

Residential **77047127** Active

261 W Hill St Wabash, IN 46992

\$134,000



County: Wabash **Township:** Noble
Style: 2 Story **School Dist:** Wabash
Rooms: 14 **Apx Age:** 111
Bedrms: 5
Baths: 4 **Subdiv:** OTHER-WABASH CO
Half Baths: 0 **Possession:** 30 DAC
Apx Acres: .15
Lot Size: 49.5 X 132
Parcel: 85-14-11-303-030.000-009
Legal: WESTERN E 1/2 E 1/2 W 56
HOA: N

[click on photo for additional pictures](#)

Apx SF 1st Flr: 1341 **Apx SF 2nd Flr:** 1318 **Apx SF 3rd Flr:** 1300 **Apx Tot SF:** 3959
Apx SF Bsmt: 975 **Apx BG Fin SF:** 0 **Apx Tot Fin SF:** 3959
Garage Dim: 20 X 24 **# Remotes:** 2
Annual Taxes: 1763 **Average Gas:** 329 **Average Elect:** 82 **Cov./Restrict:** No

Exemptions: Homestead , Mortgage

Windows: Other

Int Features: Garage Door Remote(s) , Smoke Alarm(s) , Washer/Dryer Hookup , Window Coverings-All

Ext Features: Patio , Public Sidewalk

Appliances: Dishwasher , Disposal , Range , Refrigerator

DOM: 84

Fnd/Bsmt: Basement

Garage: 3+ Car Detached

Ext Finish: Stone

Wtr/Sewer: Water-City , Sewer-City

Heating: Gas Hot Water

Air: Window Unit(s)

Wtr Heater: Gas

Driveway: Asphalt

Flooring: Carpet , Hardwood , Vinyl

Porch: Open

Show Inst: 24 Hour Notice , Key in Office

Fireplaces: 2

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	9.9 X 12	2	DR	14 X 15.5	1
BR 2	10 X 11	2	FR	13 X 13	1
BR 3	9 X 13.9	2	LR	12 X 18.5	1
BR 4			KIT	11.8 X 14	1
BA 1	9 X 9	1	BRK		
BA 2	9 X 6	2	OTH	5X4 Foyer	
BA 3	9 X 8	3	UTIL	Bsmt	LL

Directions: Cass St. to W. Hill. Turn west on Hill to second home on south side of street

Remarks: Beautiful large home would make a nice B & B. Low maintenance Indiana limestone. The third floor has a range and refrigerator. The basement washer and two dryers are negotiable. New roof in 2007, all new wiring and plumbing. Newer water heater. Third floor has new windows - tilt in double glazed low-e vinyl replacement windows. Two detached garages.



Prepared For You By:

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