

Customer Display

Residential 77054476 Active

1025 Falls Ave. Wabash, IN 46992

\$89,900 

County: Wabash **Township:** Noble
Style: Ranch **School Dist:** Wabash
Elem. School: OJ Neighbors Elementary **Middle School:** Wabash Middle
Rooms: 7 **Apx Age:** 53
Bedrms: 3
Baths: 1 **Subdiv:** OTHER-WABASH CO
Half Baths: 0 **Possession:** DOC
Apx Acres: .25
Lot Size: 70 X 155
Parcel: 85-14-40-201-023.000-009
Legal: E & H WPT .23 A 37
HOA: No **Monthly Assoc. Fees:** \$

[click on photo for additional pictures](#)

Apx SF 1st Fir: 1040	Apx SF 2nd Fir: 0	Apx SF 3rd Fir: 0	Apx Tot SF: 1040
Apx SF Bsmt: 1040	Apx BG Fin SF: 1040	Apx Tot Fin SF: 2080	
Garage Dim: 0	# Remotes: 0		
Annual Taxes: 0	Average Gas: 105	Average Elect: 89	Cov./Restrict: U

Exemptions: Age, Homestead **Windows:** Wood
Int Features: Cable Ready, Smoke Alarm(s), Washer/Dryer Hookup, Window Coverings-All
Ext Features: Fence-Part, Patio, Fence-Chain Link
Appliances: Disposal, Dryer, Range-Gas, Refrigerator, Washer, Water Softener-Owned
DOM: 289

Fnd/Bsmt: Basement, Finished, Walk Out	Garage: 1 Car Carport
Ext Finish: Brick	Wtr/Sewer: Water-City, Sewer-City
Heating: Gas Forced Air	Air: Central
Wtr Heater: Gas	Driveway: Concrete
Flooring: Carpet, Hardwood, Vinyl	Porch: Covered, Open
Show Inst: LBOX-Electronic	Fireplaces: 0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	13 X 13.8	1	DR	with LR	1
BR 2	8 X 12	1	FR	24 X 25	LL
BR 3	11 X 10.3	1	LR	13 X 17	1
BR 4			KIT	11.5 X 12	1
BA 1	7 X 6.5	1	BRK		
BA 2			OTH	storage	LL
BA 3			UTIL	10 X 11	LL

Directions: Stitt St. west to Falls Ave. Turn north (right), first house north of Falls Cemetery on the RH side.

Remarks: Nice "used brick" house with lots of hardwood floors. High efficiency Carrier furnace and central AC. Finished basement has family room, utility room, and lots of storage. The "walk out" has patio and newer stone. Property taxes for 2009 are zero and last year for 2008, taxes were \$5.

**Prepared For You By:**

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