



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	452 N. Williams St.	Ranch	6	3	1 1/2	Nappanee	\$239,500	1176 SF



**Phil Hahn & Associates
Realtors & Auctioneers**

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Information Herein Believed to Be Accurate But Not Warranted

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\$242,000
CASH NO S/A **1/17/25**

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com

Telephone: 574-354-8102
Tax Code: 20-13-36-203-005.000-021
Owner: Kauffman
Legal Descript: WESTMOR KNOLLS LOT 14

Lot Size	70X130	W.W. Carpet		1st Floor	Other
Annual Tax	\$1364.62/Yr. w/Ex.	Blinds	X	Approx. Sq. Ft.	1176 SF
Construction	Wood	Softener	X	Living Room	15x15
Age-Cond.	1964 - Excellent	Disposal	No	Dining Room	
Possession	Negotiable	Dishwasher	No	Kitchen	20x20
School District	WaNee - Woodview Elem.	Refrigerator	X	Family room	
Terms	Cash, Conv.	Range - G/E	X	Bedroom	10x11
NIPSCO avg.	\$200.00 G & E Avg.	Microwave	Yes	Bedroom	9x10
Type Heat	GFA - 2014	Air. Cond.	Central	Bedroom	10x15
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	
Type Roofing	Asphalt-new	Insulation	X	Baths	1 1/2
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main Level
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Hardwood & Ceramic
Elec. AMPS	100 Amp	City Water	X	Garage	14x24 1 Car Attached
Type Windows	Anderson Crank	Storm Sewer	X	Basement %	Crawl Space w/Sump Pump
Type House	Ranch	San. Sewer	X	Fenced Yard	Yes
Zoning	R	Well	--	Type Drive	Cement
Township	Locke	Septic	--	Patio	Yes

Remarks: Super cute and priced to sell! This 1,176 sq. ft. ranch-style home offers 3 bedrooms and 1.5 bathrooms in a convenient location. Inside, you'll love the gorgeous hardwood floors and a completely remodeled kitchen featuring Corian countertops and a ceramic tile backsplash. Even the electrical has been updated for peace of mind. Outside, you'll notice the new asphalt roof, a concrete sloped sidewalk, and a brand-new open concrete front porch. Out back, enjoy the fenced-in yard with a nice patio—perfect for entertaining family and friends. Don't miss out on this move-in-ready home—call today to schedule your showing!