



Sold
 5/10/23
 \$169,900
 SA-\$8000
 FHA
 DOM - 96

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1496	356 E High St.	1 1/2 story	6	3	1	Nappanee	\$168,900	1060 SF



**Phil Hahn & Associates
 Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Laurie Sumpter
laurie@hahnrealtyandauction.com
 Telephone: 574-202-0056
 Tax Code: 20-14-31-353-007.000-029
 Owner: Ryan Baxter
 Legal Descript: Hastings 1st lot 27 & 112.53x138.5-178 1/2
 FT E and 140.25FT S of Madison and Wabash
 Sec 31 .40A

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Lot Size	130x145	W.W. Carpet	X	Approx. Sq. Ft.	752	1 st Floor	Other
Annual Tax	\$1077.86/yr w/ex	Draperies	X	Living Room	15x20	X	308
Construction	Wood frame	Softener	No	Dining Room	} 10.5x13		
Age-Cond.	1935-good	Disposal	No	Kitchen			
Possession	Neg.	Microwave	No	Family room	X		
School District	WaNee-Nappanee	Dishwasher	No	Bedroom	11.9x13.7		
Terms	Cash, conv.	Refrigerator	X	Bedroom	X		11.9x15.3
NIPSCO avg.	Budget \$325	Range-G/E	Gas	Bedroom	X		8.1x15.3
Type Heat	GFA	Air. Cond.	X-*	Bedroom	X		
Type Wtr.Htr	Gas	Fireplace	X	Baths	Full		
Type Roofing	Asphalt	Insulation	X	Utility Room	Main level 6x9		
Interior Walls	Drywall	Storm Doors	X	Type Floors	Laminate and carpet		
Type Siding	Vinyl	Storm Wds.	X	Garage	Detached 1 car		
Elec. AMPS	100 amp	City Water	X	Basement %	Partial		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Yes		
Type House	1 1/2	San. Sewer	X	Type Drive	Gravel		
Zoning	R	Well	-	Patio	No		
Township	Union	Septic	-				

Remarks: Nice 3 bdrm, 1 bath, home w/ newer windows, roof, furnace, a/c and water heater. Large yard fenced in back area, 1 car detached garage, and partial basement for storage. Great starter home-stop paying rent.
 A/C is only main level of home