

## Customer Display

Residential 77053266 Active

80 E Sinclair Wabash, IN 46992

\$34,900 

County:	Wabash	Township:	Noble
Style:	2 Story	School Dist:	Wabash
Elem. School:		Middle School:	
Rooms:	9	Apx Age:	104
Bedrms:	4	Subdiv:	OTHER-WABASH CO
Baths:	2	Possession:	DOC
Half Baths:	0		
Apx Acres:	.10		
Lot Size:	33x132		
Parcel:	85-14-11-302-122.000-009		
Legal:	OP E 1/2 208		
HOA:	No	Monthly Assoc. Fees:	\$

[click on photo for additional pictures](#)
[Virtual Tour](#)

Apx SF 1st Flr:	1074	Apx SF 2nd Flr:	704	Apx SF 3rd Flr:	0	Apx Tot SF:	1778
Apx SF Bsmt:	700	Apx BG Fin SF:	0	Apx Tot Fin SF:	1778		
Garage Dim:	0	# Remotes:	0				
Annual Taxes:	1050.34	Average Gas:	0	Average Elect:	150	Cov./Restrict:	No

Exemptions:	None	Windows:	Replacement , Vinyl
Int Features:	Cable Available , Ceiling Fan(s) , Window Coverings-None		
Ext Features:	Fence-Part , Public Sidewalk		
Appliances:	None		
DOM:	425		

Fnd/Bsmt:	Crawl , Basement , Unfinished	Garage:	None , Parking Spaces
Ext Finish:	Vinyl	Wtr/Sewer:	Water-City , Sewer-City
Heating:	Elec Forced Air	Air:	None
Wtr Heater:	Electric	Driveway:	None
Flooring:	Hardwood , Vinyl	Porch:	Covered , Wrap Around Porch
Show Inst:	LBOX-Electronic	Fireplaces:	0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	12 x 15	1	DR	12 x 15	1
BR 2	10 x 14	2	FR		
BR 3	12 x 12	2	LR	10 x 12	1
BR 4	12 x 12	2	KIT	12 x 12	1
BA 1	5 x 9	1	BRK	comb /w kitchen	
BA 2	5 X 7	2	OTH	10 x 10	1
BA 3			UTIL	10 x 15	1

Directions: Wabash Street to East Sinclair

Remarks: Newly painted and decorated inside & new front porch With original woodwork and new electric furnace, water heater, vinyl windows, vinyl siding and roof all in 06/07, wrap around front porch, large back yard with enclosed 6 ft privacy fence, street parking and parking off the alley. A little TLC is all it needs!

**Prepared For You By:**

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