



REDUCED!!!
\$225,000

| | | | | | | | | |
|------------------|-------------------------|----------------------|------------|-------------|--------------|-----------------|--------------|------------------------|
| Listing # | Property Address | Property Type | RMS | BRMS | Baths | Location | Price | Finished Sq. Ft |
| | 752 S Jackson St. | Ranch | 6 | 3 | 2 | Nappanee | \$229,900 | 1008 Sq. Ft. |



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Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

5/1/25 \$221,000
\$1000 S/A conv.
Salesman: Laurie Sumpter
laurie@hahnrealtyandauktion.com
Telephone: 574-202-0056
Tax Code: 20-14-31-379-011.000-029
Owner: Cleveland
Legal Descript: Southwood Lot #16

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| | | | | | | | |
|-----------------|--------------------|--------------|----|-----------------|---------------------|-----------|-------|
| Lot Size | 70x119 | W.W. Carpet | X | Approx. Sq. Ft. | 1008 | 1st Floor | Other |
| Annual Tax | \$1728.02/yr. w/ex | Draperies | X | Living Room | 11x15 | | |
| Construction | Wood | Softener | No | Dining Room | | | |
| Age-Cond. | 2007-great | Disposal | X | Kitchen | 10x13 | | |
| Possession | Neg. | Microwave | X | Family room | | | |
| School District | WaNee- Nap Elm. | Dishwasher | X | Bedroom | 11x11 | | |
| Terms | Cash, conv. | Refrigerator | X | Bedroom | 9x11 | | |
| NIPSCO avg. | \$200 G&E | Range-G/E | X | Bedroom | 9x11 | | |
| Type Heat | GFA | Air. Cond. | C | Bedroom | | | |
| Type Wtr.Htr | Electric | Fireplace | No | Baths | 2 full | | |
| Type Roofing | Asphalt | Insulation | X | Utility Room | Main level | | |
| Interior Walls | Drywall | Storm Doors | X | Type Floors | Laminate and carpet | | |
| Type Siding | Vinyl | Storm Wds. | X | Garage | 14x24 attached | | |
| Elec. AMPS | 200 | City Water | X | Basement % | Crawl | | |
| Type Windows | Double hung | Storm Sewer | X | Fenced Yard | partial | | |
| Type House | Ranch | San. Sewer | X | Type Drive | Gravel | | |
| Zoning | R | Well | - | Patio | Yes | | |
| Township | Union | Septic | - | | | | |

Remarks: Cute and affordable 3 BR, 2 bath ranch new in 2007! Just move in and relax in this spacious floor plan. New carpet in the bedrooms and new laminate was installed in the rest of home for buyer. The yard is Good for the kids and the garage has extra storage space. Tasteful décor, main floor laundry and washer/dryer Can stay. Come look at this nice family home today and make it yours!