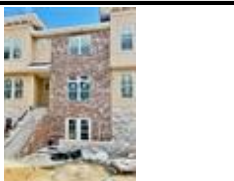
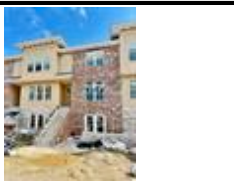


MLS # 202634078 Active		Address 1581 W North Street		City Muncie		Zip 47304		\$564,000	
Area Delaware County Twtp Center Sub Village South Class RESIDENTIAL Site-Built Home Style Two Story Traditional Yr Built 2026 New Const. No #Rms 7 Bdrm 2 FBath 3 HBath 1 Fdr Slab Bsmt Material		        							
List Date 8/20/2026 DOM 4 Original \$564,000		Garage Attached # of Car: 2.0 Garage SqFt 440.00		Possessor Day of Close		Agent HC 25 Client HC 1			
School District Muncie Community Schools		Elem Westview		Midd Northside		High Central			
List Agent 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	
Total SqFt 1,990		Approx Acres 0.0000		Legal Village South Unit 102, Legal Desc. to follow.		Assoc Due \$250.00		Seller Concession Amount \$	
Total Fin SqFt 1,990		Lot Dimensions 0x0		Tax ID		Assoc Dues Freq Monthly		Seller Concession Amount \$	
AG Fin SqFt 1,990		Approx. Lot Size SqFt		Parcel ID 00-00-00-000-000.000-000		Assoc Restrictions Yes		Seller Concession Amount \$	
AG Unfin SqFt 0		Lot Description		Parcel ID 2		Exemptions		Seller Concession Amount \$	
Main Lvl SqFt 411		Level, 0-2.9999		Ann Taxes \$4,000.00 Yr Payable 2025		No Exemptions		Seller Concession Amount \$	
Upper Lvl SqFt 1,579		Lot # 102		Assessed Value		Proposed Financing Types		Seller Concession Amount \$	
BG SqFt 0		Location City/Town/Suburb, Near		Other Fees		Cash, Conventional, VA		Seller Concession Amount \$	
BG Fin SqFt 0		Fence None		Description		Auction No		Seller Concession Amount \$	
BG Unfin SqFt 0		Outbld 1 None		Owner RE License Y/N No		Date		Seller Concession Amount \$	
SqFt Source Builders Data		Outbld 2		Agent/Owner Related No		Time		Seller Concession Amount \$	
# AG Bdrm 2		Off Street Parking		Sale Includes		Reserved		Seller Concession Amount \$	
# BG Bdrm 0				Dishwasher, Microwave, Refrigerator, Kitchen Exhaust		Energy Efficient		Seller Concession Amount \$	
Prc/SqFt \$283.42				Hood, Oven-Convection, Oven-Electric, Range-Gas,		Appliances, Doors,		Seller Concession Amount \$	
				Water Heater Gas		Electrical/Lighting, HVAC,		Seller Concession Amount \$	
Lv/Grt Rm 21x20 Upper		Exterior		Amenities		Insulation, Roofing,		Seller Concession Amount \$	
Family Rm 10x14 Upper		Brick, Stone, Cement Board		1st Bdrm En Suite, Balcony, Cable Available, Closet(s)		Thermostat/Controllers, Water		Seller Concession Amount \$	
Kitchen 16x11 Upper		Roof Asphalt, Shingle		Walk-in, Countertops-Solid Surf, Deck Covered,		Heater, Windows		Seller Concession Amount \$	
Dining Rm x		Heat/Fuel		Detector-Smoke, Disposal, Dryer Hook Up Electric,		Hvac		Seller Concession Amount \$	
Brkft Rm 7 x 7		Electric, Heat Pump		Eat-In Kitchen, Garage Door Opener, Landscaped,		HVAC (16 Seer+)		Seller Concession Amount \$	
Den 14x13 Main		Cooling		Pantry-Walk In, Range/Oven Hk Up Gas/Elec, Twin		Energy Efficient Win/Doors		Seller Concession Amount \$	
1st Bdrm 15x14 Upper		Heat Pump		Sink Vanity, Stand Up Shower, Tub/Shower		Double Pane Windows,		Seller Concession Amount \$	
2nd Bdrm 15x13 Upper		Fireplace N Total #		Combination, Washer Hook-Up		Insulated Doors		Seller Concession Amount \$	
3rd Bdrm x		None				Green Certification:		Seller Concession Amount \$	
4th Bdrm x		Water Utility City						Seller Concession Amount \$	
5th Bdrm x		Sewer City						Seller Concession Amount \$	
Loft x		Well Type						Seller Concession Amount \$	
Ladry Rm 7 x 6 Upper		Pool Type						Seller Concession Amount \$	
Rec Rm x		Common Amenities						Seller Concession Amount \$	
Extra Rm x								Seller Concession Amount \$	
Oth Rm1 x								Seller Concession Amount \$	
Oth Rm2 x								Seller Concession Amount \$	
Oth Rm3 x								Seller Concession Amount \$	
Excluded from Sale:								Seller Concession Amount \$	
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		Conc Pd							
Type		Sold/Conc Rmks							
SP/LP%									

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