

Residential 77060627 Active

46 Broadmoor Wabash, IN 46992[Map](#)\$85,000 

County:	Wabash	Township:	Noble
Style:	Ranch	School Dist:	Wabash
Elem. School:		Middle School:	
Rooms:	7	Apx Age:	52
Bedrms:	2	Subdiv:	OTHER-WABASH CO
Baths:	1	Possession:	neg
Half Baths:	0		
Apx Acres:	.20		
Lot Size:	62x135 & 5x125		
Parcel:	85-14-02-403-051.000-009		
Legal:	Park View S 5" Lot 24		
HOA:	No	Monthly Assoc. Fees:	\$

[click on photo for additional pictures](#)

Apx SF 1st Flr:	1590	Apx SF 2nd Flr:	0	Apx SF 3rd Flr:	0	Apx Tot SF:	1590
Apx SF Bsmt:	0	Apx BG Fin SF:	0	Apx Tot Fin SF:	1590		
Garage Dim:	12x24	# Remotes:					
Annual Taxes:	0	Average Gas:	90	Average Elect:	60	Cov./Restrict:	No

Exemptions:	Homestead	Windows:	Wood
Int Features:	Bar , Cable Ready , Ceiling Fan(s) , Smoke Alarm(s) , Washer/Dryer Hookup , Window Coverings-All		
Ext Features:	Patio		
Appliances:	Dishwasher , Disposal , Dryer , Range-Electric , Refrigerator , Washer , Water Softener-Owned		
DOM:	94		

Fnd/Bsmt:	Slab	Garage:	1 Car Detached
Ext Finish:	Cedar	Wtr/Sewer:	Sewer-City , Water-City
Heating:	Gas Forced Air	Air:	Central
Wtr Heater:	Gas	Driveway:	Concrete
Flooring:	Carpet , Vinyl	Porch:	None
Show Inst:	LBOX-Electronic	Fireplaces:	1

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	12x12	1	DR	12x9	1
BR 2	12x12		FR	18x12	1
BR 3			LR	22x12	1
BR 4			KIT	16x12	1
BA 1	9x8	1	BRK		
BA 2			OTH	sun rm 16x15	1
BA 3			UTIL	off kitchen	1

Directions: Harrison Avenue to Broadmoor**Remarks:** Newly installed breakfast bar in appliances kit, washer, dryer. frplc in Lr, Lr, Family Rm leads to sharp all purpose room,newer gas fur, frplc, A/C, roof 10 yrs, nice home.**Prepared For You By:**

SUE DICKOS of WABASH REALTY, LLC.

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