



1/24/24
 \$210,000
 USDA
 S/A \$6209.82

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	317 E Waterford St.	1 1/2 story	8	3	2	Wakarusa	\$212,900	1528SF



**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: 20-09-36-103-006.000-025
 Owner: Yoder
 Legal Descript: 66x231FT NW Cor E1/2 NW on Indiana & Waterford St SEC 36; .35A

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Lot Size	66x198	W.W. Carpet	X	Approx. Sq. Ft.	824	1 st Floor	Other
Annual Tax	\$1584.62/yr w/ex	Draperies	X	Living Room	14x15		704
Construction	Wood frame	Softener	No	Dining Room	11x11.5		
Age-Cond.	1900-good	Disposal	X	Kitchen	11x12		
Possession	Neg.	Microwave	X	Family room	8x12		
School District	WaNee-Wakarusa	Dishwasher	X	Bedroom	8.5x11		
Terms	Cash, conv., USDA	Refrigerator	X	Bedroom			10x12
NIPSCO avg.	\$275 g&e average	Range-G/E	X	Bedroom			15x20
Type Heat	GFA	Air. Cond.	C	Bedroom			
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full	Full	
Type Roofing	Asphalt shingle('23)	Insulation	X	Utility Room	Main level		
Interior Walls	Plaster	Storm Doors	X	Type Floors	Carpet, vinyl		
Type Siding	Vinyl	Storm Wds.	X	Garage	1 car attached 16x20		
Elec. AMPS	100 amp	City Water	X	Basement %	Partial		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Yes		
Type House	1 1/2 story	San. Sewer	X	Type Drive	Cement		
Zoning	R	Well	-	Patio	Deck		
Township	Olive	Septic	-				

Remarks: Great starter home on an amazing corner lot in Wakarusa! Main floor laundry, attached 1 car garage, nice rear deck overlooking the fenced in back yard. 3 bedrooms, 2 baths, new roof and gutters, new kitchen appliances, nice mud room, and decent basement for storage. Flood insurance is required on this home.