



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	64520 CR 13	2-story	13	5	3 1/2	Goshen	\$869,900	2736+LL



Phil Hahn & Associates Realtors & Auctioneers

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Nappanee, IN 46550

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Information Herein Believed to Be Accurate But Not Warranted

*6/15/25 NO S/A
\$820,000 cash*

Salesman:

Laurie Sumpter

laurie@hahnrealtyandauction.com

Telephone

574-202-0056

Tax Code:

20-10-23-301-001.000-016

Owner :

Graber

Legal Descript:

209x627 FT NW Cor SW 1/4 SEC 23 3.01 A

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Lot Size	3.01A	W.W. Carpet	X	Approx. Sq. Ft.	1506	1st Floor	Other
Annual Tax	\$5516.40/yr. w/ex	Draperies	X	Living Room			1203 + LL
Construction	Wood	Softener	X	Dining Room	12x13.4	11x12	
Age-Cond.	1999-excellent	Disposal	X	Kitchen	17x23	10x11.5LL	
Possession	Neg.	Microwave	X New	Family room	10x17	20x21 LL	
School District	WaNee	Dishwasher	X	Bedroom/den	12x12ML	12x14UL	
Terms	Cash, conv.	Refrigerator	X	Bedroom		11x12UL	
NIPSCO avg.*	\$350-\$400 avg.	Range-G/E	X (2)	Bedroom	11x11.5 LL	12x13.4UL	
Type Heat	GFA	Air. Cond.	C	Bedroom egress	14x15 LL	10x11 UL	
Type Wtr.Htr	Gas	Fireplace	X	Baths	1/2	3	
Type Roofing	Asphalt	Insulation	X	Utility Room	Main level 5.8x10		
Interior Walls	Drywall	Storm Doors	X	Type Floors	Carpet, tile		
Type Siding	Vinyl, brick	Storm Wds.	-	Garage	22x28 attached		
Elec. AMPS	200	City Water	-	Basement %	Full-partially finished		
Type Windows	New 2017 crank	Storm Sewer	-	Fenced Yard	Pasture partial fence		
Type House	2-story	San. Sewer	-	Type Drive	Cement		
Zoning	A-1	Well-4"	X	Patio	Deck and patio for pool		
Township	Harrison	Septic	X-mound				

Remarks: Here is the one you have been waiting on! Beautiful brick 2-story on 3A lot in WaNee school system. Pride of ownership is evident in this gorgeous family home. The open floor plan w/ amazing newer Ayr kitchen will Please mom. The 40x80 pole barn with electric and water and cement floors will be perfect for the 4-H animals and Dad's toys! The 18 x 36 swimming pool and outdoor cooking area with fireplace will be great to entertain this summer. Utility average Varies with the pool usage and heater/\$ 350-400 is average without. Hot tub is negotiable. Team Construction Built it in 1999 -3636 Total Finished Sq. Ft. with basement.