



289,900  
~~\$289,900~~  
 conv.  
 NO S/A  
 w/24/24

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	451 N Madison St.	1 1/2 story	9	4	2 1/2	Nappanee	\$289,900	1972



### Phil Hahn & Associates Realtors & Auctioneers

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Tax Code:

20-14-31-153-002.000-029

Owner:

Hershberger

Legal Descript:

Best & Mellinger Lot #302

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	66x132	W.W. Carpet		Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$2345.20/yr. w/ex	Draperies	X		1296	676
Construction	Wood	Softener	X	Living Room	15x15	
Age-Cond.	1900	Disposal	X	Dining Room	13x13	
Possession	Neg.- 10 days	Microwave	X	Kitchen	11.5x13.5	
School District	WaNee	Dishwasher	X	Family room	12x22	
Terms	Cash, conv.	Refrigerator	X	Bedroom	12.5x13	
NIPSCO avg.	Budget \$199 G&E	Range-G/E	X	Bedroom		12x15
Type Heat	GFA	Air. Cond.	C	Bedroom		12.5x13.5
Type Wtr.Htr	Gas	Fireplace	X	Bedroom		13x13
Type Roofing	Shingle	Insulation	X	Baths	2 full	1/2
Interior Walls	Drywall, plaster	Storm Doors	X	Utility Room	Main level 5x6	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Hardwood, carpet, vinyl	
Elec. AMPS	100	City Water	X	Garage	2-car attached	
Type Windows	Double hung, crank	Storm Sewer	X	Basement %	Partial	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	-	Type Drive	Cement and alley	
Township	Union	Septic	-	Patio	Yes	

**Remarks:** Simply Amazing! This 4 BR, 2.5 bath home is absolutely gorgeous. Spacious open floor, beautiful hardwood floors, newer kitchen and bathrooms, tasteful décor, spacious bedrooms, and an amazing family room with fireplace. Character and charm were preserved in the remodel. No honey Do list here. **HURRY** this one will go fast The washer/dryer can stay, the play set will not stay. Garage has tons of storage, nice front porch and awesome Side patio to enjoy this summer.