



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	54182 River Place	Ranch	7	3	2	Elkhart	\$259,600	1876 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

www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

2/11/25 \$ 228,000

CASH NO S/A

Salesman:

Scot Honeycutt

scot@hahnrealtyandauction.com

Telephone

574-354-8102

Tax Code:

20-02-36-203-004.000-026

Owner:

Giglio

Legal Descript:

Riverview Gardens 3rd SD Lot 23

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Lot Size	100x145	W.W. Carpet	No		1 st Floor	Other
Annual Tax	\$1765.70	Draperies	No	Approx. Sq. Ft.	1876	
Construction	Wood	Softener	X	Living Room	13.4x26.1	
Age-Cond.	1963-good	Disposal	X	Dining Room	8.10x13.6	
Possession	Closing	Microwave	X	Kitchen	9.8x11.11	
School District	Elkhart	Dishwasher	X	Family room	17.9x18.3	
Terms	Cash, conv., FHA	Refrigerator	X	Bedroom	12.9x13.1	
NIPSCO avg.	Vacant	Range-G/E	X	Bedroom	9.1x12.9	
Type Heat	GFA (2 units)	Air. Cond.	X	Bedroom	9.11x10.9	
Type Wtr.Htr	Gas	Fireplace	1wood;1 gas	Bedroom		
Type Roofing	Asphalt	Insulation	X	Baths	2 full	
Interior Walls	Drywall	Storm Doors	X	Utility Room		
Type Siding	Brick	Storm Wds.	X	Type Floors	Hardwood, tile, vinyl	
Elec. AMPS	200	City Water	No	Garage	2-car attached	
Type Windows	Casement/double hung	Storm Sewer	No	Basement %	Full partial finished	
Type House	Ranch	San. Sewer	No	Fenced Yard	Yes	
Zoning	R	Well	X-4"	Type Drive	Cement	
Township	Osolo	Septic	X	Patio	Yes	

Remarks: This well built brick ranch style home offer over 1800 SF of living space, including a partially finished basement. Inside you'll find 3 bedrooms, 2 bathrooms, a cozy wood burning fireplace in the living room, and a gas fireplace in the spacious family room. Outside, enjoy the stamped concrete patio and the four seasons room, perfect for year round relaxation. Don't miss out on this inviting home, call today to schedule your personal showing!