

April – May 2018

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HOME
GUIDE

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NEW LISTING



702 Lynwood Ct Union City \$139,900.
 Three-bedroom, two-bath home with attached two-car garage, covered rear deck, and fenced area in the back yard has to be seen to appreciate. This home has an open kitchen, dining, and family area with carpet and ceramic tile throughout. New composite entry and patio doors, newer standby Kohler whole house generator. All appliances - stove, microwave, refrigerator, washer and dryer, and water conditioner less than 5 years old (still in new condition). Chain-link partial fenced area in the back yard. This home is very economical to heat and cool (90 plus gas forced air heat and central air conditioning). Siding, roof, windows all in very good condition. Large 1st bedroom with walk-in closet and full bath. (759231) #6787



528 Walnut Street \$99,900.
 Nice 2,700 square foot, three-bedroom home located near schools in Union City with open kitchen/dining area, separate formal dining room, large family space with beautiful fireplace with insert, two car garage connected with breezeway. (750475) #6389

NEW PRICE



518 N State Line Rd., Union City \$59,500.
 Move right in to this nice affordable family home with huge backyard. Partially (chain link) fenced yard for pets, also storage shed with electric. Large living room, roomy kitchen and pine paneled dining room. Two large bedrooms down and more upstairs. New central air unit in 2017. Newer Trane furnace and electric water heater. Attached garage with paved driveway. Lots of storage! (753626) #6755

UNDER CONTRACT



10012 Coletown Lightsville Rd. Union City \$69,900.
 Country investment with lots of potential, this 2 unit rental has many updates and currently brings \$1100.00 a month in rents. Property could also be easily converted into a single family home. Call today for a showing. (728847) #6114

NEW PRICE



723 E Central Union City \$69,900.
 Totally remodeled inside! Updated kitchen, bathroom, laundry room, bedrooms, water heater, furnace, interior doors, paddle fans and lighting. Living room and all 3 bedrooms have hard wood floors. This home is adorable inside. Also, nice yard with large 1 car garage in rear with off street parking. (756576) #6770



403 W. Pearl St. Union City \$64,900.
 Ready renovation! This 7 unit apartment building currently has 4 units remodeled and rented. Buy it now and finish the last 3 to make them your own, Great investment opportunity in Union City, Indiana. (745473) #6151

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James R. Nance
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Shirley Lawrence
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Steve Welch
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Errol Klem
(765) 993-1356

NEW LISTING



**#1215
PENDING
204 Allen Dr., Union City.**

NEW LISTING



**#1210 - SOLD
29 Woodcrest Avenue, Winchester
Gas Light Addition
Sold in 1 day.**

IMMEDIATE POSSESSION



**#1180 - 3 BR, 1 BA
509 Westwood Ct., Winchester
\$70's.**

ESTATE SALE



**#1120
2 BR, 2 BA
108 Sunset Dr., Winchester-\$80's.**

ESTATE SALE



**#1135
2 BR, 2 BA
131 Sunset Dr., Winchester-\$80's.**

QUIET WILLARD LOCATION



**#1200
2 BR, 1 BA
517 Westwood Ct., Winchester-\$60's.**

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#7360 - BUILD THE HOME OF YOUR DREAMS ON LOT #8 LIS-SAARON DRIVE. This lot is 77.2x126.6. The price is right under \$10,000.00.

GOLF COURSE SETTING



#1185 - We have 3 available lots to finish out the building project at Willow Ridge. Lot 43 offers 14,300 sq. ft., giving you .3283 acres. This is a covenanted addition, protecting your property values and is a ready to build lot. Don't miss out in building the home of your dreams.

INVESTOR OR OWNER OCCUPIED



#1165 - We can make it happen. **600 Residence St., 333 East Fourth St., 343 East Fourth St.** Purchase the 600 Residence St. for \$65,000.00 or purchase all 3 properties for \$115,000.00. Call for details.

