



REDUCED!!!

11/16/23  
 \$195,000  
 USDA  
 S/A \$4000

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	804 N Locke Ct.	Ranch	7	4	2	Nappanee	\$224,900	1584



**Phil Hahn & Associates**  
**Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

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 Tax Code: 20-13-36-228-002.000-021  
 Owner: Garl  
 Legal Descript: Locke Court SD lot 9

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Lot Size	77x155	W.W. Carpet	X	Approx. Sq. Ft.	1584	1st Floor	Other
Annual Tax	\$1633.58/yr w/ex	Draperies	X	Living Room	11x14.5		
Construction	Wood frame	Softener	X	Dining Room	X		
Age-Cond.	1968-good	Disposal	No	Kitchen	11x17		
Possession	Neg.	Microwave	No	Family room	15x20		
School District	WaNee-woodview	Dishwasher	No	Bedroom	11.5x19.5		
Terms	Cash, conv.	Refrigerator	X	Bedroom	11.5x12		
NIPSCO avg.	\$290 G & E	Range-G/E	X	Bedroom	8x11.5		
Type Heat	GFA	Air. Cond.	C	Bedroom	8x9.5		
Type Wtr.Htr	Gas	Fireplace	No	Baths	2 full		
Type Roofing	Asphalt shingle	Insulation	X	Utility Room	In bath		
Interior Walls	Drywall	Storm Doors	X	Type Floors	Carpet, vinyl		
Type Siding	Vinyl	Storm Wds.	X	Garage	12x24 attached-1 car		
Elec. AMPS	100	City Water	X	Basement %	Crawl		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	No		
Type House	Ranch	San. Sewer	X	Type Drive	Cement		
Zoning	R -1	Well	-	Patio	Yes		
Township	Locke	Septic	-				

**Remarks:** Spacious 4 bed, 2 bath ranch on nice lot at the end of a cul-de-sac. Open kitchen to living room w/ patio door to back yard. Newer roof and siding. Laundry in master bath. 1 car attached garage, large shed and property will require flood insurance. Subject to seller finding suitable housing. Washer/dryer and shed all stay