



6/20/23
\$115,000
CONV.
NO S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1514	753 W Centennial St.	1 1/2 story	8	3	1	Nappanee	\$164,900	1382SF



Phil Hahn & Associates Realtors & Auctioneers

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Tax Code: 20-13-36-052-007.000-021
Owner: Josh Weldy
Legal Descript: IN W1/2 NE 5x8RDS ADJ P & R; LOT 7 SEC 36 .20A

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	82x163	W.W. Carpet	X	Approx. Sq. Ft.	1035	1st Floor	Other
Annual Tax	\$1458.92/yr w/ex	Draperies	X	Living Room	13x16.5		347 UL
Construction	Wood	Softener	No	Dining Room	13.5x18		
Age-Cond.	1910-Good	Disposal	No	Kitchen	10x13		
Possession	Neg.	Microwave	No	Family room	10.5x15		
School District	Wa-Nee (woodview)	Dishwasher	No	Bedroom	13x17		
Terms	Cash, conv., USDA	Refrigerator	X	Bedroom			9.5x13.5 UL
NIPSCO avg.	\$230 G&E avg.	Range-G/E	X	Bedroom			10x13.5 UL
Type Heat	GFA	Air. Cond.	Window	Bedroom			
Type Wtr.Htr	Gas	Fireplace	X	Bedroom			
Type Roofing	Asphalt shingle	Insulation	X	Baths	Full		
Interior Walls	Drywall, panel	Storm Doors	X	Utility Room	Basement		
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, laminate		
Elec. AMPS	100 amp	City Water	X	Garage	16x24 attached		
Type Windows	Wood/vinyl	Storm Sewer	X	Basement %	Partial		
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	Yes		
Zoning	R	Well	-	Type Drive	Gravel, concrete		
Township	Locke	Septic	-	Patio	Deck		

Remarks: Cute 3 bed, 1 bath starter home on large city lot. Nice fenced in back yard w/ large deck off back of home. Beautiful fireplace, spacious living, dining, & master bedroom. Plus family room on main level. Newer bathroom too. Laundry in basement, 1 car garage and newer furnace.