COUNTRY LIVING AT THE EDGE OF TOWN



#1095
3 BR, 2 BA
935 E. Short St., Winchester.

MOTIVATED SELLER



#1140
3 BR, 1+1/2+1/2 BA
804 S. Elm Blvd., Winchester.

Transform bathrooms with technology

Technology is infiltrating every room of the house. Many new home buyers are millennials, and this tech-savvy demographic covets technological innovations.

A recent survey by Better Homes & Gardens Real Estate indicates 77 percent of Generation X and Y home buyers want their homes equipped with the tech capabilities they have grown accustomed to. Many of these involve smart innovations, including those that can transform one of the most private rooms in the house - the bathroom.

Automated home theater rooms and Wi-Fi-enabled home security systems have become the norm, but what tech improvements are available to make the powder room more in touch with today's digital lifestyle?

According to the home improvement resource The Spruce, bathrooms have the most potential of any rooms to be improved with technology. The following are just some of the bathroom gadgets and gizmos no one should resist before giving a try.

• **Automatic faucets:** Infrared sensors have been helping keep public restrooms more hygienic for years. The same technology can be used in home bathrooms to curtail water waste and keep faucets and sinks from becoming infested with germs. In addition, faucets with built-in timers can be programmed to set tasks for brushing teeth or washing your face.

Instead of having to blast the volume on the portable speaker you use in the bathroom, a wireless

Continued on Inside Back Cover



Home Equity Loans with NO ANNUAL FEES

- Home Improvement
 - New Car
- School Expenses
 - Vacation
- Bill Consolidation

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Melissa Grimes 260-726-2727
Sandy Hendricks 260-251-0673
Jack Houck 260-729-2164
Brad Ontrop 765-748-1832
Troy Roberts 260-729-1205



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www.Century21.com



NEW PRICE



6900 N 650 E, Albany

- *3 bedrooms, 2 full baths
 - *Updated kitchen
 - *Great location
 - *Move in ready
- \$107,900

Jerod Clark 703-6162

NEW LISTING



2701 N Old HWY 27, Winchester

- *High Traffic Commercial Property
 - *Shop area
 - *Office area
 - *Bathroom
- \$129,500

Jerod Clark 260-703-6162

NEW LISTING



8829 S HWY 27, Portland

- *3 bedrooms, 2 baths
 - *Newer metal roof
 - *3 +/- acres
 - *Out buildings
- \$119,900

Jack Houck 260-729-2164



217 N Howard St, Union St., Union City

- *6 bedrooms, 1.5 baths
 - *Original woodwork
 - *Master suite
 - *Deck
- \$119,500

Jim Ellis 765-993-1753



2563 E 800 S, Portland

- *3 bedrooms, 1 bath
 - *2 car garage with workshop
 - *Fenced in yard
 - *Concrete patio
 - *Lots of storage
- \$82,000

Jerod Clark 260-703-6162

NEW LISTING



8572 N 600 E, Union City

- *6 bedrooms, 2 baths
 - *Newer furnace, windows, siding, & floor coverings
 - *Oak kitchen cabinets
 - *Deck/Pole Barn
- \$138,500

Troy Roberts 260-729-1205



TARTER REALTY

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103 N Meridian St Winchester, IN 47394 | 765.595.8155

SUMMER'S POINTE

Randolph County's Premiere Senior Living is waiting for you!

