



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	101 Gumwood Dr.	Ranch	7	3	2	Wakarusa	\$299,900	1356 Sq. Ft.



**Phil Hahn & Associates
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Information Herein Believed to Be Accurate But Not Warranted

\$290,000 **CONV.**
11/3/25 **NO S/A**

Salesman: Laurie Sumpter
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Telephone: 574-202-0056
Tax Code: 20-09-25-424-012.000-025
Owner: Menzie
Legal Descript: Deerfield Villas DPUD Phase 3 Lot #38

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Lot Size	Corner lot	W.W. Carpet	X	1st Floor	Other
Annual Tax	\$2603.18/yr. w/ex	Draperies	X	1356	LL unfinished
Construction	Wood frame	Softener	No	Living Room	13.5x17
Age-Cond.	2016-great	Disposal	X	Dining Room	9.5x11.5
Possession	Neg.	Microwave	X	Kitchen	11x11.5
School District	WaNee-Wakarusa	Dishwasher	X	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	12x15
NIPSCO avg.	\$150 G & E avg.	Range-G/E	X	Bedroom	10.5x13.5
Type Heat	GFA	Air. Cond.	C	Bedroom	9.5x11.5
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	
Type Roofing	Asphalt	Insulation	X	Baths	2 full
Interior Walls	Drywall	Storm Doors	X	Utility Room	6.5x7.5 main level
Type Siding	Vinyl, brick	Storm Wds.	X	Type Floors	Carpet, vinyl
Elec. AMPS	200	City Water	X	Garage	3 car attached
Type Windows	Double hung	Storm Sewer	X	Basement %	Full unfinished
Type House	Ranch	San. Sewer	X	Fenced Yard	Yes
Zoning	PUD	Well	-	Type Drive	Cement
Township	Olive	Septic	-	Patio	Yes

Remarks: Immaculate 3-bedroom 2 bath ranch in Wakarusa. Spacious floor plan, large unfinished basement with egress and plumbing for a bathroom. 3 car attached garage and a nice fenced in corner lot too! Tasteful décor, nice appliances, breakfast bar area for entertaining. HOA but no current fees to homeowners.