



10/23/23  
\$75,000  
conv.  
no s/r

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	956 E Walnut St.	Bungalow	4	1	1	Nappanee	\$74,900	713



### Phil Hahn & Associates Realtors & Auctioneers

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Tax Code:

20-14-31-256-010.000-029

Owner :

Hahn rental

Legal Descript:

lot 27 highland add

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	\$1186.64/yr no ex	Draperies	Blinds	Approx. Sq. Ft.	713
Construction	Wood frame	Softener	No	Living Room	11x19
Age-Cond.	1940-good	Disposal	No	Dining Room	
Possession	Neg.	Microwave	X	Kitchen	9.5x11
School District	WaNee-Nappanee	Dishwasher	No	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	8.5x9.5
NIPSCO avg.	\$60 G&E avg.	Range-G/E	X	Bedroom	
Type Heat	Space heater	Air. Cond.	No	Bedroom	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	
Type Roofing	Metal	Insulation	X	Baths	Full
Interior Walls	Panel	Storm Doors	X	Utility Room	8x9.5
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, linoleum
Elec. AMPS	100 amp	City Water	X	Garage	No
Type Windows	Double hung	Storm Sewer	X	Basement %	Gravel
Type House	Bungalow	San. Sewer	X	Fenced Yard	No
Zoning	R	Well	-	Type Drive	No
Township	Union	Septic	-	Patio	Yes

**Remarks:** This 1 bed, 1 bath bungalow has been a great investment property. Nice lot w/ two sheds which can stay. open floor plan, laundry hook up, newer metal roof, & decent kitchen. No central heat just a large space heater. Great rental property.