MLS # 202634093 Active | **Address** 1580 W North Street | **City** Muncie | **Zip** 47304 | **$399,500**











Area Delaware County
Twp Center
Sub Village South
Class RESIDENTIAL
Site-Built Home
Style One and Half Story
Traditional,
Yr Built 2026 **New Const.** No
#Rms 6 **Bdrm** 3 **FBath** 2 **HBath** 1
Fdr Slab

Bsmt Materia

Short Sale No **Reo** No
List Date 8/20/2026 **DOM** 92 **Original** $437,000
Garage Detached **# of Car** 2.0 **Garage SqFt** 462.00
Possessior day of close
Agent HC 33 **Client HC** 1 Unbranded Virtual Tour
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 2,194	**Approx Acres** 0.1500	**Legal** Village South Lot 7, Phase 1 -- Legal TBD	**Assoc Dues** $250.00
Total Fin SqFt 2,194	**Lot Dimensions** 0x0		**Assoc Dues Freq** Monthly
AG Fin SqFt 2,194	**Approx. Lot Size SqFt** 6,534		**Assoc Restrictions**
AG Unfin SqFt 0	**Lot Description**		**Exemptions**
Main Lvl SqFt 1,296	Level, 0-2.9999	**Tax ID**	No Exemptions
Upper Lvl SqFt 555		**Parcel ID** 00-00-00-000-000.000-000	
BG SqFt 0	**Lot #**	**Parcel ID 2**	**Proposed Financing Types**
BG Fin SqFt 0	**Location** City/Town/Suburb, Near	**Ann Taxes** $4,000.00 **Yr Payable** 2026	Cash, Conventional, FHA, VA
BG Unfin SqFt 0	**Fence** None	**Assessed Value**	
SqFt Source Builders Data		**Other Fees** **Frequency**	
# AG Bdrm 3	**Outbld 1** None	**Description**	**Auction** No
# BG Bdrm 0	**Outbld 2**	**Owner RE License Y/N** No	**Date** **Time**
Prc/SqFt $182.09	**Off Street Parking**	**Agent/Owner Related** No	**Reserved**

Lv/Grt Rm 23 x 12 Main		**Sale Includes**	**Energy Efficient**
Family Rm x		Dishwasher, Microwave, Refrigerator, Cooktop-Electric, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Water Heater Electric	Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows
Kitchen 16 x 13 Main	**Exterior**		
Dining Rm x	Cement Board		**Hvac**
Brkft Rm x	**Roof** Asphalt, Shingle		HVAC (16 Seer+)
Den x	**Heat/Fuel**		
1st Bdrm 15 x 11 Main	Electric, Heat Pump		**Energy Efficient Win/Doors**
2nd Bdrm 14 x 11 Main		**Amenities**	Double Pane Windows, Insulated Doors
3rd Bdrm 18 x 14 Upper	**Cooling**	1st Bdrm En Suite, Cable Available, Ceiling-9+, Closet(s) Walk-in, Countertops-Solid Surf, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Patio Covered, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up	
4th Bdrm x	Heat Pump		**Green Certification**
5th Bdrm x	**Fireplace** N **Total #**		
Loft x	None		
Ladry Rm 9 x 7 Main			
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**		
	None		

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

Village South is redefining what it means to live near Ball State University—and Lot 8 offers the opportunity to become one of the neighborhood's founding homeowners. Now under construction, this Alderwood courtyard villa blends timeless architecture, thoughtful design, and low-maintenance living in an exceptional location just moments from Ball State University, IU Health Ball Memorial Hospital, The Village, Minnetrista, and downtown Muncie. The home offers 1,851 square feet of finished villa living space, plus an additional 343 square feet of finished space above the detached two-car garage, for a total of approximately 2194 square feet of finished space. At the heart of the design is a private courtyard positioned between the home and garage—creating a wonderful outdoor extension of the living space for entertaining, grilling, relaxing, or gathering with friends. Inside, the main level is designed for today's lifestyle, with an open-concept kitchen, breakfast area, and living room that flow naturally together. Two bedrooms and the laundry are conveniently located on the main floor. Upstairs, an exceptionally spacious flex area provides tremendous versatility and could easily accommodate an additional bedroom, family room, home office, guest retreat, or combination of uses—making the home equally appealing for overnight guests, extended family, or roommates. Buyers purchasing during construction may also have the opportunity to select certain interior finishes, depending upon the stage of construction. For the first 3 founding buyers, ask me about possible builder incentives. The current estimated completion date is November 15, 2026. The HOA fee is anticipated to be $250 per month and includes common-area lawn care and snow removal. Substantial landscaping is to follow. Final HOA documentation is expected to be completed within approximately 30 days. Photos include architectural renderings illustrating the completed vision of the home, a Richmond location villa that is nearly identical to this unit, along with construction-progress photography as available. Additional photos will be added as construction advances. A personal "dusty boots" tour of the property is available upon request. The Richmond Villa model is available via the virtual tour link. Taxes are estimated. This is more than an opportunity to purchase a new home—it is an opportunity to be a first owner participating in an exciting new chapter next to Ball State University.

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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