



\$295,500  
 CASH NO S/A  
 4/14/24

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	109 W Wabash Ave	2 story	8	4	1 3/4	Wakarusa	\$295,500	2645



**Phil Hahn & Associates**  
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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt  
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 Telephone: 574-354-8102  
 Tax Code: 20-09-35-001.000-025  
 Owner: Troxel  
 Legal Descript: Pletchers Ex E 1/2 Lot 12 Blk 9 Lot 11 Blk 9

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Lot Size	82x132	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$2368.42 2023 w/ex	Draperies	X	Living Room	780	780+585+500
Construction	Wood	Softener	X	Dining Room	12.7x15.1	
Age-Cond.	1926-Excellent	Disposal	X	Kitchen	10.9x12.9	
Possession	Neg.	Microwave	X	Family room	8x14.11	
School District	Wa-Nee	Dishwasher	X	Bedroom		11.4x18.4
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	9.1x12.2	9.5x12.2
NIPSCO avg.	\$195 G&E avg	Range-G/E	X	Bedroom		9.4x12.7
Type Heat	GFA-new	Air. Cond.	C	Bedroom		12.7x12.7
Type Wtr.Htr	Gas	Fireplace	No	Bedroom		9x12.1-walk in
Type Roofing	Asphalt	Insulation	X	Baths	1 full	3/4
Interior Walls	Drywall/plaster	Storm Doors	X	Utility Room		
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Hardwood, ceramic, carpet	
Elec. AMPS	200	City Water	X	Garage	2 car detached	
Type Windows	Double hung-newer	Storm Sewer	X	Basement %	Full partially finished	
Type House	2 story	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	No	Type Drive	Cement	
Township	Olive	Septic	No	Patio	Yes	

**Remarks:** 109 W Wabash Ave is just waiting for its new owners to call it home. With over 2500 SF living space, this home has it all. With plenty of updates, this home has 4 bedrooms, 1 3/4 bath, a walk in closet that every girl needs, beautiful remodeled kitchen, large mudroom area, finished basement with family and laundry room. You will also find a large unfinished attic space, which kids would love. Outside there is a 2-car garage, new patio area w/ outdoor tv to enjoy w/ family and friends, plus a garden shed. Swing set will remain as well. Call today to schedule your personal tour.