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Residential / Active

Customer Display

Residential 77061560 Active

[7852 W River Road Roann, IN 46974](#)

(2)

\$156,000



CIRMLS 2010

County:	Wabash	Township:	Paw Paw
Style:	2 Story	School Dist:	Northfield
Elem. School:		Middle School:	
Rooms:	10	Apx Age:	80
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:		Monthly Assoc. Fees:	\$

[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:		Apx Tot Fin SF:			
Garage Dim:	28x30	# Remotes:		Average Elect:	0	Cov./Restrict:	No
Annual Taxes:	103	Average Gas:	0				

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:	6		

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

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	11'3"x12'3"	1	DR	12'0"x17'10"	1
BR 2	11'11"x12'0"	1	FR		
BR 3	12'4"x12'x6"	1	LR	18'8"x14'3"	1
BR 4	12'2"x10'2"	2	KIT	12'5"x12'2"	1
BA 1	5'4"x5'1"	1	BRK		
BA 2	9'7"x7'3" New	2	OTH	6'1"x3'2" Lunder	1
BA 3	12'2"x13'0" BDR	2	UTIL	11'6"x6'6"	1

Directions: St Rd 16 to Stockdale Dam, Roann, Cross Bridge and go North on Wabash/Miami Co. Line Road to West River Road, Turn E House on North side of Road.

Remarks: Beautiful home on 2 acres, with plenty of roaming room throughout! This house is a must see!

**Prepared For You By:**

Scott Bowman of WABASH REALTY, LLC.

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