



REDUCED!!!
\$166,900

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	754 W Market St.	1 1/2 story	7	3	1	Nappanee	\$169,900	1147 SF



Phil Hahn & Associates
Realtors & Auctioneers

1203 East Market Street

Nappanee, IN 46550

Phone: 574/ 773-4184

Fax: 574/ 773-4186

email: hahn@hahnrealtyandauktion.com

www.hahnrealtyandauktion.com

Information Herein Believed to Be Accurate But Not Warranted

3130126 \$150,000
CONV. NO S/A

Salesman:

Laurie Sumpter

laurie@hahnrealtyandauktion.com

Telephone

574-202-0056

Tax Code:

20-13-36-283-013.000-021

Owner :

Shepherd

Legal Descript:

Rosenbergers 1st lot #371

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Lot Size	66x132	W.W. Carpet -		1st Floor	Other
Annual Tax	\$1507.64/yr. w/ex	Draperies	X	835	312
Construction	Wood	Softener	No	Living Room	
Age-Cond.	1930-Good	Disposal	No	Dining Room	
Possession	Neg.	Microwave	No	Kitchen	
School District	WaNee-Woodview	Dishwasher	X	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	
NIPSCO avg.	\$181 G&E Budget	Range-G/E	X	Bedroom	10x10
Type Heat	GFA	Air. Cond.	C	Bedroom	10x10
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	11x12
Type Roofing	Metal	Insulation	X	Baths	Full
Interior Walls	Plaster, drywall	Storm Doors	X	Utility Room	Basement
Type Siding	Wood	Storm Wds.	X	Type Floors	Wood, laminate
Elec. AMPS	100 amp	City Water	X	Garage	1-car attached
Type Windows	Wood	Storm Sewer	X	Basement %	Partial
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	Partial
Zoning	R	Well	-	Type Drive	Concrete
Township	Locke	Septic	-	Patio	No

Remarks: Solid older home with newer metal roof and central air. Nice front porch with a swing, 3 bedrooms, 1 full Bath, and natural wood work on main level with hardwood floors too. 1-car attached garage and partial basement. BEING SOLD AS IS!!