



11/3/23
\$173,000
conv.
\$3000 J/A

RECEIVED

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1521	657 E Walnut St.	1 1/2 story	8	4	1.5	Nappanee	\$194,900	1657 SF

189,900



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

Information Herein Believed to Be Accurate But Not Warranted

Salesman: Laurie Sumpter
laurie@hahnrealtyandauction.com
Telephone: 574-202-0056
Tax Code: 20-14-31-183-004.000-029
Owner: Swift
Legal Descript: Stauffers 2nd lot 23

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Lot Size	66x132	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$1426.40/yr w/ex	Draperies	X		985	672
Construction	Wood frame	Softener*	X	Living Room	12.5x12.5	
Age-Cond.	1920-great	Disposal	X	Dining Room	12x12.5	
Possession	Neg.	Microwave	No	Kitchen	12x12.9	
School District	WaNee- Nappanee	Dishwasher	**	Family room	X	
Terms	Cash, conv.	Refrigerator	X	Bedroom	12x12.9	
NIPSCO avg.	G&E avg \$200	Range-G/E	X	Bedroom		12x12.5
Type Heat	GFA	Air. Cond.	C	Bedroom		12x15
Type Wtr.Htr	Gas-new	Fireplace	No	Bedroom		12x13
Type Roofing	Asphalt- 4 years	Insulation	X	Baths	Full	1/2
Interior Walls	Drywall, plaster	Storm Doors	X	Utility Room	Main level	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, ceramic	
Elec. AMPS	100	City Water	X	Garage	Detached 1 car 14x24	
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	Porch	

Remarks: Solid older home on nice corner lot in Nappanee. 4 beds, & 1 1/2 bath, fenced in back yard, main floor laundry. Awesome front porch, and spacious living/dining area. *softener newer used, dishwasher is defective**