



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	1408 S Harkless Dr.	1 1/2 story	8	4	2	Syracuse	\$950,000	2128 SF



**Phil Hahn & Associates
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Information Herein Believed to Be Accurate But Not Warranted

8/25/25 cash \$950,000
NO S/A

Salesman: Laurie Sumpter
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Telephone: 574-202-0056
Tax Code: 43-04-17-400-073.000-026
Owner: Eby
Legal Descript: Lot #45 Kitson's S. Park

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Lot Size	50x122	W.W. Carpet	-	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$7917.52/yr. w/ex	Draperies	X	Living Room	1448	680
Construction	Wood frame	Softener	X	Dining Room	15x20	
Age-Cond.	1932-excellent	Disposal	X	Kitchen	10x14	
Possession	Neg.	Microwave	X	Family room	12x10	
School District	Wawasee	Dishwasher	X	Bedroom	11x19	15x20 UL
Terms	Cash, conv.	Refrigerator	X	Bedroom	12x20	8x17 UL
NIPSCO avg.	Budget \$161	Range-G/E	X-G	Bedroom		
Type Heat	Hot water gas	Air. Cond. **	C	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full	Full UL
Type Roofing	Metal-2025	Insulation	X	Utility Room	5.5x7.5 UL	
Interior Walls	Drywall	Storm Doors	X	Type Floors	Laminate, wood, ceramic	
Type Siding	Vinyl, stone	Storm Wds.	X	Garage	Attached 12x28	
Elec. AMPS	200 amp	City Water	X	Basement %	Slab and crawl	
Type Windows	Vinyl-newer	Storm Sewer	X	Fenced Yard	No	
Type House	1 1/2 story	San. Sewer	X	Type Drive	Stamped	
Zoning	R	Well	-	Patio	Deck, patio, pier	
Township	Turkey creek	Septic	-			

Remarks: Beautiful views of Lake Wawasee from your pier, patio, and master suite! This amazing open floor plan Is great for entertaining or everyday living. Tasteful décor, amazing newer bathroom, large deck area w/ slider, and Oversized 1-car garage. The pier/dock area is nice to sit and watch the lake. Newer metal roof and vinyl windows too. 24 hours' notice to show please-dogs. **Central air throughout and then window units for bedrooms on main level. Convenient and Quiet location and the dock/pier can stay in all year long to enjoy the view longer!