



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	152 N Hartman St.	1 1/2 story	6	2	1	Nappanee	\$169,000	1255SF

1/23/20 ins. conv.  
\$165,000 NO SIA



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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt  
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 Telephone: 574-354-8102  
 Tax Code: 20-14-31-162-007.000-029  
 Owner: Hershberger  
 Legal Descript: Hartmans 1<sup>st</sup> E 1/2 ex N 12FT Lot 13

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Lot Size	50x66	W.W. Carpet	X	Approx. Sq. Ft.	1 <sup>st</sup> Floor	Other
Annual Tax	\$1366.70 w/ex	Draperies	No	Living Room	871	384
Construction	Wood	Softener	X	Dining Room	10.1x15.2	
Age-Cond.	1900-Great	Disposal	No	Kitchen	11.7x12	
Possession	Neg.	Microwave	X	Family room	10.7x11.6	
School District	WaNee	Dishwasher	No	Bedroom	10.1x11.2	
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom		
NIPSCO avg.	\$358 avg.	Range-G/E	X-E	Bedroom		10.11x12.11
Type Heat	Gas hot water	Air. Cond.	Window	Bedroom		11.1x12.3
Type Wtr.Htr	Gas	Fireplace	No	Bedroom		
Type Roofing	Asphalt/metal	Insulation	X	Baths		
Interior Walls	Plaster	Storm Doors	X	Utility Room	5.1x8.8	
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, vinyl	
Elec. AMPS	100	City Water	X	Garage	1 car, 1 loft detached	
Type Windows	Double hung	Storm Sewer	X	Basement %	Partial/crawl	
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	Yes	
Zoning	R	Well	No	Type Drive	Gravel	
Township	Union	Septic	No	Patio	No	

**Remarks:** Location, location, location! This charming 1 1/2 story home is perfectly situated within walking distance to the downtown area, parks, and the elementary school. It's a wonderful opportunity for a first-time buyer or anyone looking for convenience and character. As you enter, you're welcomed by a bright front sunroom, an ideal spot for morning coffee or cozy reading space. The main level features a spacious dining room, a comfortable living room, and a full kitchen where all appliances will remain. You'll also appreciate the convenience of main level laundry and a flexible room that could serve as a potential bedroom or home office. Upstairs you'll find two additional bedrooms offering plenty of space for family or guests. Outside the property includes a large 1-car detached garage with a loft, perfect for storage or a workshop. Don't miss out on this ideally located home. Call today to schedule your showing!