



\$180,000 conv. NO S/A
 9/16/24

| Listing # | Property Address | Property Type | RMS | BRMS | Baths | Location | Price | Finished Sq. Ft |
|-----------|------------------|---------------|-----|------|-------|----------|-----------|-----------------|
| | 253 E Centennial | 1 1/2 story | 9 | 3 | 2 | Nappanee | \$195,000 | 1971 |



Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
 Telephone: 574-354-8102
 Tax Code: 20-14-31-158-005.000-029
 Owner: Weaver
 Legal Descript: Hartmans 2nd lot 46

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| | | | | | | |
|-----------------|------------------------|--------------|-------|-----------------|-----------------------|-----------|
| Lot Size | TBD | W.W. Carpet | No | Approx. Sq. Ft. | 1 st Floor | Other |
| Annual Tax | \$6456.52 no ex | Draperies | No | Living Room | 13.1x15 | 400 |
| Construction | Wood | Softener | No | Dining Room | | |
| Age-Cond. | 1890 | Disposal | No | Kitchen | 11.7x15.3 | |
| Possession | DOC | Microwave | X | Family room | 18.4x20.6 | |
| School District | WaNee | Dishwasher | No | Bedroom | 13.1x15.2 | |
| Terms | Cash, conv., FHA, USDA | Refrigerator | X | Bedroom | | 13.2x15.6 |
| NIPSCO avg. | Vacant | Range-G/E | X-E | Bedroom | | 6.8x15.4 |
| Type Heat | GFA new | Air. Cond. | C-New | Bedroom | | |
| Type Wtr.Htr | GAS new | Fireplace | No | Baths | 2 full | |
| Type Roofing | Asphalt | Insulation | X | Utility Room | 10x5.11 | |
| Interior Walls | Drywall/plaster | Storm Doors | X | Type Floors | Hardwood/vinyl | |
| Type Siding | Vinyl new | Storm Wds. | X | Garage | None | |
| Elec. AMPS | 100 | City Water | X | Basement % | Part | |
| Type Windows | Double hung | Storm Sewer | X | Fenced Yard | No | |
| Type House | 1 1/2 story | San. Sewer | X | Type Drive | Cement new | |
| Zoning | R | Well | No | Patio | Yes new | |
| Township | Union | Septic | No | | | |

Remarks: Looking for WaNee home and priced under \$200,000, look no further! This 1 1/2 story has 3 bedrooms, 2 bathrooms, main level laundry, living room, and large family room to enjoy. Updates include: new siding, guttering, leaf guard, furnace, A/C, water heater, cement sidewalk, cement parking, 2 (new) bathrooms, and patio area. There are no exemptions on this investment home.