- 150 Sunset Drive, Winchester - \$114,900
New Construction. 2 bedroom, 2 bathroom.
- 152 Sunset Drive, Winchester - \$114,900
New Construction. 2 bedroom, 2 bathroom.
- 101 Rose Lane, Winchester - \$95,000
2 bedroom, 2 bathroom

FOR RENT:

129 Sunset Drive, Winchester
-2 bedroom, 2 bathroom. Maintenance free!

Call Paul Faddis 765-994-8533



960 E Washington St, Winchester - Great turn-key business ready for a new owner!! This 16 lane Bowling Center includes all kitchen equipment, liquor license, stock, and bowling equipment. If you have been looking for a business to own and operate or looking for an investment opportunity here is your chance!! Call Paul Faddis for more information 765-994-8533

FOR RENT

- 129 S 10TH, Richmond**
Upstairs 2 bedroom apartment - \$425/mo
- 808 W Main St, Muncie –**
3 units available
- Unit 1 - 2 bedroom apartment - \$550/mo
- Unit 2 - 2 bedroom apartment - \$550/mo
- Unit 3 - 1 bedroom, upstairs - \$375/mo
- 129 Sunset Dr, Winchester**
2 bedroom, 2 bathroom condo - \$930/mo
- 136 Pearl St, Winchester**
1 bedroom apartment - \$400/mo
- 422 E Water St, Portland**
2-3 Bedroom - \$600/mo
- 531 N 19th, Richmond**
2 bedroom apartment, fenced yard - \$425/mo
- 219 ½ East St, Winchester**
2 bedroom apartment - \$435/mo
- 520 W State St, Albany**
1 bedroom duplex - \$400/mo

For more pictures and rentals, please visit
www.RENTWITHTARTER.com

COMMERCIAL



236 N Columbia, Union City - Here is a great opportunity to own retail space in downtown Union City, Indiana. Originally this was 2 separate building's, but has been opened up to be one large space. With over 2,800 square feet of finished space and over 10,000 square feet of total space you will have more than enough room for any ideas you may have. The second and third floor of both spaces need finished, but could serve as either office, or residential space. \$35,000 Call Paul Faddis



Paul Faddis
765-994-8533

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TARTER REALTY AUCTION & APPRAISAL CO.

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201 S Franklin St, Lynn - This three bedroom, two bathroom home has a ton of updates and is priced to sell! The kitchen and second bathroom have been recently updated. The kitchen has new flooring, cabinets and countertops. The master bedroom is huge and has a master bathroom with a stand up shower and jetted bathtub. The home has a new AC unit, replacement windows, and newer carpet. The oversized detached garage provides for your vehicles and a shop area. Listed at \$78,000. Call Matt Tarter 260-729-7119

PRICE REDUCED



3924 N US Highway 27, Winchester - Modern, low maintenance, limestone 2 bedroom, 1.5 bathroom home that is just minutes from Winchester. There have been many updates including tile in the foyer and kitchen, hardwood laminate in the dining room and a bedroom, new central air unit in 2016 and new boiler unit in 2006. There is a 30 x 40 insulated and heated pole barn with 200 amp service. Landscaping has been updated and maintained yearly. This home is a must see at just \$135,900. Call Dave Tarter 765-546-1038

NEW LISTING CALL TIM PASSMORE 765-546-2961



400 Maryland St, Parker City - 1400 square feet of **WONDERFUL!** This three bedroom, two bath home located on the south edge of Parker City is just minutes from Muncie and is located in the Monroe Central School District. This home features many recent updates within the last few years including a new roof, furnace and water heater to name a few. The home has a master suite featuring walk-in closet and master bath with double vanity. Built in 1999 and many recent updates - Don't miss out on seeing this fine property!



406 S Main St, Winchester - This well maintained, move-in ready home, with wonderful landscaping is very inviting. The home sits on a large double lot. The large detached garage features parking for multiple vehicles. Inside the rooms are large and feature some lovely woodwork, stained glass windows and a large pocket door. The kitchen has been remodeled. With everything this home has to offer, it doesn't get much better than this! \$149,900 - Call Bryant Gentry 765-546-8543



Just Minutes from:

- **Prairie Creek Reservoir**
- **Delaware Country Club**
- **Monroe Central High School**
- **Wapahani High School**

MORTGAGE PAYMENT CHART

We have included this chart to help you determine your approximate payment!
The first figure is for a 15 year loan, the second is for a 30 year loan.

