



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	23114 US Hwy 6	1 1/2 story	10	4+	2	Nappanee	\$379,900	2304 SF+ 936*



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Information Herein Believed to Be Accurate But Not Warranted

1211125 \$379,900
conv. NO SIA

Salesman: Laurie Sumpter
laurie@hahnrealtyandauction.com
 Telephone: 574-202-0056
 Tax Code: 20-14-35-276-005.000-028
 Owner: Lomeli
 Legal Descript: Peltz & Miltenberger Minor SD Lot 1 and Lot 2

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Lot Size	1.79 A	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other+ 936 apt
Annual Tax	\$2238.84/yr. w/ex	Draperies	X	Living Room	1512	792
Construction	Manufactured	Softener	X	Dining Room	13.5x18	
Age-Cond.	2019-great	Disposal	No	Kitchen	11x12	
Possession	Neg.	Microwave	X	Family room	12x14	
School District	WaNee	Dishwasher	X	Bedroom		17x19UL
Terms	Cash, conv.	Refrigerator	X-2	Bedroom	12.5x12.5	11.5x15UL
NIPSCO avg.	Electric	Range-G/E	X-2	Bedroom	9.5x12.5	11.5x15UL
Type Heat	LP gas-2	Air. Cond.	C-2	Bedroom	9.5x12.5	
Type Wtr.Htr	2-electric	Fireplace	No	Bedroom		
Type Roofing	Asphalt	Insulation	X	Baths	2-full	
Interior Walls	Drywall	Storm Doors	X	Utility Room	Main 8.5x9.5 w/ sink	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Vinyl & carpet	
Elec. AMPS	200 amp	City Water	-	Garage	Attached 2+ and detached 3+	
Type Windows	Double hung	Storm Sewer	-	Basement %	Crawl with sump pump	
Type House	1 1/2 story	San. Sewer	-	Fenced Yard	No	
Zoning	R	Well	X-1	Type Drive	Gravel	
Township	Union	Septic	X-2	Patio	Yes	

Remarks: Country classic on 1.79A lot- spacious home plus a detached 3-car garage w/ 2-BR apartment above it. Main house is steel frame manufactured w/ a wood frame add on upper level and 2 car garage. Beautiful covered cement patio out back overlooking the big yard, plenty of parking, immaculate condition, spacious floor plan, and Wane schools! **2-bedroom, 1 bath, 936 SF apartment.