



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	346 Wellfield Dr.	Villa	4	2	2	Nappanee	\$329,000	1650



**Phil Hahn & Associates
Realtors & Auctioneers**
 1203 East Market Street
 Nappanee, IN 46550
 Phone: 574/ 773-4184
 Fax: 574/ 773-4186
 email: hahn@hahnrealtyandauction.com
www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

Call **\$325,000**
Wellfield **CASH NO SIA**
 Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
 Telephone: 574-354-8102
 Tax Code:
 Owner: Wellfield Villa
 Legal Descript:

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Lot Size	W.W. Carpet	1st Floor	Other
Annual Tax	Draperies	Approx. Sq. Ft.	
Construction	Softener	Living Room	
Age-Cond.	Disposal	Dining Room	
Possession	Microwave	Kitchen	
School District	Dishwasher	Family room	
Terms	Refrigerator	Bedroom	
NIPSCO avg.	Range-G/E	Bedroom	
Type Heat	Air. Cond.	Bedroom	
Type Wtr.Htr	Fireplace	Bedroom	
Type Roofing	Insulation	Baths	
Interior Walls	Storm Doors	Utility Room	
Type Siding	Storm Wds.	Type Floors	
Elec. AMPS	City Water	Garage	
Type Windows	Storm Sewer	Basement %	
Type House	San. Sewer	Fenced Yard	
Zoning	Well	Type Drive	
Township	Septic	Patio	

Remarks: Coming Soon - New Construction Villa at Wellfield! This beautiful open-concept villa offers over 1,600 sq. ft. of living space, featuring a spacious primary suite and a guest bedroom with an adjoining bath. You'll love the comfortable layout and the inviting back patio-perfect for relaxing or entertaining. Additional features and benefits include: • Zero-entry design with widened doorways for easy accessibility • Fully insulated and drywalled 884 sq. ft. garage • Stone exterior with high-quality finishes • Andersen windows throughout • Fiber optic high-speed internet • City water, sewer, and trash pickup • Snow removal, mowing, sprinkler system, and landscape maintenance all included for low-maintenance living Enjoy modern comfort and convenience in a great location-call today for more details!