



3/1/24 \$393,985
conv. NO S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	1146 Blackstone Blvd	Ranch	6	2	2	Nappanee	\$393,985	1358+476 LL



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:

20-14-32-202-040.000-029

Owner :

Team New Construction

Legal Descript:

Blackstone 6th DPUF lot 109

Like us on [Facebook!](#)

Lot Size	92x211	W.W. Carpet	X		1 st Floor	Other
Annual Tax	\$22.92/yr. *	Draperies	No	Approx. Sq. Ft.	1358	476
Construction	Wood frame	Softener	No	Living Room	16.5x17	
Age-Cond.	2023-new	Disposal	X	Dining Room	7x11	
Possession	Neg.	Microwave	X	Kitchen	11x13.5	
School District	WaNee-Woodview	Dishwasher	X	Family room		LL
Terms	Cash, conv.	Refrigerator	X	Bedroom	12x14	
NIPSCO avg.	Empty	Range-G/E	X-g	Bedroom	10.5x11	
Type Heat	GFA	Air. Cond.	C	Bedroom	X	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	X	
Type Roofing	Asphalt	Insulation	X	Baths	2	
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main level 6x10	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, vinyl plank	
Elec. AMPS	200	City Water	X	Garage	2 car attached	
Type Windows	Double hung	Storm Sewer	X	Basement %	Full/ partial finished	
Type House	Ranch	San. Sewer	X	Fenced Yard	No	
Zoning	PUD	Well	-	Type Drive	Cement	
Township	Union	Septic	-	Patio	Yes	

Remarks: Amazing newly constructed home in Blackstone! Spacious open floor plan, tasteful colors, amazing flooring and counter tops. Large covered back patio with a water view. Basement has a finished family room, and is plumbed for a bath, and 3rd bedroom with egress. Amazing master w/ slider to back patio too. This home has 3' Doors and no steps for access; only steps are to the basement. * Property taxes are for lot only – not assessed for home yet.