



REDUCED!! \$189,900

\$185,000
2/13/24
CON.

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	903 E Walnut St.	Ranch	6	3	1	Nappanee	\$199,900	1120 Sq. Ft.



Phil Hahn & Associates Realtors & Auctioneers

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Salesman:

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Telephone

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Tax Code:

20-14-31-259-002.000-029

Owner :

Hedglen

Legal Descript: 75x132-189.9 FT N & 66FT E of Center of SEC 31 .25A

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	75x132	W.W. Carpet	-	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$1175.70/yr. w/ex	Draperies	X	Living Room	16x17	
Construction	Wood frame	Softener	X	Dining Room		
Age-Cond.	1959-great	Disposal	No	Kitchen	12x14	
Possession	Neg.	Microwave	X	Family room		
School District	WaNee-Nappanee	Dishwasher	X	Bedroom	8.5x13	
Terms	Cash, conv., USDA	Refrigerator	X	Bedroom	8x10	
NIPSCO avg.	\$100 G&E	Range-G/E	X	Bedroom	9x12	
Type Heat	GFA 2016	Air. Cond.	C	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full	
Type Roofing	Asphalt	Insulation	X	Utility Room	6x13.5	
Interior Walls	Drywall, panel	Storm Doors	X	Type Floors	Vinyl plank	
Type Siding	Vinyl	Storm Wds.	X	Garage	1 car attached	
Elec. AMPS	100	City Water	X	Basement %	Slab	
Type Windows	Wood crank	Storm Sewer	X	Fenced Yard	No	
Type House	Ranch	San. Sewer	X	Type Drive	Cement and gravel	
Zoning	R	Well	-	Patio		
Township	Union	Septic	-			

Remarks: This nice 3 BR, 1 bath ranch is the perfect way to start and stop paying rent. Immaculate condition inside and out. Spacious eat in kitchen, newer paint & vinyl plank flooring thru out the home. Nice laundry area w/ water softener and washer/dryer that will stay. Over sized 1-car garage, nice firepit area in the back yard, and a decent sized shed that also stays. Convenient location too close to shopping and school and restaurants.