



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft.
	504 S Main St.	1 1/2 story	7	3	1 3/4	Nappanee	\$229,900	1462 Sq. Ft.



**Phil Hahn & Associates
Realtors & Auctioneers**

1203 East Market Street

Nappanee, IN 46550

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Information Herein Believed to Be Accurate But Not Warranted

Salesman:

Laurie Sumpter

laurie@hahnrealtyandauction.com

Telephone

574-202-0056

Tax Code:

20-13-36-478-015.000-021

Owner :

Bergman

Legal Descript:

IN E 1/2 SE 1/4 4x8 RDS SEC 36; .20A

*\$215,000 cash NO S/A
12/16/24*

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Lot Size	66x132	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$1353.66/yr. w/ex	Draperies	X	Living Room	12x13	532
Construction	Wood	Softener	No	Dining Room	13x14	
Age-Cond.	1900-good	Disposal	No	Kitchen	12x13	
Possession	Neg.	Microwave	No	Family room		
School District	WaNee	Dishwasher	No	Bedroom	10x11	
Terms	Cash, conv.	Refrigerator	X	Bedroom		13x14
NIPSCO avg.	\$180 G& E	Range-G/E	X	Bedroom		12x13
Type Heat	GFA	Air. Cond.	C	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full	3/4
Type Roofing	Metal	Insulation	X	Utility Room	10x14	
Interior Walls	Drywall, panel	Storm Doors	X	Type Floors	Carpet	
Type Siding	Vinyl	Storm Wds.	X	Garage	1-car attached 16x24	
Elec. AMPS	100	City Water	X	Basement %	Partial	
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Yes	
Type House	1 1/2 story	San. Sewer	X	Type Drive	Gravel	
Zoning	R	Well	-	Patio	Deck	
Township	Locke	Septic	-			

Remarks: Solid older home in A-1 condition inside and out! Awesome fenced in back yard w/ deck area and shed. Extra off street parking area too. Close to park and downtown. This classic is sure to please a growing family! Kitchen has a nice desk area, main floor laundry and also a nice enclosed front porch. HURRY these don't last!