



\$190,000
 conv. no S/A
 6/27/24

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	607 N Main St.	Ranch	6	3	1	Nappanee	\$198,900	1160



Phil Hahn & Associates
Realtors & Auctioneers

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Laurie Sumpter
laurie@hahnrealtyandauktion.com
 Telephone: 574-202-0056
 Tax Code: 20-14-31-101-010.000-029
 Owner: Andrews
 Legal Descript: Hares Lot #4

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Lot Size	66x132	W.W. Carpet		1st Floor	Other
Annual Tax	\$3296.26/yr no ex	Draperies	-	Approx. Sq. Ft.	1160
Construction	Wood	Softener	-	Living Room	13x19
Age-Cond.	1959-great	Disposal	-	Dining Room	
Possession	Immediate	Microwave	-	Kitchen	13x16
School District	WaNee-Woodview	Dishwasher	-	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	11.5x13.5
NIPSCO avg.	Empty	Range-G/E	X	Bedroom	10x12
Type Heat	GFA	Air. Cond.	C	Bedroom	8.5x9
Type Wtr.Htr	Electric	Fireplace	X	Bedroom	
Type Roofing	Asphalt shingle	Insulation	X	Baths	Full
Interior Walls	Drywall/plaster	Storm Doors	X	Utility Room	Basement
Type Siding	Brick	Storm Wds.	X	Type Floors	Hardwood, carpet, vinyl
Elec. AMPS	100 amp	City Water	X	Garage	2 car attached
Type Windows	Double hung	Storm Sewer	X	Basement %	Partial
Type House	Ranch	San. Sewer	X	Fenced Yard	No
Zoning	R	Well	-	Type Drive	Cement
Township	Union	Septic	-	Patio	Deck

Remarks: Immaculate brick ranch. Just move in & enjoy this 3-BR, 1-bath home. Large living room w/ fireplace, spacious eat-in kitchen, beautiful hardwood floors, partial basement, and 2-car attached garage. Nice Shed stays too! Perfect way to start out or scale dream! Call today to schedule an appointment to view.