


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction No</b>	
<b>MLS #</b> 202116204	189 N Miami Street	Wabash	IN 46992	<b>Status</b> Active	<b>LP</b> \$229,500
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-14-11-302-087.000-009	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> City/Town/Suburb	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> WAB Elem	OJ Neighbors	<b>JrH</b> Wabash	<b>SrH</b> Wabash	
	<b>Legal Description</b> NORTHERN LOT 6				
	<b>Directions</b> From SR 13 (Wabash Street), head West on Maple Street. Property is on the South East corner of Miami St. & Maple St.				
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R2	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** Beautiful 4 Bedroom, 2 Bath Home with Finished Basement on a Corner Lot! Lots of character with Exposed Brick in the dining room & Arched Windows! It features the Master Bedroom on the Main Floor & one of the Full Bathrooms. Upstairs you will find 3 more Bedrooms with another Full Bath to share. The Basement is finished with a Rec Room & Laundry Room! Enjoy entertaining or relaxing in the In-Ground Pool - it has been landscaped & has a privacy fence! The Main Pool Pump was replaced in 2019. Great curb appeal with well -maintained landscaping and covered porch! Come check this one out!

Agent Remarks

<b>Sec</b> Lot 6	<b>Lot Ac/SF/Dim</b> 0.2000 / 8,712 / 132 x 66	<b>Src N</b>	<b>Lot Des</b> Corner, 0-2.9999		
<b>Township</b> Noble	<b>Abv Gd Fin SqFt</b> 2,699	<b>Below Gd Fin SqFt</b> 1,223	<b>Ttl Below Gd SqFt</b> 1,476	<b>Ttl Fin SqFt</b> 3,922	<b>Year Built</b> 1910
<b>Age</b> 111 New No	<b>Date Complete</b>	<b>Ext</b> Brick	<b>Fndtn</b> Full Basement, Walk-Out Basement, Finished	<b># Rooms</b> 10	
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Basement Material</b> Stone		
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> City	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> Yes	
<b>LR</b> 16 x 25 M	<b>B-Upper</b> 1 0	<b>Fuel</b> Gas, Conventional,	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No	
<b>DR</b> 11 x 23 M	<b>B-Blw G</b> 0 0	<b>Heating</b> Forced Air, Multiple Heating Systems	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> No	
<b>FR</b> x		<b>Cooling</b> Central Air, Multiple	<b>Disposal</b> Yes	<b>Ceiling Fan</b> No	
<b>KT</b> 15 x 9 M	<b>Laundry Rm</b> Basement 12 x 13		<b>Water Soft-Owned</b> Yes	<b>Skylight</b> No	
<b>BK</b> x	<b>AMENITIES</b> Built-In Bookcase, Cable Available, Ceiling-9+, Closet(s) Cedar, Countertops-Laminate, Crown Molding, Detector-Carbon Monoxide, Detector-Smoke, Disposal, Dryer		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No	
<b>DN</b> x			<b>Alarm Sys-Sec</b> No	<b>Fence</b> Full, Privacy,	
<b>MB</b> 14 x 14 M			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	
<b>2B</b> 13 x 12 U	<b>Garage</b> 2.0 / Basement / 21 x 25 / 525.00		<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	
<b>3B</b> 12 x 25 U	<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes	
<b>4B</b> 16 x 12 U	<b>Outbuilding</b>	x	<b>Pool</b> Yes	<b>Off Street Pk</b>	
<b>5B</b> x	<b>Assn Dues</b> Not Applicable		<b>Pool Type</b> Below Ground		
<b>RR</b> 11 x 25 B	<b>Other Fees</b>		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Air Purifier/Air Filter, Dehumidifier, Dryer-Electric, Kitchen Exhaust Hood, Oven-Gas, Pool Equipment, Range-Gas, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds, Gazebo		
<b>LF</b> x	<b>Restrictions</b>				
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>			
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>			
<b>Water Features</b>		<b>Lake Type</b>			
<b>Auction</b> No	<b>Auctioneer Name</b>		<b>Auctioneer License #</b>		
<b>Owner Name</b>					
<b>Financing:</b> Existing		<b>Proposed</b>		<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$1,807.00	<b>Exemptions</b> Homestead, Mortgage,		<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>	
<b>Is Owner/Seller a Real Estate Licensee</b> No			<b>Possession</b> 30 days after closing		
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238			<b>List Agent</b> Tiffany Reimer - Cell: 260-571-7910		
<b>Agent E-mail</b> tiff@metzgerauction.com			<b>List Agent - User Code</b> UP388053396		
<b>Co-List Office</b>		<b>Co-List Agent</b>			
<b>Showing Instr</b> Showing time			<b>Start Showing Date</b>		
<b>List Date</b> 5/6/2021	<b>Exp Date</b> 8/31/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Front Door Maple	<b>Type of Sale</b>		
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1	
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC  
 Featured properties may not be listed by the office/agent presenting this brochure.