



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	455 E Woodview Dr.	Ranch	8	3	3	Nappanee	\$349,900	1756 + LL



**Phil Hahn & Associates  
Realtors & Auctioneers**

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

email: [hahn@hahnrealtyandauction.com](mailto:hahn@hahnrealtyandauction.com)  
[www.hahnrealtyandauction.com](http://www.hahnrealtyandauction.com)

Information Herein Believed to Be Accurate But Not Warranted

Salesman:

Laurie Sumpter

[laurie@hahnrealtyandauction.com](mailto:laurie@hahnrealtyandauction.com)

Telephone

574-202-0056

Tax Code:

20-14-30-326-003.000-029

Owner:

Ramer

Legal Descript:

Northwood Lot #13

311325 cash NO S/A  
\$331,500

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Lot Size	110x190	W.W. Carpet		1st Floor	Other
Annual Tax	\$2927.98/yr. w/ex	Draperies	X	Approx. Sq. Ft. 1756	
Construction	Wood	Softener	X	Living Room	14x19
Age-Cond.	1973-great	Disposal	X-2	Dining Room	12x16
Possession	February 15 <sup>th</sup>	Microwave	X	Kitchen	19x13.5
School District	WaNee-woodview	Dishwasher	X	Family room	11.5x13.5 Sun room
Terms	Cash, conv.	Refrigerator	X	Bedroom	9.5x10.5
NIPSCO avg.	G&E 250.00	Range-G/E	X	Bedroom	10.5x13
Type Heat	GFA	Air. Cond.	C	Bedroom	12x13
Type Wtr.Htr	Gas	Fireplace	X	Bedroom	
Type Roofing	Asphalt	Insulation	X	Baths	2 full Full
Interior Walls	Drywall	Storm Doors	X	Utility Room	Basement
Type Siding	Brick, and vinyl	Storm Wds.	X	Type Floors	Hardwood, carpet
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	No
Zoning	R	Well	-	Type Drive	Cement
Township	Union	Septic	-	Patio	Deck

**Remarks:** Awesome ranch home w/ beautiful open living area and kitchen. Large deck area w/ built in grill, amazing landscaping, and sunroom that you can enjoy almost the whole year. 3-car garage, partially finished basement, and Tasteful décor. Hurry these go fast in WaNee school system.