

Residential 77053504 Active

**1035 Saint James Court Wabash, IN 46992**

(12) 
 
 (2) 
 \$254,900



**County:** Wabash    **Township:** Noble  
**Style:** Ranch    **School Dist:** Wabash  
**Elem. School:**    **Middle School:**  
**Rooms:** 10    **Apx Age:** 43  
**Bedrms:** 4  
**Baths:** 2    **Subdiv:** OTHER-WABASH CO  
**Half Baths:** 1    **Possession:** Neg  
**Apx Acres:** .32  
**Lot Size:** 36X133 & 70X130  
**Parcel:** 85-14-03-404-073.000-009  
**Legal:** CANDLELITE VILLAGE PT 50 CANDLELITE VILLAGE 51  
**HOA:** Yes    **Monthly Assoc. Fees:** \$

[click on photo for additional pictures](#)

<b>Apx SF 1st Flr:</b> 2421	<b>Apx SF 2nd Flr:</b> 0	<b>Apx SF 3rd Flr:</b> 0	<b>Apx Tot SF:</b> 2421
<b>Apx SF Bsmt:</b> 2421	<b>Apx BG Fin SF:</b> 1610	<b>Apx Tot Fin SF:</b> 4031	
<b>Garage Dim:</b> 24x25	<b># Remotes:</b>		
<b>Annual Taxes:</b> 30	<b>Average Gas:</b> 0	<b>Average Elect:</b> 0	<b>Cov./Restrict:</b> Yes

**Exemptions:** Homestead    **Windows:** Wood  
**Int Features:** Built in Generator , Cable Available , Garage Door Remote(s) , Kitchen Island , Pantry , Skylight(s) , Utility Sink , Vaulted Ceilings , Washer/Dryer Hookup , Wetbar , Wired for Sec. Sys. , Workshop/Studio  
**Ext Features:** Patio , Storage Building  
**Appliances:** Dishwasher , Disposal , Dryer , Jenn Aire or Equiv. , Microwave , Refrigerator , Stove Top , Wall Oven , Washer , Water Softener- Owned  
**DOM:** 550

**Fnd/Bsmt:** 75 pct. Finished , Basement , Walk Out    **Garage:** 2 Car Attached  
**Ext Finish:** Brick    **Wtr/Sewer:** Sewer-City , Water-City  
**Heating:** Gas Forced Air    **Air:** Central  
**Wtr Heater:** Electric , Other See Remarks    **Driveway:** Concrete  
**Flooring:** Carpet , Other See Remarks , Tile    **Porch:** Open  
**Show Inst:** 24 Hour Notice , LBOX-Electronic    **Fireplaces:** 2

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	17.6 x 14.11 M	1	DR	combo w/LR	1
BR 2	11.8 x 14.8	1	FR	13.8 x 16.5	1
BR 3	11.3 x 11.7	1	LR	25.4 x 14.7	1
BR 4	11.8 x 10.9	1	KIT	13.8 x 14.7	1
BA 1	6.2x6.5 4.11x8M	1	BRK		
BA 2	8 x 7.7 Hall Ba	1	OTH	6.8 x 9.3 entry	1
BA 3	3 x 6.6 1/2 Ba	1	UTIL	16.1 x 8	1

**Directions:** US 24 to Alber St, south on Alber to Candlelite Village subdivision (Mitten-Oxford Dr area) to St. James Court to address.

**Remarks:** With over 4,000 sq ft of finished living area, this ranch features custom design throughout. Vaulted ceiling w/sky lights in kitchen, ceramic tile, custom brick design around fireplace in FR and double sided fireplace in basemt FR/rec area. Custom kitchen has all newer Jenn-air, GE Profile, and Maytag appliances, finished walkout basement also features FR, Rec room, kitchen area and wet bar. Four bdms, 2.5 baths and 2+C garage. See attached sheet for all the amenities this home offers! Qualified buyers please! 07/08 taxes \$56.62.



**Prepared For You By:**

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 07/26/2010 09:33 AM