

Residential 77062580 Active

[7754 S America Rd, Lot 2 Wabash, IN 46992](#)\$72,000 

County: Wabash
 Style: One Story
 Elem. School: Southwood Elementary
 Rooms: 5
 Bedrms: 2
 Baths: 1
 Half Baths: 0
 Apx Acres: 1.46
 Lot Size: 1.46
 Parcel: 85-19-11-400-028.000-005
 Legal: PT W PT SE1/4 11-26-7
 HOA: No

Township: Liberty
 School Dist: Southwood
 Middle School:
 Apx Age: 58
 Subdiv: OTHER-WABASH CO
 Possession: NEG

Monthly Assoc. Fees: \$

[click on photo for additional pictures](#)

Apx SF 1st Flr: 984	Apx SF 2nd Flr: 0	Apx SF 3rd Flr: 0	Apx Tot SF: 984
Apx SF Bsmt: 984	Apx BG Fin SF: 0	Apx Tot Fin SF: 984	
Garage Dim: 432	# Remotes: 1		
Annual Taxes: 9.3	Average Gas: 0	Average Elect: 0	Cov./Restrict: No

Exemptions: Age, Homestead

Windows: Replacement, Wood

Int Features: Ceiling Fan(s), Elevator, Garage Door Remote(s), Smoke Alarm(s), Sump Pump, Washer/Dryer Hookup, Window Coverings-Negot.

Ext Features: Outbuilding(s)

Appliances: Range, Refrigerator, Water Softener-Owned

DOM: 5

Fnd/Bsmt: 0 pct Finished, Walk Out

Garage: 1 Car Attached, 1 Car Carport, 2 Car Attached

Ext Finish: Aluminum Siding

Wtr/Sewer: Sewer-Septic, Water-Well

Heating: Propane Gas Forced

Air: Central

Wtr Heater: Electric

Driveway: Gravel

Flooring: Carpet, Vinyl

Porch: Covered

Show Inst: 24 Hour Notice, Other See Remarks

Fireplaces: 0

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	11.6 X 10.6	1	DR	Combo w/kitchen	1
BR 2	11.8 X 9.6	1	FR		
BR 3			LR	23.4 x 13.4	1
BR 4			KIT	16.5 x 9.7	1
BA 1	6.5 X 3.6		BRK		
BA 2			OTH		
BA 3			UTIL	5.6 x 9.3	1

Directions: St Rd 15 south of Wabash to County Rd 700S, turn south on America Rd to address on west side of road.

Remarks: CUTE AS CAN BE! This 2 brdm, 1 bath is a great starter home or home to downsize to. On a full basement that has been waterproofed, located on 1.46A, it has an extra large LR, nice size kitchen w/appliances, 1C garage in basement, plus an additional carport and 1.5 C detached garage. Newer roof and GFA furnace. Central Air.

**Prepared For You By:**

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