

## Customer Display

Residential 77057996 Active

7852 W RIVER ROAD Roann, IN 46974

\$159,900 

County: Wabash Township: Paw Paw  
 Style: 2 Story School Dist: Northfield  
 Elem. School: Middle School:  
 Rooms: 10 Apx Age: 79  
 Bedrms: 4  
 Baths: 2 Subdiv: OTHER-WABASH CO  
 Half Baths: 0 Possession: 30 DAC  
 Apx Acres: 2.09  
 Lot Size: 2.09  
 Parcel: 85-05-35-300-048.000.010  
 Legal: PT SW 1/4 35-29-5  
 HOA: N

[click on photo for additional pictures](#)

|                 |         |                 |      |                 |      |                |      |
|-----------------|---------|-----------------|------|-----------------|------|----------------|------|
| Apx SF 1st Flr: | 1427    | Apx SF 2nd Flr: | 1147 | Apx SF 3rd Flr: | 0    | Apx Tot SF:    | 2574 |
| Apx SF Bsmt:    | 573     | Apx BG Fin SF:  | 0    | Apx Tot Fin SF: | 2574 |                |      |
| Garage Dim:     | 28 X 30 | # Remotes:      |      |                 |      |                |      |
| Annual Taxes:   | 54.84   | Average Gas:    | 0    | Average Elect:  | 0    | Cov./Restrict: | No   |

**Exemptions:** Homestead , Mortgage **Windows:** Wood  
**Int Features:** Ceiling Fan(s) , Garage Door Remote(s) , Smoke Alarm(s) , Washer/Dryer Hookup  
**Ext Features:** Farm Barn , Outbuilding(s)  
**Appliances:** Built In Microwave , Dishwasher , Range , Refrigerator , Water Softener-Owned  
**DOM:** 76

|  |   |
|--|---|
| <b>Fnd/Bsmt:</b> Basement , Crawl , Unfinished     | <b>Garage:</b> 2 Car Attached               |
| <b>Ext Finish:</b> Wood                            | <b>Wtr/Sewer:</b> Sewer-Septic , Water-Well |
| <b>Heating:</b> Gas Hot Water                      | <b>Air:</b> Wall Unit(s)                    |
| <b>Wtr Heater:</b> Gas                             | <b>Driveway:</b> Gravel                     |
| <b>Flooring:</b> Carpet , Vinyl                    | <b>Porch:</b> Covered                       |
| <b>Show Inst:</b> 24 Hour Notice , LBOX-Electronic | <b>Fireplaces:</b> 0                        |

| ROOM | DIM          | LEVEL | ROOM | DIM            | LEVI |
|------|--------------|-------|------|----------------|------|
| BR 1 | 11.3 X 12.3  | 1     | DR   | 12 X 17.10     | 1    |
| BR 2 | 11.11 X 12   | 1     | FR   |                |      |
| BR 3 | 12.4 X 12.6  | 1     | LR   | 18.8 X 14.3    | 1    |
| BR 4 | 12.2 X 10.2  | 2     | KIT  | 12.5 X 12.2    | 1    |
| BA 1 | 5.4 X 5.1    | 1     | BRK  |                |      |
| BA 2 | 9.7X7.3NEW   | 2     | OTH  | 6.1X3.2LAUNDRY | 1    |
| BA 3 | 12.2X13 BDRM | 2     | UTIL | 11.6 X 6.6     | 1    |

**Directions:** St Rd 16 to Stockdale Dam Bridge, cross bridge, turn to right(Wabash/Miami Co line road to CR700W, house is on north side road)

**Remarks:** All of the second level is new bedroom, full bath and hook-ups for laundry! Three bdrms on main floor, another full bath, form DR and big eat in kitchen! Attached 2+ C garage and nice yard w/barn out back! Must see, great place for family!

**Prepared For You By:**

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