

REDUCED!!!
\$389,500



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	806 E Waterford St	2 story	10	4+	2 1/2	Wakarusa	\$396,500	1886+ LL



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Information Herein Believed to Be Accurate But Not Warranted

8/18/25 \$307,450
conv. \$2000 S/A

Salesman: Laurie Sumpter
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Telephone: 574-202-0056
Tax Code: 20-09-25-476-016.000-025
Owner: Mangel
Legal Descript: 97.2 FT E SW COR SE 1/4 SE 1/4 SEC 25, 1.09A

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Lot Size	1.09A	W.W. Carpet	X	Approx. Sq. Ft.	732	1st Floor	Other
Annual Tax	\$2731.50/yr w/ex	Draperies	X	Living Room	11.5x16.1		1154+LL
Construction	Wood frame	Softener	No	Dining Room	11.5x13.11		
Age-Cond.	1998-great	Disposal	X	Kitchen	7.2x12.5		
Possession	**neg	Microwave	No	Family room			LL
School District	WaNee-Wakarusa	Dishwasher	X	Bedroom	UL		12.4x14.2
Terms	Cash, conv.	Refrigerator	X	Bedroom	UL		10.1x10.1
NIPSCO avg.	\$225 G&E avg.	Range-G/E	X-G	Bedroom	UL		9.1x14.6
Type Heat	GFA	Air. Cond.	C	Bonus room	UL		10.9x20
Type Wtr.Htr	Gas	Fireplace	No	Baths	1/2		2 full
Type Roofing	Asphalt	Insulation	X	Utility Room	Main level		
Interior Walls	Drywall	Storm Doors	X	Type Floors	Carpet, vinyl		
Type Siding	Vinyl	Storm Wds.	X	Garage	Attached 2-car		
Elec. AMPS	200 amp	City Water	X	Basement %	Partial finish		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Partial		
Type House	2 story	San. Sewer	X	Type Drive	Cement and gravel		
Zoning	R	Well	-	Patio	Cement		
Township	Olive	Septic	-				

Remarks: Wonderful location for this 4-BR, 2 1/2 bath family home on 1 acre lot in Wakarusa. Tasteful décor with new flooring and paint in many rooms. Basement also finished with a nice family room and bedroom w/ egress windows. The finished bonus room over the garage could be another bedroom or home office. Go camping in your own back yard. The cabin is included and perfect for weekend retreats. Both sheds stay too. Basement plumbed for a bath.
****building- August 1st possession****