



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	904 E Market St.	2-story	9	4	2 1/2	Nappanee	\$239,900	2846



Phil Hahn & Associates
Realtors & Auctioneers

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Nappanee, IN 46550
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Information Herein Believed to Be Accurate But Not Warranted

317/25 \$215,000
CASH NO S/A

Salesman: Brandi Kitson
brandikitson@gmail.com

Telephone: 574-354-0156
Tax Code: 20-14-31-259-009.000-029
Owner: Clyde
Legal Descript: 101.5x132 FT 66 FT E 1/2; SEC Line

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Lot Size	102x132	W.W. Carpet	X	Approx. Sq. Ft.	1588	1st Floor	Other
Annual Tax	\$2126	Draperies	X-blinds	Living Room	25x15.6		1258
Construction	Wood frame	Softener	-	Dining Room	14.9x11.2		
Age-Cond.	1928-good	Disposal	X	Kitchen	12x17.2		
Possession	Neg.	Microwave	-	Family room	9.3x21.6		
School District	WaNee	Dishwasher	X	Bedroom			13.6x12
Terms	Cash, conv.	Refrigerator	X	Bedroom			13.6x9
NIPSCO avg.	\$380 avg.	Range-G/E	X-G	Bedroom			13.6x9
Type Heat	GFA	Air. Cond.	C	Bedroom			13x12
Type Wtr.Htr	Gas	Fireplace	X-E	Baths		Half	2 full
Type Roofing	Asphalt shingle	Insulation	X	Utility Room		Basement	
Interior Walls	Drywall/plaster	Storm Doors		Type Floors		Carpet, wood, lino, tile	
Type Siding	Vinyl	Storm Wds.		Garage		2-car attached	
Elec. AMPS	200	City Water	X	Basement %		Full unfinished	
Type Windows	Double hung	Storm Sewer	X	Fenced Yard		Yes	
Type House	2-story	San. Sewer	X	Type Drive		Paved	
Zoning	R	Well	-	Patio		Yes	
Township	Union	Septic	-				

Remarks: Charming 4-bedroom home with fenced backyard, nestled in the heart of Nappanee, close to shops, schools and parks. Step into this beautifully maintained older home, where character and convenience come together! Offering 4 spacious bedrooms and 2.5 baths, this property is perfect for families or anyone looking for room to grow. Updated kitchen with large separate dining room. Incredible office/den with built-in bookcase for a home office or homework area. Don't miss the opportunity to make it yours -- schedule your showing today!