Mortgage Amount	4.5%	5.0	5.5%	6.0	6.5%
50,000	383	395	409	422	436
	253	268	284	300	316
55,000	421	435	449	464	479
	279	295	312	330	348
60,000	459	474	490	506	523
	304	322	341	360	379
65,000	497	514	531	549	566
	329	349	369	390	411
70,000	536	554	572	591	610
	355	376	397	420	442
75,000	574	593	613	633	653
	380	403	426	450	474
80,000	612	633	654	675	697
	405	429	454	480	506
85,000	650	672	695	717	740
	431	456	483	510	537
90,000	688	712	735	759	784
	456	483	511	540	569
100,000	765	791	817	844	871
	506	537	568	600	632
110,000	841	870	899	928	958
	557	591	625	660	695
120,000	918	949	981	1013	1045
	608	644	681	719	758
130,000	994	1028	1062	1097	1132
	659	698	738	779	822
140,000	1071	1107	1144	1181	1220
	709	752	795	839	885
150,000	1147	1186	1226	1266	1307
	760	805	852	899	948
160,000	1224	1265	1307	1350	1394
	811	859	908	959	1011
170,000	1300	1344	1389	1435	1481
	861	913	965	1019	1075

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ACREAGE



9434 W 200 S, Farmland - Here is your chance to make that updated country home you've been dreaming of! And with some remodeling work this home could be a showcase once again. Much of its 1911 original charm is still evident - original wood doors, door casings, and wood floors underneath much of the carpet as well. The over 3.5 acres of the property is tree-lined without any close neighbors which gives you ultimate privacy and seclusion. There are numerous outbuildings on the property that could be salvaged showcased by the large red barn with hand-hewn beams and stalls. A newer furnace and brand new bladder tank round out this unique property. There aren't many opportunities like this one so do not delay! \$89,000

BUILDING LOTS



TANGLEWOOD SUBDIVISION, Parker City - Conveniently located in Parker City. There are 11 lots for sale in Tanglewood Subdivision. Prices range from \$15,000 to \$18,000 per lot and are ready to build on!

NEW LISTING



203 NW 17th, Richmond - Very well maintained 2BR, 1 bath home in Richmond! This home features a three-season front porch w/lifetime warranty windows which is transferable to the new owner. There are two stoves, washer and dryer, refrigerator, dishwasher, and window treatments offered in the sale of this property. Full, dry basement that will provide lots of storage room. The 10 x 12 shed in the back yard is in excellent shape. Come take a look at this one, you won't be sorry you did! \$69,900

MONROE CENTRAL SCHOOLS



203 E. Pursley, Farmland - This two bedroom, one bath home is located on a corner lot in beautiful historic Farmland. There is a screened-in porch that provides excellent cover before entering the kitchen. \$40,000

MONROE CENTRAL SCHOOLS



101 S. Plum, Farmland - Very well kept 2 bedroom, 1 1/2 bath home near downtown Farmland that could easily be converted into a 3 bedroom home. It offers a 22 x 11 Florida room and a 10 x 8 covered patio off the back side. There are cedar lined closets throughout, very large living room with masonry fireplace, and an eat-in kitchen. Also included is a one car attached garage with its own heater and garage door opener. \$99,999

COMMERCIAL



101 N. Main St., Farmland - This is a once in a lifetime opportunity. Here is your chance to own a piece of history along with a well established business situated in downtown Historic Farmland. The Chocolate Moose has the downstairs set-up as an old time soda shop. Second level is new renovated living quarters. \$379,900



104 N. Main
Farmland, IN 47340



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744-2864



Jarrett Fleisher
Assoc. Broker
716-8418



Terry Harvey
Assoc. Broker
317-727-4745

Email: www.wagnerauctioneering@yahoo.com

NEW LISTING



302 E. Jackson, Farmland - Affordable, small town living in Monroe Central Schools! Features include 2 bedrooms, large living room, eat-in kitchen, and utility room. Vinyl siding, replacement windows, newer gas furnace and metal roof. Don't miss out on this great opportunity! \$39,999

