

Residential 77052614 Active

522 Elm Street Wabash, IN 46992

\$72,000 

**County:** Wabash      **Township:** Noble  
**Style:** One Story      **School Dist:** Wabash  
**Rooms:** 8      **Apx Age:** 88  
**Bedrms:** 3  
**Baths:** 1      **Subdiv:** OTHER-WABASH CO  
**Half Baths:** 1      **Possession:** DOC  
**Apx Acres:** .17  
**Lot Size:** 59x132  
**Parcel:** 122761111402047  
**Legal:** John B Gries 10, John B Greis 12x54x2x78"9"  
**HOA:** N

[click on photo for additional pictures](#)

<b>Apx SF 1st Flr:</b> 1536	<b>Apx SF 2nd Flr:</b> 0	<b>Apx SF 3rd Flr:</b> 0	<b>Apx Tot SF:</b> 1536
<b>Apx SF Bsmt:</b> 768	<b>Apx BG Fin SF:</b> 0	<b>Apx Tot Fin SF:</b> 1536	
<b>Garage Dim:</b> 16x28	<b># Remotes:</b> 2	<b>Average Elect:</b> 0	<b>Cov./Restrict:</b> No
<b>Annual Taxes:</b> 0	<b>Average Gas:</b> 0		

**Exemptions:** Homestead , Mortgage  
**Int Features:** Garage Door Remote(s) , Pantry , Washer/Dryer Hookup , Window Coverings-All  
**Ext Features:** Deck , Fence-Part , Patio , Public Sidewalk  
**Appliances:** Convection Oven , Disposal , Dryer , Range , Refrigerator , Washer  
**DOM:** 268

**Fnd/Bsmt:** Crawl , Basement , Unfinished  
**Ext Finish:** Stone , Vinyl  
**Heating:** Gas Forced Air  
**Wtr Heater:** Gas  
**Flooring:** Carpet , Hardwood , Vinyl  
**Show Inst:** LBOX-Electronic

**Windows:** Other  
**Garage:** 1 Car Detached , 2 Car Carport  
**Wtr/Sewer:** Water-City , Sewer-City  
**Air:** Central  
**Driveway:** Gravel  
**Porch:** Covered  
**Fireplaces:** 0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	13.1x13	1	DR	13.2x13.3	1
BR 2	8.11x11.3	1	FR	13.9x12.8	1
BR 3	11.5x13.4	1	LR	15.2x12.10	1
BR 4			KIT	11.4x14	1
BA 1	2.6x7.11	1	BRK		
BA 2	4.1x5.3	1	OTH		1
BA 3			UTIL	7.6x5.7	1

**Directions:** Cass street-to left on Stitt, right on Wabash street, left on Elm , property is on left side of street on top of hill. Off street parking at the back.

**Remarks:** Amazing, tastefully decorated home with all of the original hardwood floors. Must see inside of home to appreciate all its space and beauty. Offers tons of storage throughout. Huge yard! Extremely low property taxes of only \$0.00 a year. Pack your bags and move right in to this extremely beautiful, fully aplianced home! Previous taxes \$5.00!

**Prepared For You By:**

ATHELIA CHAIN of WABASH REALTY, LLC.

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