



| Listing # | Property Address | Property Type | RMS | BRMS | Baths | Location | Price     | Finished Sq. Ft |
|-----------|------------------|---------------|-----|------|-------|----------|-----------|-----------------|
|           | 72192 CR 9       | Bi-level      | 11  | 3-4  | 2     | Nappanee | \$344,900 | 2328 SF         |



### Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street

Nappanee, IN 46550

Phone: 574/ 773-4184

Fax: 574/ 773-4186

email: [hahn@hahnrealtyandauction.com](mailto:hahn@hahnrealtyandauction.com)

[www.hahnrealtyandauction.com](http://www.hahnrealtyandauction.com)

Information Herein Believed to Be Accurate But Not Warranted

**\$295,000** **FHA**  
**5/29/26**

Salesman:

Laurie Sumpter

[laurie@hahnrealtyandauction.com](mailto:laurie@hahnrealtyandauction.com)

Telephone

574-202-0056

Tax Code:

20-14-33-101-010.000-028; 20-14-33-176-012.000-028

Owner:

Peterson

Legal Descript:

Long legal on file 2 parcels

Like us on [Facebook!](#)

|                 |                           |              |      |                 |                       |                 |
|-----------------|---------------------------|--------------|------|-----------------|-----------------------|-----------------|
| Lot Size        | * 2 parcels 100x200 & .02 | W.W. Carpet  | X    |                 | 1st Floor             | Other           |
| Annual Tax      | \$1735.94/yr. w/ex        | Draperies    | X    | Approx. Sq. Ft. | 1236                  | 1092            |
| Construction    | Wood                      | Softener     | X    | Living Room     | 11x13                 |                 |
| Age-Cond.       | 1977-great                | Disposal     | X    | Dining Room     | 8x11.5                |                 |
| Possession      | Neg.                      | Microwave    | X    | Kitchen         | 7.5x11.5              |                 |
| School District | WaNee-Wood                | Dishwasher   | X    | Family room     |                       | 13x20.5         |
| Terms           | Cash                      | Refrigerator | X    | Bedroom         | 8x13                  | 9x10-storage    |
| NIPSCO avg.     | \$275 G&E avg             | Range-G/E    | X    | Bedroom         | 11x14                 | 9x9 BR          |
| Type Heat       | GFA                       | Air. Cond.   | C    | Bedroom         | 11x13                 | 9.5x11 workshop |
| Type Wtr.Htr    | Gas                       | Fireplace    | X    | Bedroom         |                       |                 |
| Type Roofing    | Metal                     | Insulation   | X    | Baths           | Full                  | Full            |
| Interior Walls  | Drywall/panel             | Storm Doors  | X    | Utility Room    | Lower level           |                 |
| Type Siding     | Vinyl/brick               | Storm Wds.   | X    | Type Floors     | Carpet/ laminate      |                 |
| Elec. AMPS      | 100                       | City Water   | -    | Garage          | 2-car attached 24x24  |                 |
| Type Windows    | Double hung               | Storm Sewer  | -    | Basement %      | Full-- partial finish |                 |
| Type House      | Bi-level                  | San. Sewer   | -    | Fenced Yard     | No                    |                 |
| Zoning          | R                         | Well         | X-4" | Type Drive      | Cement                |                 |
| Township        | Union                     | Septic       | X    | Patio           | Sunroom               |                 |

**Remarks:** Immaculate family home on beautiful country lot in Nappanee and all the mechanicals have been redone. Just move in and change your décor. Newer galley kitchen, windows, roof and HVAC system! Amazing 3 season room Over looking the back yard with 2 nice sheds that remain. Lots of house here so hurry! Family room w/ fireplace too In the LL. Whole home generator too! \*\*2 parcels\*\*