



|            |                  |               |     |      |       |          |           |                 |
|------------|------------------|---------------|-----|------|-------|----------|-----------|-----------------|
| Listing #  | Property Address | Property Type | RMS | BRMS | Baths | Location | Price     | Finished Sq. Ft |
| 72317 CR 9 |                  | Ranch         | 7   | 3    | 2     | Nappanee | \$269,900 | 1446 sq ft.     |



**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

7/18/25 \$280,000  
conv.

Salesman: Laurie Sumpter

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Tax Code: 20-14-32-278-005.000-028

Owner: Frye

Legal Descript: 200x100-900 FT N of SE COR NE SEC 32, 0.50A

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|                 |                    |              |      |                 |                   |
|-----------------|--------------------|--------------|------|-----------------|-------------------|
| Lot Size        | 0.5A               | W.W. Carpet  | X    | 1st Floor       | Other             |
| Annual Tax      | \$1504.92/yr. w/ex | Draperies    | X    | Approx. Sq. Ft. | 1446              |
| Construction    | Wood frame         | Softener     | X    | Living Room     | 13x15             |
| Age-Cond.       | 1955-excellent     | Disposal     | X    | Dining Room     | 10x11.5           |
| Possession      | Neg.               | Microwave    | X    | Kitchen         | 11x12 w/ island   |
| School District | WaNee-Woodview     | Dishwasher   | X    | Family room     |                   |
| Terms           | Cash, conv.        | Refrigerator | X    | Bedroom         | 10.5x10.5         |
| NIPSCO avg.     | \$225 G&E          | Range-G/E    | X-E  | Bedroom         | 11.5x14           |
| Type Heat       | GFA                | Air. Cond.   | C    | Bedroom         | 11.5x11.5         |
| Type Wtr.Htr    | Gas                | Fireplace    | X    | Bedroom         |                   |
| Type Roofing    | Metal-4 yrs.       | Insulation   | X    | Baths           | 2                 |
| Interior Walls  | Plaster/drywall    | Storm Doors  | X    | Utility Room    | 8x11.5            |
| Type Siding     | Brick, vinyl       | Storm Wds.   | X    | Type Floors     | Ceramic, laminate |
| Elec. AMPS      | 100 amp            | City Water   | -    | Garage          | Attached 22x24    |
| Type Windows    | Double hung        | Storm Sewer  | -    | Basement %      | Crawl             |
| Type House      | Ranch              | San. Sewer   | -    | Fenced Yard     | No                |
| Zoning          | R                  | Well         | X-4" | Type Drive      | Cement            |
| Township        | Union              | Septic       | X    | Patio           | Deck              |

**Remarks: Oh Boy! This is THE ONE! Country!! WaNee!! Brick Ranch totally redone and waiting on a new family. 3 Bedrooms, 2 baths, open floor plan with fireplace and island in the Coppes kitchen. Laundry room with sink and nice Breezeway between house and MAN CAVE!!! Have to see it to believe it! Garage is awesome entertaining area! Nice Rear deck area to sit this summer and watch the sunsets. Hot tub stays but does not work.**