



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	7890 W Nottingham	Ranch	10	3-4	2 1/2	Nappanee	\$368,900	3363 SF w/LL



**Phil Hahn & Associates  
Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

12/14/23 conv. NO S/A  
\$358,000

Salesman: Laurie Sumpter  
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Telephone: 574-202-0056

Tax Code: 43-02-06-400-081.000-011

Owner: Shields

Legal Descript: 033-013-104 Lot 25 Paddlebrook Pond SD Sec 3

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Lot Size	140x291	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$2241.44/yr w/ex	Draperies	X	Living Room	26.1x17.5	1500
Construction	Wood	Softener	X	Dining Room	}22.3x14.3-combo	
Age-Cond.	2000-excellent	Disposal	X	Kitchen		
Possession	Neg.	Microwave	X	Family room		23.6x24
School District	WaNee-Nappanee	Dishwasher	X	Bedroom	12.6x14.8	
Terms	Cash, conv.	Refrigerator	X	Bedroom	11.4x11.8	
NIPSCO avg.	\$177 G&E Budget	Range-G/E	X	Bedroom	10.9x10.9	
Type Heat	GFA	Air. Cond.	C	Bedroom		20x22*
Type Wtr.Htr	Gas	Fireplace	X	Baths	2 full	
Type Roofing	Asphalt	Insulation	X	Utility Room	5.9x7.3 w/ half bath	
Interior Walls	Drywall	Storm Doors	X	Type Floors	Vinyl plank, carpet, tile	
Type Siding	Vinyl/stone	Storm Wds.	X	Garage	2 car attached	
Elec. AMPS	200	City Water	-	Basement %	Full partially finished	
Type Windows	Double hung	Storm Sewer	-	Fenced Yard	No	
Type House	Ranch	San. Sewer	-	Type Drive	Cement	
Zoning	R	Well	X	Patio	Yes	
Township	Jefferson West	Septic	X			

**Remarks:** Amazing ranch home on wonderful lot in Paddlebrook subdivision in WaNee School System. Picture perfect, just move in and enjoy all this quality home has to offer. NO HONEY DO list here w/ Newer roof, upstairs flooring Paint, appliances and well pressure tank. \*Egress is in living area of the basement with 4th BR right at the stairway. Tasteful Décor - Nice covered patio and large shed too. HOA is \$200/yr. Partial sprinkling system installed too. Washer/dryer negotiable. HURRY this beauty won't last long. Subject to seller securing 502 Maple Lane.