



3/7/24
\$220,000
NO S/A
CASH

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	201 S Elkhart	Ranch	7	3	1 3/4	Wakarusa	\$220,000	1457



Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street
Nappanee, IN 46550
Phone: 574/ 773-4184
Fax: 574/ 773-4186
email: hahn@hahnrealtyandauktion.com
www.hahnrealtyandauktion.com

Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauktion.com
Telephone: 574-354-8102
Tax Code: 20-09-35-231-011.000-025
Owner: Foster
Legal Descript: Pletchers first add to the town of Wakarusa E 107 FT lot 1

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Lot Size	66x107	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$827.40 w/ over 65 ex	Draperies	X		1457	
Construction	Wood	Softener	X	Living Room	15.4x16.2	
Age-Cond.	1974-good	Disposal	X	Dining Room	X	
Possession	Neg.	Microwave	X	Kitchen	13.3x16.1	
School District	WaNee	Dishwasher	X	Family room	X	
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	11.1x12	
NIPSCO avg.	\$156.59 budget	Range-G/E	X-E	Bedroom	11.1x13.7	
Type Heat	GFA	Air. Cond.	C	Bedroom	11.1x13.7	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	X	
Type Roofing	Asphalt	Insulation	X	Baths	1 3/4	
Interior Walls	Drywall	Storm Doors	X	Utility Room		
Type Siding	Brick	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 %	Full unfinished	
Type House	Ranch	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	No	Type Drive	Cement	
Township	Olive	Septic	No	Patio	Yes	

Remarks: **Back up offer only We are looking for a back up on this well kept brick ranch home. Located downtown Wakarusa. This spacious 3 bedroom, 1 3/4 bathroom home is just waiting for its new owners. The home provides a large eat-in-kitchen, main level laundry, plenty of storage, a full partially finished basement along with a 2 car attached garage.**