



Listing # Property Address Property Type RMS BRMS Baths Location Price Finished Sq. Ft
 404 S Main St. Ranch 5 2 1 Nappanee \$149,900 648 Sq. Ft.

7/1/25 \$149,900
 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: Laurie Sumpter
laurie@hahnrealtyandauction.com
 Telephone: 574-202-0056
 Tax Code: 20-13-36-439-015.000-021
 Owner: Lynch
 Legal Descript: Long Legal on File

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Lot Size	57x132	W.W. Carpet	-	1st Floor	Other
Annual Tax	\$803.84/yr. w/ex	Draperies	X	Approx. Sq. Ft.	648
Construction	Wood frame	Softener	No	Living Room	11.4x12.6
Age-Cond.	1960-great	Disposal	No	Dining Room	
Possession	Neg.	Microwave	X	Kitchen	9.4x7.5
School District	WaNee-Nap Elm	Dishwasher	No	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	11.5x10.9
NIPSCO avg.	\$109 budget	Range-G/E	X	Bedroom	11.9x8.6
Type Heat	GFA	Air. Cond.	Window	Bedroom	
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	
Type Roofing	Metal	Insulation	X	Baths	Full
Interior Walls	Drywall and panel	Storm Doors	X	Utility Room	Main level 9.2x10
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Laminate
Elec. AMPS	100 amp	City Water	X	Garage	None
Type Windows	Double hung	Storm Sewer	X	Basement %	Slab
Type House	Ranch	San. Sewer	X	Fenced Yard	Yes
Zoning	R	Well	-	Type Drive	Gravel
Township	Locke	Septic	-	Patio	No

Remarks: Cute 2 bedroom charmer in immaculate condition. No Honey Do List here! Wonderful fenced in back yard, Open floor plan, spacious bedrooms, bathroom is newly renovated too. Stackable washer and dryer, shed, kitchen Bench, and window a/c's stay!