



\$195,000
6/19/23
conv.
s/ja \$5544.75

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1514	756 E Walnut St	1 1/2 story	9	3	2	Nappanee	\$195,000	1364 SF



Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street
Nappanee, IN 46550

Phone: 574/ 773-4184

Fax: 574/ 773-4186

email: hahn@hahnrealtyandauction.com

www.hahnrealtyandauction.com

Salesman:

Laurie Sumpter

laurie@hahnrealtyandauction.com

Telephone

574-202-0056

Tax Code:

20-14-31-185-008.000-029

Owner:

Alyssa & Sam Abel

Legal Descript:

Stauffers 5th EX 8FT W Side; lot 23 Also W1/2

Vac Alley Lying ADJ E

Information Herein Believed to Be Accurate But Not Warranted

Like us on [Facebook!](#)

Lot Size	66x132	W.W. Carpet	-	1 st Floor	Other	
Annual Tax	\$1307.70/yr w/ex	Draperies	X	Approx. Sq. Ft.	792	572 UL
Construction	Wood	Softener	X	Living Room	14x19	
Age-Cond.	1900-good	Disposal	X	Dining Room	12x12	
Possession	Neg.	Microwave	No	Kitchen	11x18	
School District	WaNee-Nappanee	Dishwasher	X	Family room		
Terms	Cash, conv.	Refrigerator	X	Bedroom	10x11	
NIPSCO avg.	\$215 G & E avg.	Range-G/E	X	Bedroom		11x16
Type Heat	GFA	Air. Cond.	C	Bedroom		9x11
Type Wtr.Htr	Electric	Fireplace	No	Bedroom		11x12
Type Roofing	Asphalt, metal	Insulation	X	Baths	Full	3/4
Interior Walls	Drywall/plaster	Storm Doors	X	Utility Room	Main level	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Vinyl	
Elec. AMPS	100	City Water	X	Garage	None	
Type Windows	Double hung	Storm Sewer	X	Basement %	Partial	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	Yes	
Zoning	R	Well	-	Type Drive	Gravel	
Township	Union	Septic	-	Patio	Deck	

Remarks: Beautiful older home in immaculate condition inside and out. 3-4 bedrooms, 2 baths, open floor plan, Amazing newer kitchen, main level laundry, spacious rear deck, and fenced in back yard. No honey do list here. Swing on front porch. Hurry these go fast! Shed stays and so do washer and dryer.