

Customer Display

Residential 77056867 Active

1051 Falls Wabash, IN 46992

\$165,000 

County: Wabash **Township:** Noble
Style: 2 Story **School Dist:** Wabash
Elem. School: **Middle School:**
Rooms: 10 **Apx Age:** 109
Bedrms: 4
Baths: 1 **Subdiv:** OTHER-WABASH CO
Half Baths: 1 **Possession:** neg
Apx Acres: 1.00
Lot Size: 1 ac
Parcel: 85-14-40-201-020.000-009
Legal: E & H W PT SUB CHARLEY 37
HOA: N

[click on photo for additional pictures](#)

Apx SF 1st Flr: 1242	Apx SF 2nd Flr: 1026	Apx SF 3rd Flr: 0	Apx Tot SF: 2268
Apx SF Bsmt: 250	Apx BG Fin SF: 0	Apx Tot Fin SF: 2268	
Garage Dim: 40 x 30	# Remotes:		
Annual Taxes: 0	Average Gas: 90	Average Elect: 60	Cov./Restrict: No

Exemptions: Homestead , Mortgage **Windows:** Wood
Int Features: Security System , Sump Pump , Window Coverings-All
Ext Features: Deck
Appliances: Dishwasher , Disposal , Dryer , Range-Gas , Washer , Water Softener-Owned
DOM: 134

Fnd/Bsmt: Basement , Crawl , Unfinished	Garage: 3 Car Detached , Parking Spaces
Ext Finish: Asphalt	Wtr/Sewer: Sewer-City , Water-City
Heating: Gas Forced Air	Air: Central
Wtr Heater: Gas	Driveway: Gravel
Flooring: Carpet , Laminate	Porch: Open
Show Inst: LBOX-Electronic	Fireplaces: 0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	15 x 12	2	DR	17x12	1
BR 2	15 x 14	2	FR	15x15	1
BR 3	15 x 15	2	LR	15x15	1
BR 4	12 x 10	1	KIT	17x12	1
BA 1	6 x 5	1	BRK		
BA 2	17x12	2	OTH		
BA 3			UTIL	off kitchen	1

Directions: Falls Avenue past Falls Cemetery, (north of Stitt St) to 1051 Falls Ave.

Remarks: Island cooking in this kitchen, all appliances, Lr, Dr, Fr, office, can be 4th Br. 1.5 Ba, new roof with new sheeting-new flashing garage 40x30, Added 1/2 bath in heated garage too!

Prepared For You By:

SUE DICKOS of WABASH REALTY, LLC.

807 N. CASS ST. SUITE A

WABASH, IN 46992

Email: suedickos@hotmail.com

Listing Provided By: WABASH REALTY, LLC.

Office Ph: (260) 563-4962

Cell Ph: (260) 571-5639