

MLS # 202634093 Active		Address 1580 W North Street		City Muncie	Zip 47304	\$437,000
Area Delaware County Twtp 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 Material Short Sale No Reo No List Date 8/20/2026 DOM 4 Original \$437,000 Garage Detached # of Car 2.0 Garage SqFt 462.00 Possessor day of close School District Muncie Community Schools Elem Westview						
		Agent HC 21		Client HC 1		Unbranded Virtual Tour
		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						
D Assoc Doc 1 Seller Concessions Offer Y/N Yes Seller Concession Amount \$						
Total SqFt 2,194 Total Fin SqFt 2,194 AG Fin SqFt 2,194 AG Unfin SqFt 0 Main Lvl SqFt 1,296 Upper Lvl SqFt 555 BG SqFt 0 BG Fin SqFt 0 BG Unfin SqFt 0 SqFt Source Builders Data # AG Bdrm 3 # BG Bdrm 0 Prc/SqFt \$199.18		Approx Acres 0.1500 Lot Dimensions 0x0 Approx. Lot Size SqFt 6,534 Lot Description Level, 0-2.9999 Lot # Location City/Town/Suburb, Near Fence None Outbld 1 None Outbld 2 Off Street Parking		Legal Village South Lot 7, Phase 1 -- Legal TBD Tax ID Parcel ID 00-00-00-000-000-000-000 Parcel ID 2 Ann Taxes \$4,000.00 Yr Payable 2026 Assessed Value Other Fees Frequency Description Owner RE License Y/N No Agent/Owner Related No		Assoc Due: \$250.00 Assoc Dues Freq Monthly Assoc Restrictions Exemptions No Exemptions Proposed Financing Types Cash, Conventional, FHA, VA Auction No Date Time Reserved
Lv/Grt Rm 23 x 12 Main Family Rm x Kitchen 16 x 13 Main Dining Rm x Brkft Rm x Den x 1st Bdrm 15 x 11 Main 2nd Bdrm 14 x 11 Main 3rd Bdrm 18 x 14 Upper 4th Bdrm x 5th Bdrm x Loft x Ladry Rm 9 x 7 Main Rec Rm x Extra Rm x Oth Rm1 x Oth Rm2 x Oth Rm3 x Excluded from Sale:		Exterior Cement Board Roof Asphalt, Shingle Heat/Fuel Electric, Heat Pump Cooling Heat Pump Fireplace N Total # None Water Utility City Sewer City Well Type Size Pool Type Common Amenities None		Sale Includes Dishwasher, Microwave, Refrigerator, Cooktop-Electric, Kitchen Exhaust Hood, Oven-Convection, Oven-Electric, Water Heater Electric Amenities 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		Energy Efficient Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows Hvac HVAC (16 Seer+) Energy Efficient Win/Doors Double Pane Windows, Insulated Doors Green Certification:
M 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 Sell Office How Sold		CoSell Agent CoSell Office Conc Pd		Closing Date Selling Price		
Type		SP/LP%		Sold/Conc Rmks		

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