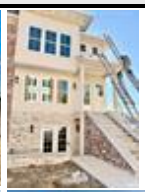
MLS # 202634080 Active | **Address** 1591 W North Street | **City** Muncie | **Zip** 47304 | **$599,500**











Area Delaware County
Twp Center
Sub Village South
Class RESIDENTIAL
Site-Built Home
Style Townhouse
Traditional
Yr Built 2026 **New Const.** Spec
#Rms 9 **Bdrm** 3 **FBath** 3 **HBath** 1
Fdr Slab

Bsmt Material

Short Sale No **Reo** No
List Date 8/20/2026 **DOM** 92 **Original** $619,500
Garage Attached **# of Car**s 2.0 **Garage SqFt** 528.00
Possessior Day of Close
Agent HC 36 **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
Seller Concession Amount $

Total SqFt 2,188	**Approx Acres** 0.0000	**Legal** Village South Unit 101, Legal Desc. to follow.	**Assoc Due**s $250.00
Total Fin SqFt 2,188	**Lot Dimensions** 0x0		**Assoc Dues Freq** Monthly
AG Fin SqFt 2,188	**Approx. Lot Size SqFt**		**Assoc Restrictions** Yes
AG Unfin SqFt 0	**Lot Description**		**Exemptions**
Main Lvl SqFt 425	Level, 0-2.9999	**Tax ID**	No Exemptions
Upper Lvl SqFt 1,763		**Parcel ID** 00-00-00-000-000.000-000	
BG SqFt 0	**Lot #** 101	**Parcel ID 2**	**Proposed Financing Types**
BG Fin SqFt 0	**Location** City/Town/Suburb, Near	**Ann Taxes** $4,000.00 **Yr Payable** 2025 - Estir	Cash, Conventional, VA
BG Unfin SqFt 0	**Fence** None	**Assessed Value**	
SqFt Source Builders Data		**Other Fees** **Frequency**	
# AG Bdrm 3	**Outbld 1** None	**Description** None	**Auction** No
# BG Bdrm 0	**Outbld 2**	**Owner RE License Y/N** No	**Date** **Time**
Prc/SqFt $273.99	**Off Street Parking** No	**Agent/Owner Related** No	**Reserved**

Lv/Grt Rm 18 x 14 Upper		**Sale Includes**	**Energy Efficient**
Family Rm 16 x 11 Upper		Dishwasher, Microwave, Refrigerator, Cooktop-Electric, Dryer-Electric, Kitchen Exhaust Hood, Oven-Convection, Oven-Gas, Range-Gas, Water Heater Electric	Appliances, Doors, Electrical/Lighting, HVAC, Insulation, Roofing, Thermostat/Controllers, Water Heater, Windows
Kitchen 16 x 9 Upper	**Exterior**		
Dining Rm x	Brick, Stone, Cement Board		**Hvac**
Brkft Rm 7 x 7 Upper	**Roof** Asphalt, Shingle		High Efficiency Furnace
Den 14 x 14 Main	**Heat/Fuel**		
1st Bdrm 17 x 14 Upper	Electric, Heat Pump		
2nd Bdrm 15 x 13 Upper			
3rd Bdrm 13 x 27 Upper	**Cooling**	**Amenities**	**Energy Efficient Win/Doors**
4th Bdrm x	Heat Pump	1st Bdrm En Suite, Cable Available, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Solid Surf, Crown Molding, Deck Covered, Detector-Smoke, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Range/Oven Hook Up Elec, Twin Sink Vanity, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Washer Hook-Up, Custom Cabinetry	Double Pane Windows, Energy Star Windows, Insulated Doors, Insulated Glass Windows
5th Bdrm x	**Fireplace** Y **Total #** 1		**Green Certification**s
Loft x	Living/Great Rm, Gas Log, One		
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**		
	None		

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 101 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 2,188 square feet of finished living space, this three-level residence has been carefully designed for today's lifestyle. An elevator serves all floors, providing exceptional accessibility and convenience. 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 "dusty boots" tour of the property is possible 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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