



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	455 S Main St.	1 1/2 story	7	3	2	Nappanee	\$224,900	1950 SF



Phil Hahn & Associates
Realtors & Auctioneers

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Information Herein Believed to Be Accurate But Not Warranted

\$227,000
8/29/25
USDA \$6000 S/A

Salesman: Laurie Sumpter
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Tax Code: 20-14-31-351-008.000-029
Owner: Van Damme
Legal Descript: Hartman Bros SW PT EX 1FT S Side Lot 351

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Lot Size	65x140	W.W. Carpet	X	Approx. Sq. Ft.	1230	1st Floor	Other
Annual Tax	\$2244.06/yr. w/ex	Draperies	X	Living Room	14.5x28.5		
Construction	Wood	Softener	X	Dining Room	13.5x19		
Age-Cond.	1909-great	Disposal	X	Kitchen	10x13.5		
Possession	Neg.	Microwave	X	Family room	11x14		
School District	WaNee-Nappanee	Dishwasher	X	Bedroom			11x11
Terms	Cash, conv.	Refrigerator	X	Bedroom			9x13
NIPSCO avg.	\$280 G&E budget	Range-G/E	X	Bedroom			10x11
Type Heat	Gas hot water	Air. Cond.	W	Bedroom			
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full		Full
Type Roofing	Metal and asphalt	Insulation	X	Utility Room	Main level		
Interior Walls	Drywall plaster	Storm Doors	X	Type Floors	Carpet, linoleum		
Type Siding	Wood, vinyl, aluminum	Storm Wds.	X	Garage	None		
Elec. AMPS	100	City Water	X	Basement %	Partial		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	No		
Type House	1.5 story	San. Sewer	X	Type Drive	Gravel		
Zoning	R	Well	-	Patio	Deck		
Township	Locke	Septic	-				

Remarks: Wonderful older home on nice lot in Nappanee with a large back deck area that you will love this fall! Firepit, awning, older shed and off-street parking. Inside is spacious with large living room and an amazing eat-in Kitchen that was redone too in the past. Main floor laundry, family room, and large bath.