



ins conv. 205/A  
\$164,500

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	206 E Van Buren St.	1 1/2 story	6	2	1 3/4	Nappanee	\$164,500	1276 SF



### Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street

Nappanee, IN 46550

Phone: 574/ 773-4184

Fax: 574/ 773-4186

email: [hahn@hahnrealtyandauction.com](mailto:hahn@hahnrealtyandauction.com)

[www.hahnrealtyandauction.com](http://www.hahnrealtyandauction.com)

Salesman:

Scot Honeycutt

[scot@hahnrealtyandauction.com](mailto:scot@hahnrealtyandauction.com)

Telephone

574-354-8102

Tax Code:

20-14-31-152-005.000-029

Owner:

Wilson

Legal Descript:

Best and Millingers 55ft E side; Lot 312

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	55x66	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$1164.28 w/ex 2023	Draperies	X		638	638
Construction	Wood	Softener	No	Living Room	17.7x12	
Age-Cond.	1900	Disposal	No	Dining Room	12.11x10.9	
Possession	Neg.	Microwave	No	Kitchen	13.1x10	
School District	Wa-Nee	Dishwasher	No	Family room		
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom		13.7x11
NIPSCO avg.	\$130 avg.	Range-G/E	X-G	Bedroom		12.11x10
Type Heat	GFA	Air. Cond.	C	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Bedroom		
Type Roofing	Metal	Insulation	X	Baths	3/4	1 full
Interior Walls	Drywall	Storm Doors	X	Utility Room		
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, hardwood, vinyl	
Elec. AMPS	100	City Water	X	Garage	1 car detached	
Type Windows	Double hung	Storm Sewer	X	Basement %	Full	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	No	Type Drive	Asphalt	
Township	Union	Septic	No	Patio	No	

**Remarks:** Come & enjoy this well-kept 1 1/2 story home. With new metal roof, brand new furnace and AC, and new sewer line. This home is ready for its new owner. With 2 bedrooms and 1 3/4 bathrooms, living and dining room. All kitchen appliance along w/ the washer and dryer will remain. This home is walking distance from the school, Boys and Girls club, downtown shopping and eating. With 1276SF of living space, this home shouldn't last long. Call today!