



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	430 N Wenger Ave.	1 1/2 story	5	3	1 3/4	Mishawaka	\$229,000	1734 SF

112126 NO S/A
\$229,000 CONV.



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Tax Code: 71-09-15-226-002.000-023
Owner: Riemer
Legal Descript: Lot 97 and 2 FT 9 IN S side lot 96 Wenger realty co 1st add

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	43x116	W.W. Carpet	X	Approx. Sq. Ft.	928	1 st Floor	Other
Annual Tax	\$1674.54 w/ex	Draperies	No	Living Room	11.9x18.7		806
Construction	Wood	Softener	No	Dining Room	10.11x11.1		
Age-Cond.	1928	Disposal	X	Kitchen	8x9.8		
Possession	Neg.	Microwave	X	Family room			17.6x17.6
School District	Mishawaka	Dishwasher	X	Bedroom	11x12.6		
Terms	Cash, conv., FHA	Refrigerator	X	Bedroom	10x10.1		
NIPSCO avg.	G&E avg. \$250	Range-G/E	X	Bedroom			9.7x15.7
Type Heat	GFA	Air. Cond.	C	Bedroom			
Type Wtr.Htr	Gas	Fireplace	X-wood	Baths	1		3/4
Type Roofing	Asphalt	Insulation	X	Utility Room	9.6x11.1		
Interior Walls	Drywall/plaster	Storm Doors	X	Type Floors	Hardwood, tile, carpet, vinyl		
Type Siding	Vinyl	Storm Wds.	X	Garage	1-car detached		
Elec. AMPS	100	City Water	X	Basement %	Full, partial finish		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Partial		
Type House	1 1/2 story	San. Sewer	X	Type Drive	Concrete		
Zoning	R	Well	No	Patio/deck	16x18.1: 9.9x17.9		
Township	Penn	Septic	No				

Remarks: This home truly has no honey-do list-just move right in and make it your own! As you enter, you'll immediately notice the charm and character throughout, starting with the original hardwood floors in the living room and a gorgeous brick fireplace perfect for cozy nights. Follow the hardwood floors through the arched doorway into the dining room and then into the cozy kitchen, where all appliances will remain. From the dining room, a patio door leads you to your backyard oasis featuring a large deck, patio area, pergola, and plenty of room for a fire pit-ideal for relaxing or entertaining. The upper level offers a private suite, complete with a spacious bedroom and its own three-quarter bathroom. A one-car detached garage adds convenience and extra storage. Updates over the years include a new lower-level bathroom, windows, roof, HVAC system, and water heater. Don't miss this charming, move-in-ready home-call today to schedule your showing!