



Listing # Property Address Property Type RMS BRMS Baths Location Price Finished Sq. Ft
 52055 Old Post Ln 2 story 11 4 2 1/2 Granger \$374,500 3073 SF

*6/30/25 \$382,000
 conv.*



**Phil Hahn & Associates
 Realtors & Auctioneers**
 1203 East Market Street
 Nappanee, IN 46550
 Phone: 574/ 773-4184
 Fax: 574/ 773-4186
 email: hahn@hahnrealtyandauction.com
www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
 Telephone: 574-354-8102
 Tax Code: 71-04-20-206-003.000-003
 Owner: Hannon
 Legal Descript: Lot 25 Farmington Square Unit No 1

Like us on [Facebook!](#)

Lot Size	100x97	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$3427.64 w/ex	Draperies	No	Living Room	1284	1789
Construction	Wood	Softener	X	Dining Room	14.6x19.11	
Age-Cond.	1974-Excellent	Disposal	X	Kitchen	11.6x12	
Possession	Neg.	Microwave	X	Family room	12.3x17.3	
School District	South Bend	Dishwasher	X	Bedroom	12.2x20.4	18.2x27.9
Terms	Cash, conv., FHA	Refrigerator	X	Bedroom		12.2x17.4
NIPSCO avg.	AEP-\$190/month	Range-G/E	X-G	Bedroom		11.7x13.6
Type Heat	GFA	Air. Cond.	C	Bedroom		11.7x13.1
Type Wtr.Htr	Gas	Fireplace	X-G	Bedroom		11.11x12.1
Type Roofing	Asphalt	Insulation	X	Baths	1/2	2 full
Interior Walls	Drywall	Storm Doors	X	Utility Room	8.6x12.2	
Type Siding	Vinyl- NEW 2024	Storm Wds.	X	Type Floors		Hardwood, carpet, vinyl, tile
Elec. AMPS	200	City Water	X	Garage		2-car attached
Type Window	Double hung- NEW 2023	Storm Sewer	X	Basement %		Full-partially finished
Type House	2 story	San. Sewer	X	Fenced Yard		Yes
Zoning	R	Well	No	Type Drive		Cement
Township	Clay	Septic	No	Patio		Yes

Remarks: Don't miss out on this stunning newly remodeled home! With over 3,000 square feet of living space, this spacious and charming home offers 4 bedrooms and 2.5 bathrooms—perfect for comfortable living and entertaining. As you enter, you'll find a cozy living room with a gas fireplace, a formal dining room, and a beautifully updated kitchen featuring new appliances and granite countertops. There's also a large family room on the main level for additional living space. Upstairs, the primary suite is accompanied by three more generously sized bedrooms and a full guest bathroom. The finished lower level includes a second family room, a bonus room, ample storage, and a mechanical room. Outside, enjoy the fenced-in backyard, new landscaping, and artificial turf (2023) perfect for low-maintenance outdoor living. Additional features include a generator hookup and updates throughout, including kitchen, bathrooms, flooring, paint, lighting, siding, windows, and a finished basement. This home is move-in ready—call today to schedule your private showing! **bonus room is 13.9x16.9