ACREAGE



2332 W 850 N, Ridgeville - Manufactured home on just under 3 roiling acres. Home has three bedrooms and two full baths. Large 50' x 50' barn with concrete floor. Barn is partially heated and has an office and workshop that would be great for a home business! Lots of opportunities here!! \$60,000

MONROE CENTRAL SCHOOLS



241 N. Third, Parker City - Updates, updates, updates! Come and check out this beautifully remodeled 3 bedroom, 2 bathroom property in Parker City. The home has new siding, a new roof, doors, front porch, and all new interior framing, drywall, the electrical system and plumbing are all new, new on demand tankless water heater, new 96% efficient gas forced air furnace, central air, new cabinets, counter tops, new vanities, lighting and paint. You will also love the tile flooring in this home. The home also includes a beautiful front porch area which would be great for enjoying the evening sunsets or a good read. \$77,900

NEW LISTING



201 S. Evans, Saratoga - Come check out this 4 bedroom, 1 1/2 bath beautifully updated in Saratoga. The home sits on a corner lot and has a huge backyard. The hardwood floors and the barn wood sliding doors are very neat bonuses this home offers. The living room offers a fireplace and is carpeted. The home has new siding and a newer roof and has an awesome front porch on the north side of th house. If you are looking for a two-story house with over 1,800 sq. ft. that has been well taken care of, you have come to the right place. \$69,900

NEW LISTING



10700 E 700 S, Selma - Truly an "Opportunity of a Lifetime"! This recently updated country home has been upgraded and painstakingly remodeled as a "forever home." This home combines comfortable and quiet country living with plenty of outdoor room and a "state-of-the-art" heated show barn that provides unlimited possibilities! You will love the functionality of the cherry and granite custom kitchen, along with four bedrooms and spacious "mud room." This home is situated near Prairie Creek Reservoir. \$260,000

NEW LISTING



609 S 900 W, Farmland - Don't let the manufactured home fool you! The inside of this home has been completely redone. Beautiful white kitchen cabinets and a striking laminate floor which carries on into the large 26' x 21' living room is just the beginning of what this home has to offer. There are 4 bedrooms and 2 full baths in this home. The home sits on 3 acres of good 'ole country landscape with a detached 2 car garage and a very well maintained 50' x 40' pole barn. \$144,900

Transform bathrooms with technology

Continued from page 4

speaker is built into some showerheads. This enables those who like to sing in the shower or listen to podcasts while washing up to enjoy this luxury effortlessly.

alone showers were introduced to the modern bathroom, tubless designs have been replaced with streamlined soaking tubs. Tubs come with different features, including chromatherapy, which employs



- **Smarter weight management:**

Bathroom scales have gone high-tech as well, with various options enabling users to measure weight, BMI and body fat percentage before sending the data wirelessly to a phone, tablet or computer. This can put you in greater control of fitness goals.

- **High-tech toilets:** Borrowing ideas from bidets and trends around the world, modern toilets do not require hands or paper. These toilets have temperature-controlled water, spritzing wands and air dryers to clean and sanitize. Self-cleaning toilets help busy professionals save time and are ideal for those who always want their bowls as clean as possible. And if you desire extra comfort, toilet seat warmers are available, while LED lights can make nighttime restroom visits easier.

- **Soaking tubs:** As fast as stand-

alone showers were introduced to the modern bathroom, tubless designs have been replaced with streamlined soaking tubs. Tubs come with different features, including chromatherapy, which employs

colored lights to enhance mood. Air baths are controlled electronically and provide different levels of sensation for those who are skipping the hot tub. Round out these innovations with automated lights, chilled medicine cabinets and aromatherapy, and your bathroom will indeed become a technological spa. SH182693

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