

Listing #

Property Address 205 Rowland Ave.

Property Type

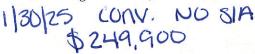
RMS

BRMS

Baths Location 2 Leesburg Price

Finished Sq. Ft

\$249,000 1752 SF





## Phil Hahn & Associates Realtors & Auctioneers

Ranch

1203 East Market Street Nappanee, IN 46550 Phone: 574/ 773-4184 Fax: 574/ 773-4186

email: <a href="mailto:hahnrealtyandauction.com">hahnrealtyandauction.com</a> www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

Salesman:

Laurie Sumpter

laurie@hahnrealtyandauction.com

Telephone 574-202-0056

Tax Code: 43-07-08-400-227.000-018

Owner: Small

Legal Descript: LONG LEGAL ON FILE

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Lot Size	80x120 and 80x120	W.W. Carpet	X		1st Floor Other	r .
Annual Tax	\$720.27/yr. w/ex	Draperies	X	Approx. Sq. Ft.	1752	
Construction	Wood	Softener	X	Living Room	12x21	
Age-Cond.	1956-great	Disposal	No	Dining Room		
Possession	Neg.	Microwave	No	Kitchen	11x21	
School District	Warsaw	Dishwasher	X	Family room	15x32	
Terms	Cash, conv.	Refrigerator	X	Bedroom	8.5x12	
NIPSCO avg.	\$141 G&E avg.	Range-G/E	X	Bedroom	9.5x11	
Type Heat	GFA	Air. Cond.	C	Bedroom	11.5x12	
Type Wtr.Htr	Gas	Fireplace	X	Bedroom		
<b>Type Roofing</b>	Asphalt shingle	Insulation	X	Baths	2 full	
<b>Interior Walls</b>	Drywall/plaster	Storm Doors	X	Utility Room	Main level w/ sin	ık
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, vinyl, cer	amic
Elec. AMPS	100 amp	City Water	-	Garage	2-car attached	
Type Windows	Wood windows	Storm Sewer	X	Basement %	Partial unfinishe	d
Type House	Ranch	San. Sewer	X	Fenced Yard	No	
Zoning	R	Well	X	Type Drive	Cement	
Township	Plain	Septic		Patio	Yes	
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Remarks: Spacious ranch home on awesome double lot in Leesburg. Immaculate condition inside and out. Nice back Patio w/ fire pit and awning that is retractable. 3 bedrooms, 2 baths, beautiful hickory cabinets in the kitchen, and Large family room w/ fireplace.