



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	2005 Wakefield Rd.	Villa	7	3	3	Goshen	\$325,000	2716 Sq Ft w/LL



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

Salesman:

Laurie Sumpter

Telephone

574-202-0056

Tax Code:

20-07-31-327-025.000-013

Owner :

Frauhiger

Legal Descript:

Replate of Pickwick Village 4th Lot #1

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9/4/25 conv. ~~100000~~
\$ 323,000 \$9750 S/A

Lot Size	62x127	W.W. Carpet	LL		1 st Floor	Other
Annual Tax	\$3548.02/yr. w/ex	Draperies	X	Approx. Sq. Ft.	1396	1320
Construction	Wood	Softener	X	Living Room	11x18.5	
Age-Cond.	2021-excellent	Disposal	X	Dining Room	13x14	
Possession	Immediate	Microwave	X	Kitchen		
School District	Concord	Dishwasher	X	Family room		18x25
Terms	Cash, conv.	Refrigerator	X	Bedroom	13x14.5	13x13
NIPSCO avg.	Empty	Range-G/E	X	Bedroom	10.5x11	
Type Heat	GFA	Air. Cond.	C	Bedroom		
Type Wtr.Htr	Gas	Fireplace	No	Bedroom		
Type Roofing	Asphalt	Insulation	X	Baths	2	1
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main level 5.5x7.5	
Type Siding	Vinyl and stone	Storm Wds.	X	Type Floors	Vinyl, ceramic, carpet	
Elec. AMPS	200	City Water	X	Garage	21x22 attached w/ opener	
Type Windows	Double hung	Storm Sewer	X	Basement	Full	
Type House	Villa	San. Sewer	X	Fenced Yard	No	
Zoning	PUD	Well	-	Type Drive	Cement	
Township	Concord	Septic	-	Patio	Yes	

Remarks: Pride of ownership is evident in this immaculate 3-BR 2-bath villa in Pickwick Village Subd. Tasteful décor w/ lots of upgrades! Just move in and enjoy all this convenient home has to offer. Vinyl plank flooring on main level, open floor plan w/ awesome kitchen island to entertain. Basement is finished w/ day lite window in family room & Egress in the 3rd BR w/full bath too.