



\$136,000 ins. conv.  
 \$2670.96 S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	607 S Hastings	Ranch	6	2	1	Nappanee	\$140,000	1041



**Phil Hahn & Associates  
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Information Herein Believed to Be Accurate But Not Warranted

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 Tax Code: 20-14-31-357-004.000-029  
 Owner: Whitlow  
 Legal Descript: Hastings 1<sup>st</sup> lot 22

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Lot Size	46x115	W.W. Carpet		1 <sup>st</sup> Floor	Other
Annual Tax	\$761.52 w/ex 2023	Draperies		1041	
Construction	Wood	Softener	No	Living Room	15.7x16.6
Age-Cond.	1936-Good	Disposal	No	Dining Room	7.1x10
Possession	D.O.C	Microwave		Kitchen	12.1x15.11
School District	Wa-Nee	Dishwasher		Family room	
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	7.6x12.5
NIPSCO avg.	\$109/month	Range-G/E	X	Bedroom	11.4x16.6
Type Heat	GFA	Air. Cond.	Window	Bedroom	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	8x10 ←storage
Type Roofing	Asphalt	Insulation	X	Baths	1 full
Interior Walls	Drywall	Storm Doors	X	Utility Room	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet/laminate
Elec. AMPS	100	City Water	X	Garage	No
Type Windows	Double hung	Storm Sewer	X	Basement %	Crawl
Type House	Ranch	San. Sewer	X	Fenced Yard	No
Zoning	R	Well	No	Type Drive	None
Township	Union	Septic	No	Patio	None

**Remarks: UNDER \$150,000... Here is a move in ready ranch style home with two bedrooms and 1 full bath just over 1000 SF of living space. Plenty of yard space in the back to enjoy, plus walking distance to the park. The interior has Recently been remodeled. All appliances will remain. Call today to schedule your showing**