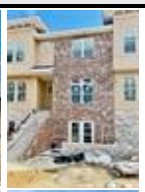
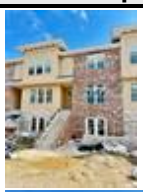
MLS # 202634078 Active | **Address** 1581 W North Street | **City** Muncie | **Zip** 47304 | **$499,500**








Area Delaware County
Twp Center
Sub Village South
Class RESIDENTIAL
Site-Built Home
Style Two Story
Traditional
Yr Built 2026 **New Const.** No
#Rms 7 **Bdrm** 2 **FBath** 3 **HBath** 1
Fdr Slab

Bsmt Materia

Short Sale No **Reo** No
List Date 8/20/2026 **DOM** 92 **Original** $564,000
Garage Attached **# of Car** 2.0 **Garage SqFt** 440.00
Possessior Day of Close
Agent HC 35 **Client HC** 1
School District Muncie Community Schools
Elem Westview **Midd** Northside **High** Central

List Agen Steve Slavin - Cell: 317-701-5006
Co-Agent
Listing Office Coldwell Banker Real Estate Group - Office: 765-289-2228

Assoc Doc 1
Seller Concessions Offer Y/N Yes
Seller Concession Amount $

Total SqFt 1,990	**Approx Acres** 0.0000	**Legal** Village South Unit 102, Legal Desc. to follow.	**Assoc Dues** $250.00
Total Fin SqFt 1,990	**Lot Dimensions** 0x0		**Assoc Dues Freq** Monthly
AG Fin SqFt 1,990	**Approx. Lot Size SqFt**		**Assoc Restrictions** Yes
AG Unfin SqFt 0	**Lot Description**		**Exemptions**
Main Lvl SqFt 411	Level, 0-2.9999	**Tax ID**	No Exemptions
Upper Lvl SqFt 1,579		**Parcel ID** 00-00-00-000-000.000-000	
BG SqFt 0	**Lot #** 102	**Parcel ID 2**	**Proposed Financing Types**
BG Fin SqFt 0	**Location** City/Town/Suburb, Near	**Ann Taxes** $4,000.00 **Yr Payable** 2025	Cash, Conventional, VA
BG Unfin SqFt 0	**Fence** None	**Assessed Value**	
SqFt Source Builders Data		**Other Fees** **Frequency**	
# AG Bdrm 2	**Outbld 1** None	**Description**	**Auction** No
# BG Bdrm 0	**Outbld 2**	**Owner RE License Y/N** No	**Date** **Time**
Prc/SqFt $251.01	**Off Street Parking**	**Agent/Owner Related** No	**Reserved**

Lv/Grt Rm 21 x 20 Upper		**Sale Includes**	**Energy Efficient**
Family Rm 10 x 14 Upper		Dishwasher, Microwave, Refrigerator, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Range-Gas, Water Heater Gas	Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows
Kitchen 16 x 11 Upper	**Exterior**		
Dining Rm x	Brick, Stone, Cement Board		**Hvac**
Brkft Rm 7 x 7	**Roof** Asphalt, Shingle		HVAC (16 Seer+)
Den 14 x 13 Main	**Heat/Fuel**		
1st Bdrm 15 x 14 Upper	Electric, Heat Pump		**Energy Efficient Win/Doors**
2nd Bdrm 15 x 13 Upper			Double Pane Windows, Insulated Doors
3rd Bdrm x	**Cooling**	**Amenities**	
4th Bdrm x	Heat Pump	1st Bdrm En Suite, Balcony, Cable Available, Closet(s) Walk-in, Countertops-Solid Surf, Deck Covered, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Pantry-Walk In, Range/Oven Hk Up Gas/Elec, Twin Sink Vanity, Stand Up Shower, Tub/Shower Combination, Washer Hook-Up	**Green Certification**
5th Bdrm x	**Fireplace** N **Total #**		
Loft x	None		
Ladry Rm 7 x 6 Upper			
Rec Rm x			
Extra Rm x	**Water Utility** City		
Oth Rm1 x	**Sewer** City		
Oth Rm2 x	**Well Type** **Size**		
Oth Rm3 x	**Pool Type**		
Excluded from Sale:	**Common Amenities**		

Directions: McKinley St, E on University Ave, S on Dill Street to subdivision on West.

Village South is redefining luxury living near Ball State University—and this is your opportunity to be part of it from the very beginning. Now under construction, Unit 102 is one of only five thoughtfully designed townhomes in the first building of Village South. This is an exciting new neighborhood that blends timeless architecture with modern convenience, just moments from Ball State University, IU Health Ball Memorial Hospital, The Village, Minnetrista, and downtown Muncie. Offering approximately 1,990 square feet of finished living space, this three-level residence has been carefully designed for today's lifestyle. The lower level features an attached two-car garage along with a flexible living space perfect for a home office, guest suite, exercise room, media room, or hobby area, complete with a nearby full bath. The main living level is designed for entertaining, featuring an expansive open-concept kitchen, dining area, and living room that flow seamlessly onto a spacious rear deck. A walk-in pantry, powder room, and abundant natural light create a space that is equally functional and inviting. Upstairs, the private owner's suite offers a spacious bedroom, walk-in closet, and beautifully appointed bath, while a second bedroom also features its own private bath and walk-in closet, making the home ideal for guests, family members, or roommates. Buyers who purchase during construction may have the opportunity to select certain interior finishes, depending on the construction stage. For the first 3 founding buyers, ask me about possible builder incentives. Please note: Photos include both current construction progress and architectural renderings to illustrate the completed vision of the home. Additional photos will be added at each new completion stage. It's estimated this unit could be completed by November 15, 2026. The HOA fee is $250/mo, and this includes all common yard care and snow removal. Substantial landscaping is to follow. HOA documentation is expected to be complete in the next 30 days. This is your time to be a founding owner in this exciting new addition next to Ball State! A personal "dusty boots" tour of the property is available upon request. Taxes are estimated.

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

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