



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	1063 E Walnut St.	Ranch	5	2	1	Nappanee	\$167,500	832 Sq. Ft. + 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

718125 \$160,000  
conv.

Salesman: Laurie Sumpter  
[laurie@hahnrealtyandauction.com](mailto:laurie@hahnrealtyandauction.com)  
Telephone: 574-202-0056  
Tax Code: 20-14-31-260-005.000-029  
Owner: Hochstetler  
Legal Descript: Highland Lot #14

Like us on [Facebook!](#)

Lot Size	50x132	W.W. Carpet	No	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$2154.12/yr. w/NO ex	Draperies	X	Living Room	832	
Construction	Wood	Softener	No	Dining Room	15.5x16	
Age-Cond.	1950-good	Disposal	X	Kitchen	9x12	
Possession	Immediate	Microwave	No	Family room		
School District	WaNee-Nappanee	Dishwasher	No	Bedroom	10x11	
Terms	Cash, conv.	Refrigerator	X	Bedroom	9.5x11	
NIPSCO avg.	Empty	Range-G/E	X-G	Bedroom		
Type Heat	GFA	Air. Cond.	No	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full	
Type Roofing	Asphalt	Insulation	X	Utility Room	Main level 7.5x9.5	
Interior Walls	Plaster	Storm Doors	X	Type Floors	Vinyl	
Type Siding	Vinyl	Storm Wds.	X	Garage	Detached 12x20	
Elec. AMPS	100	City Water	X	Basement %	Partial	
Type Windows	Double hung-newer	Storm Sewer	X	Fenced Yard	No	
Type House	Ranch	San. Sewer	X	Type Drive	Cement	
Zoning	R	Well	-	Patio	Yes	
Township	Union	Septic	-			

**Remarks: This 2 BR 1 bath home is the perfect way to stop paying rent and buy your own home! Convenient location, Full unfinished basement, 1-car detached garage, and nice outside deck area. Spacious living room, nice kitchen With laundry area and good-sized bedrooms. This home was a rental so never owner occupied.**