

## Customer Display

Residential 77062551 Active

945 LaFontaine Ave Wabash, IN 46992



(18)

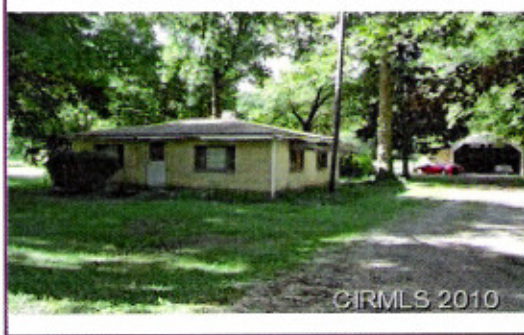


Map



(3)

\$65,000

[click on photo for additional pictures](#)[Virtual Tour](#)

County:	Wabash	Township:	Noble
Style:	One Story	School Dist:	Southwood
Elem. School:		Middle School:	
Rooms:	6	Apx Age:	59
Bedrms:	2	Subdiv:	OTHER-WABASH CC
Baths:	1	Possession:	DOC
Half Baths:	0		
Apx Acres:	1.33		
Lot Size:	57934.80 sq/ft		
Parcel:	85-14-59-100-030.000-007		
Legal:	PT S1/2 N1/2 RES 19 27-6 .98A & .35A		
HOA:	No	Monthly Assoc. Fees:	\$0

Apx SF 1st Flr:	768	Apx SF 2nd Flr:	0	Apx SF 3rd Flr:	0	Apx Tot SF:	768
Apx SF Bsmt:	0	Apx BG Fin SF:	0	Apx Tot Fin SF:	768		
Garage Dim:	20x18 33x42	# Remotes:	0				
Annual Taxes:	406.48	Average Gas:	0	Average Elect:	0	Cov./Restrict:	U

Exemptions:	None	Windows:	Aluminum
Int Features:	Cable Available , Smoke Alarm(s) , Washer/Dryer Hookup , Window Coverings-Partial		
Ext Features:	Multiple Garages , Wooded View		
Appliances:	Dryer , Range-Gas , Refrigerator , Washer , Water Softener-Owned		
DOM:	1		

Fnd/Bsmt:	Slab	Garage:	2 Car Detached , Other See Remarks
Ext Finish:	Block , Vinyl	Wtr/Sewer:	Sewer-Septic , Water-City
Heating:	Gas Forced Air	Air:	None
Wtr Heater:	Gas	Driveway:	Stone
Flooring:	Carpet , Tile	Porch:	Enclosed
Show Inst:	LBOX-Electronic	Fireplaces:	0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	11'0"x8'7"	1	DR		
BR 2	12'0"x8'10"	1	FR		
BR 3			LR	18'0"x11'0"	1
BR 4			KIT	8'0"x11'0"	1
BA 1	5'0"x7'10"	1	BRK		
BA 2			OTH	19'6"x10'10"	
BA 3			UTIL	7'8"x9'0"	1

**Directions:** South on 15 though Wabash, Cross Wabash Street bridge, Turn East on LaFontaine Ave, Follow to 945 on West side

**Remarks:** Country living, but close to town. Enjoy this 1.33 acre, deep lot that borders the river with two large outbuildings for your stora workshop. Warm up on those cold days around the gas buck stove included in the four season porch.

**Prepared For You By:**

Scott Bowman of WABASH REALTY, LLC.

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