedroom	18x14 Level: 1st Floor (approx)		
Bedroom 2	13x11 Level: 2nd Floor		
Bedroom 3	11x11 Level: 2nd Floor		
Bedroom 4	10x11 Level: 2nd Floor		
Other	15x14 Level: LL\Basement (approx - basement)		
Garage	Yes		
Garage Type	Attached		
Water Type	Public Onsite		
Heat Type	Forced Air		
Flood Sign	No Yes		

Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800
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