



2/27/24
\$200,000
FHA
\$20,000
S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	557 W Walnut St.	1 1/2 story	9	3-4	1 1/2	Nappanee	\$215,000	1788



Phil Hahn & Associates Realtors & Auctioneers

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
Telephone: 574-354-8102
Tax Code: 20-13-36-259-001.000-021
Owner: Futterknecht
Legal Descript: Rosenburgers 2nd lot 382

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Lot Size	66x132	W.W. Carpet	X		1 st Floor	Other
Annual Tax	\$1806.32 w/ex	Draperies	No	Approx. Sq. Ft.	1376	412
Construction	Wood	Softener	X	Living Room	13.2x13.5	
Age-Cond.	1920-good	Disposal	No	Dining Room	11.6x13.8	
Possession	Neg.	Microwave	X	Kitchen	12.2x13.7	
School District	WaNee	Dishwasher	X	Family room	15.8x18.3	
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	10.1x11.7	
NIPSCO avg.	\$220	Range-G/E	X	Bedroom	10.8x11.5	
Type Heat	GFA	Air. Cond.	C	Bedroom	X	12.11x13.11
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	X	9.11x11.7
Type Roofing	Asphalt	Insulation	X	Baths	Full	1/2
Interior Walls	Drywall	Storm Doors	X	Utility Room	10.1x16	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet/vinyl	
Elec. AMPS	100	City Water	X	Garage	2 car attached	
Type Windows	Double hung	Storm Sewer	X	Basement %	Partial	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	No	Type Drive	Cement	
Township	Locke	Septic	No	Patio	Yes	

Remarks: Come and enjoy this spacious 1 1/2 story home that sits on a corner lot here in Nappanee. Walking distance to downtown and park. This home is just waiting for it's new owner. You will find 3-4 bedrooms, and 1 1/2 baths, w/ a front living room and large family room w/ a wood burning stove. Over the years updates have included: the bathroom, flooring, paint, roof, and siding. Appliances will remain w/ the exception of the freezer. Call today!