



Sold
3/21/23
\$409,900
conv. 5L
DOM -
NO SA

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1494	1170 Blackstone Blvd	Ranch	7	3	2	Nappanee	\$409,900	1599 SF + LL



**Phil Hahn & Associates
Realtors & Auctioneers**

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Tax Code:

20-14-32-202-046.000-029

Owner:

Team Construction

Legal Descript:

Blackstone 6th DPUD Lot #115 & INT in common area

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	99x156	W.W. Carpet	X		1 st Floor	Other
Annual Tax	New const. **	Draperies	No	Approx. Sq. Ft.	1599	LL- unfinished
Construction	Wood frame	Softener	No	Living Room	14x18	
Age-Cond.	2022-Excellent	Disposal	X	Dining Room	10x12	
Possession	Neg.	Microwave	X	Kitchen	12x12	
School District	WaNee-Woodview	Dishwasher	X	Family room	X	
Terms	Cash, Conv.	Refrigerator	No	Bedroom	10x11	
NIPSCO avg.	Empty	Range-G/E	Gas	Bedroom	12.9x14.5	
Type Heat	GFA	Air. Cond.	C	Bedroom	12.4x15.4	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	X	
Type Roofing	Asphalt	Insulation	X	Baths	2	
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main level-5x12 w/ cubicles	
Type Siding	Vinyl, Stone	Storm Wds.	X	Type Floors	Carpet, laminate	
Elec. AMPS	200	City Water	X	Garage	3 car attached	
Type Windows	Double hung/vinyl	Storm Sewer	X	Basement %	Full unfinished	
Type House	Ranch	San. Sewer	X	Fenced Yard	No	
Zoning	PUD	Well	--	Type Drive	Cement	
Township	Union	Septic	--	Patio	Yes	

Remarks: Beautiful new home built by Team Construction. Spacious open floor plan, tasteful colors, beautiful flooring, countertops, lighting, and doors. Lot overlooks the water and has sprinkling system too. 3 car garage, nice front porch, and full unfinished basement w/ egress window for 4th bedroom and 3rd bath.

since new construction, taxes not assessed yet.