

Residential 77059780 Active

**44 E Maple St Wabash, IN 46992**

(1)



Map



(3)

**\$83,000** 

<b>County:</b>	Wabash	<b>Township:</b>	Noble
<b>Style:</b>	2 Story	<b>School Dist:</b>	Wabash
<b>Elem. School:</b>		<b>Middle School:</b>	
<b>Rooms:</b>	9	<b>Apx Age:</b>	110
<b>Bedrms:</b>	4	<b>Subdiv:</b>	OTHER-WABASH CO
<b>Baths:</b>	1	<b>Possession:</b>	Neg
<b>Half Baths:</b>	1		
<b>Apx Acres:</b>	.20		
<b>Lot Size:</b>	66 X 132		
<b>Parcel:</b>	85-14-11-302-075.000-009		
<b>Legal:</b>	NORTHERN & CONT NORTHERN 41		
<b>HOA:</b>	No	<b>Monthly Assoc. Fees:</b>	\$

[click on photo for additional pictures](#)

<b>Apx SF 1st Flr:</b>	1113	<b>Apx SF 2nd Flr:</b>	616	<b>Apx SF 3rd Flr:</b>	0	<b>Apx Tot SF:</b>	1729
<b>Apx SF Bsmt:</b>	80	<b>Apx BG Fin SF:</b>	0	<b>Apx Tot Fin SF:</b>	1729		
<b>Garage Dim:</b>	384	<b># Remotes:</b>					
<b>Annual Taxes:</b>	94.76	<b>Average Gas:</b>	96	<b>Average Elect:</b>	110	<b>Cov./Restrict:</b>	No

<b>Exemptions:</b>	Homestead , Mortgage	<b>Windows:</b>	Wood
<b>Int Features:</b>	Cable Available , Ceiling Fan(s) , Smoke Alarm(s) , Sump Pump , Washer/Dryer Hookup , Window Coverings-All		
<b>Ext Features:</b>	Outbuilding(s) , Public Sidewalk		
<b>Appliances:</b>	Range , Refrigerator		
<b>DOM:</b>	145		

<b>Fnd/Bsmt:</b>	Basement , Crawl , Unfinished	<b>Garage:</b>	2 Car Carport , 2 Car Detached
<b>Ext Finish:</b>	Aluminum Siding	<b>Wtr/Sewer:</b>	Sewer-City , Sewer-Septic
<b>Heating:</b>	Gas Forced Air	<b>Air:</b>	Central
<b>Wtr Heater:</b>	Gas	<b>Driveway:</b>	Concrete , Gravel
<b>Flooring:</b>	Carpet , Hardwood , Vinyl	<b>Porch:</b>	Covered
<b>Show Inst:</b>	24 Hour Notice , LBOX-Electronic	<b>Fireplaces:</b>	0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1			DR		
BR 2			FR		
BR 3			LR		
BR 4			KIT		
BA 1			BRK		
BA 2			OTH		
BA 3			UTIL		

**Directions:** N. Wabash St. to E Sinclair, east one block (one way), to Huntington St, north to E. Maple, turn West to Address. (E Maple is one way street)

**Remarks:** Very nice, spacious 2 story, 4 bdms, 1.5 baths, nice hardwood floors, kitchen w/appliances to remain and antique cabinets. Carport attached to house and detached 2C garage. Natural GFA furnace and new central air, newer roof. Close to downtown, library, and museum! Avg. Water/sewage runs \$66/mo.

**Prepared For You By:**

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