Consumer Detail with Addl Pics Report

Listings as of 01/07/12 at 9:07pm

Active 11/13/11 **Listing # 1121240** **113 Wabash Dr Lexington, KY 40503** **Listing Price: $198,500**
County: Fayette

Prop Type	Residential	**Prop Subtype(s)**	Single Family
Area	Fayette County SW 4	**Subdivision**	Pensacola Park
Beds	3	**Total Living Area**	1956
Baths(FH)	3 (3 0)		
Age	72	**Lot Sq Ft (approx)**	9750
Tax ID	15335200	**Lot Acres (approx)**	0.224

School District Fayette County **ELEM** Glendover **MIDL** Morton **HIGH** Lafayette

Directions Nicholasville Road to Wabash.
Marketing Remark CHARMING and INVITING - You will enjoy the warmth and character of this Special Home! Comfortable floorplan offers 3 Bedrooms, 3 Full Baths, Living Room with cozy Fireplace, Dining Room, Kitchen and Breakfast nook, Office, & Sunroom! Also, Beautiful Hardwood Floors & energy efficient Replacement Windows! And, the Spacious Unfinished Basement has lots of space for storage! A nice two-level Deck overlooks a Level, Fenced & Private Backyard! Electric updated & new Breaker Box installed in 2006, approx., per owner. Located in Established Neighborhood in desirable Pensacola Park; convenient to Central Baptist Hospital, U. of K., Shopping, Downtown, and more!

Finished			
Finished 1st Floor	1312 (per PVA)	**Finished 2nd Floor**	644 (per PVA)
Finished Total	1956 (per PVA)		
UnFinished			
Unfinished Below	780 (per PVA)	**Unfinished Total**	780 (per PVA)
Tax District	1		
Room Location/Level			
Living Room - 1st	#1	**Dining Room - 1st**	#1
Kitchen - 1st	#1	**Bonus Room - 1st**	#1 (Sunroom)
Master Bed. - 2nd	#1	**Bedrooms - 1st**	#2
Full Bath - 1st	#2	**Full Bath - 2nd**	#1
Home Office - 1st	#1		
Site Information			
Location Description	Schools Nearby, Shopping Nearby, Inside New Circle Rd		
Property Features			
Type/Style	1 1/2 Story	**Construction**	Brick Veneer & Other
Basement	Partial, Unfinished, Walk Up	**Garage**	Yes
Garage/Carport Type	1 Car Detached, Carport Single	**Foundation**	Poured Concrete
Fireplaces	Masonry, Living Room	**Dining Facilities**	Formal Dining Room, Breakfast Room
Air Conditioning	Electric	**Heating**	Forced Air
Fuel	Gas	**Water Heater**	Gas
Attic	Access Only	**Roof**	Shingle Composition
Flooring	Carpet Over Hardwood, Carpet and Other, Hardwood & Other	**Appliances**	Range, Dishwasher, Disposal
Interior Features	Ceiling Fan(s), Washer-Dryer Hook-up	**Exterior Features**	Insulated Glass, Storm Doors, Deck (2 levels), Chain Link Fence, Trees
Miscellaneous	Basement, Bedroom 1st Floor, Bonus Room (Sunroom), Home Office	**Water**	City
Sewer	Sewer		

Presented By: **Anna E Lowery**

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