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\$289,900

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1475	29178 CR 38`	Ranch	8	3	1 3/4	Wakarusa	\$289,900	1920 SF + LL



Phil Hahn & Associates Realtors & Auctioneers

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Information Herein Believed to Be Accurate But Not Warranted

Salesman:

Laurie Sumpter

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Telephone:

574-202-0056

Tax Code:

1.)20-09-26-226-001.000-024 2.)20-09-26-226-002.000-024

Owner:

Jim & Linda Hartzell

Legal Descript:

100x250.11x101.73x249.22-999FT W NE COR SEC 26 .58A
250X99-800FT W NE COR NE 1/4; SEC 26 .574A

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Lot Size *	.58 & .57	W.W. Carpet	X	1st Floor	Other
Annual Tax	\$2450.50/Yr. w/Ex.	Draperies	X	1920 SF	1120 LL
Construction	Wood	Softener	X	Living Room	16x20
Age-Cond.	1971 - Great	Disposal	X	Dining Room	8.5x11
Possession	Negotiable	Dishwasher	X	Kitchen	8.5x19.5
School District	WaNee - Wakarusa Elem.	Refrigerator	X	Family room	15x16
Terms	Cash, Conv.	Range - G/E	X - E	Bedroom	13x17
NIPSCO avg.	\$230 Average G & E	Microwave	No	Bedroom	10x12
Type Heat	GFA - 2003	Air. Cond.	Central	Bedroom	12x13.5
Type Wtr.Htr	Gas	Fireplace	X	Bedroom	
Type Roofing	Asphalt - 2011	Insulation	X	Baths	1 3/4
Interior Walls	Drywall & Plaster	Storm Doors	X	Utility Room	Main Level w/ 3/4 Bath
Type Siding	Brick	Storm Wds.	X	Type Floors	Carpet, Ceramic & Vinyl
Elec. AMPS	100 Amp	City Water	--	Garage	22x23 2 Car Att. & 24x28 Detch
Type Windows	Newer Vinyl	Storm Sewer	--	Basement %	Partial w/Partial Finished
Type House	Ranch	San. Sewer	--	Fenced Yard	No
Zoning	R	Well	X	Type Drive	Cement & Gravel
Township	Olive	Septic	X	Patio	Yes and Pool 18x36

Remarks: This awesome brick home in Wakarusa has a lot to offer a family. *The 2 parcels are perfect and total over 1 acre with a detached workshop/garage. The 18x36 inground pool will be just what the kids want for the hot summer days. 3 Bedrooms, 1 3/4 bath, spacious Mutschler kitchen/family room area with gas fireplace that all overlook the pool and large patio. The basement has a finished family room area. Fireplace mantle won't stay or the shelves in middle bedroom. These country homes don't last long.