



Sold  
4/16/23  
USDA  
\$5000 -SA  
DOM - 60  
days  
\$175,000

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1497	307 Spring St.	1 1/2 story	6	2	1 1/2	Wakarusa	\$169,900	1792 SF



### Phil Hahn & Associates Realtors & Auctioneers

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Tax Code:

20-09-36-153-022.000-025

Owner:

Maria Reyes Estate

Legal Descript:

Sen. & Whistlers lot 33

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	50x132	W.W. Carpet	X		1st Floor	Other
Annual Tax	\$988.50/yr w/ex *	Draperies	X	Approx. Sq. Ft.	1064	728
Construction	Wood frame	Softener	No	Living Room	11.5x24.5	X
Age-Cond.	1945 good	Disposal	X	Dining Room	X	X
Possession	Neg. **	Microwave	X	Kitchen	10.5x11.5	X
School District	WaNee-Wakarusa	Dishwasher	X	Family room	11x14	X
Terms	Cash, conv.	Refrigerator	No	Bedroom	10x14	X
NIPSCO avg.	\$218 G&E	Range-G/E	X-electric	Bedroom	X	10.5x13
Type Heat	GFA	Air. Cond.	C	Bedroom	X	X
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	X	X
Type Roofing	Asphalt	Insulation	X	Baths	Full	1/2
Interior Walls	Plaster/drywall	Storm Doors	X	Utility Room	Main level 7.5x10.4	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet/vinyl	
Elec. AMPS	100 amp	City Water	No	Garage	24x24 attached	
Type Windows	Wood	Storm Sewer	X	Basement %	Partial	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	X	Type Drive	Cement	
Township	Olive	Septic	-	Patio	No	

Remarks: This 2 bedroom 1 1/2 bath home is a perfect way to start or retire. Great condition, spacious living area w/ main floor laundry & a large 2 car attached garage. These cuties don't last. Washer/dryer, & freezer in laundry won't stay. Nice yard in a convenient location. \* has over 65 tax exemption. \*\*possession will be March 1st, 2023. this home is on city sewer but has a well water. Generator is not staying.