



Listing # Property Address Property Type RMS BRMS Baths Location Price Finished Sq. Ft  
 26725 CR 52 Ranch 12 4 3.5 Nappanee \$799,900 3879 SF

116126 \$705,000  
 conv. NO S/A



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

Salesman: Scot Honeycutt  
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 Telephone: 574-354-8102  
 Tax Code: 20-14-29-100-020.000-028  
 Owner: Stickleby  
 Legal Descript: 1038.62 FT W SE COR NW ¼ 363.90x563.15 FT SEC 29 3.41A

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Lot Size	3.41A	W.W. Carpet	X	Approx. Sq. Ft.	2564	1st Floor	Other
Annual Tax	\$5474.72 w/ex	Draperies	No	Living Room	20.5x22.1		1315
Construction	Wood	Softener	X	Dining Room	13.11x13.8		
Age-Cond.	2003-excellent	Disposal	X	Kitchen	13.4x24.5		
Possession	Neg.	Microwave	X	Family room			21x36.3
School District	WaNee	Dishwasher	X	Bedroom	13.11x16.7		10.9x14.2
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	12.5x13.9		
NIPSCO avg.	\$350 avg.	Range-G/E	X-E	Bedroom	14.7x14.8		
Type Heat	GFA	Air. Cond.	C	Baths	2 ½		¾
Type Wtr.Htr	Gas	Fireplace	Gas	Utility Room	Yes		
Type Roofing	Asphalt	Insulation	X	Type Floors	Carpet, tile, vinyl plank		
Interior Walls	Drywall	Storm Doors	X	Garage	3-car		
Type Siding	Brick	Storm Wds.	X	Basement %	Full finished		
Elec. AMPS	200	City Water	No	Fenced Yard	No		
Type Windows	Double hung/casement	Storm Sewer	No	Type Drive	Cement		
Type House	Ranch	San. Sewer	No	Patio	Yes		
Zoning	R	Well	X-4"				
Township	Union	Septic	X				

**Remarks:** This beautifully built 2003 Schrock home is ready for its new owner and sits on 3.41 scenic acres! With over 3,800 sq. ft. of living space, this spacious ranch-style home offers a bright, open floor plan filled with natural light from large windows-perfect for comfortable living and entertaining. The main level features a generous living room with a gas fireplace, a formal dining room, and a large eat-in kitchen that flows into a stunning new sunroom built by Reliance Custom Builders. You'll also find two guest bedrooms, a full guest bath, and a spacious primary suite complete with a walk-in shower and jetted tub. For added convenience, there's also main-level laundry and a three-car attached garage. The lower level boasts a large family room, an additional guest bedrooms and bathroom, a workout room, a potential office space, and abundant storage. Outside, the 30' x 35' outbuilding provides plenty of room for hobbies, toys, or a workshop. Added futures include: Full home generator, surround sound lower level, back-up battery for sump pump and 2x6 walls. This is the perfect combination of space, comfort, and country living-call today to schedule your private tour!