



10/27/23  
 \$250,000  
 conv.  
 NO S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	26452 CR 52	A-Frame	7	2-3	1	Nappanee	\$259,900	2200SF



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

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt  
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 Telephone: 574-351-8102  
 Tax Code: 20-14-29-401-002.000-028  
 Owner: Lawson  
 Legal Descript: Heckamans SD lot 5: 77x124 .16FT ADJ S Side: sec 29 .22A

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Lot Size	0.78A	W.W. Carpet	X	1 <sup>st</sup> Floor	Other
Annual Tax	\$2224.08/yr w/ex	Draperies	No	Approx. Sq. Ft.	880
Construction	Wood	Softener	X	Living Room	18x23
Age-Cond.	1976-good	Disposal	No	Dining Room	
Possession	Neg.	Microwave	X	Kitchen	10x11
School District	WaNee	Dishwasher	X	Family room/BR	23x26
Terms	Cash, conv., USDA, FHA	Refrigerator	X	Bedroom	10x12
NIPSCO avg.	\$180	Range-G/E	X	Bedroom	10x12
Type Heat	GFA	Air. Cond.	X	Bedroom	9.11x12.3
Type Wtr.Htr	Gas	Fireplace	X	Bedroom	
Type Roofing	Asphalt	Insulation	X	Baths	1
Interior Walls	Drywall	Storm Doors	X	Utility Room	Yes
Type Siding	Vinyl & Stone	Storm Wds.	X	Type Floors	Carpet
Elec. AMPS	100	City Water	No	Garage	2.5 detached
Type Windows	Picture/slider	Storm Sewer	No	Basement %	slab
Type House	A-Frame	San. Sewer	No	Fenced Yard	No
Zoning	R	Well	X	Type Drive	Gravel
Township	Union	Septic	X	Patio	Deck

**Remarks:** Looking for country and Wa-Nee Schools? Look no further! This A-Frame home has plenty of space with 2200 finished square feet to enjoy. This home has a lot of options for the new owner. On the main level there is a large family room, possible 3<sup>rd</sup> bedroom & the laundry room. The family room could be used as a large bedroom as well w/ a gas fireplace. As you go up to the 2<sup>nd</sup> level you will notice the living/dining area along w/ a vaulted ceiling. On this floor there is also a full bath, large bedroom w/ walk in closet, & the kitchen. There are 3 doors that exit the 2<sup>nd</sup> floor so you can enjoy the full wrap around porch. On the 3<sup>rd</sup> floor there is a good size landing area w/ another BR. This home sits on 0.75 acres and has a 30x30 oversized 2.5 car garage. Call today to schedule your private tour!