



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	117 E Waterford St.	2 story	10	4	1 1/2	Wakarusa	\$435,000	2364 Sq. Ft



**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

\$422,500 *conv.*
3125126 *NOISA*

Salesman: [laurie Sumpter](mailto:laurie@hahnrealtyandauction.com)
laurie@hahnrealtyandauction.com
Telephone: 574-202-0056
Tax Code: 20-09-36-101-017.000-025
Owner: Bemis
Legal Descript: Long Legal on File

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Lot Size	83x198	W.W. Carpet	X	Approx. Sq. Ft.	1372	1st Floor	Other
Annual Tax	\$3271.30/yr. w/ex	Draperies	X	Living Room	15x21		992
Construction	Wood frame	Softener	X	Dining Room	12x13 w/ 6.5x13 summer kitchen		
Age-Cond.	1910-Excellent	Disposal	X	Kitchen	11x12		
Possession	Neg.	Microwave	X	Family room			
School District	WaNee-Wakarusa	Dishwasher	X	Bedroom/office	10.5x11	10.5x12.5	
Terms	Cash, conv.	Refrigerator	X	Bedroom/den	11.5x13	11x15.5	
NIPSCO avg.	\$300 G&E avg.	Range-E**	X switched	Bedroom		11x11	
Type Heat	GFA	Air. Cond.	X	Bedroom		11.5x12.5	
Type Wtr.Htr	Gas	Fireplace	No	Baths	1/2	Full	
Type Roofing	Tile	Insulation	X	Utility Room	Basement		
Interior Walls	Plaster	Storm Doors	X	Type Floors	Hardwood, carpet, tile		
Type Siding	Brick	Storm Wds.	X	Garage	Detached 22x28		
Elec. AMPS	100	City Water	X	Basement %	Full-unfinished		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	Partial		
Type House	2-story	San. Sewer	X	Type Drive	Alley		
Zoning	R	Well	-	Patio	Deck		
Township	Olive	Septic	-				

Remarks: WOW! This beauty is one of a kind! A must see! The charm and character of this oldie but goodie is amazing. A Brick exterior w/ amazing side porch, big open living area, natural woodwork, doors and floors + big windows w/ natural light, newer kitchen, and large back yard with partial fence. Convenient location, full unfinished basement and 2-car oversized detached garage! CALL TODAY!! This is NOT a drive by! Rolling Cabinet won't stay in the kitchen; water filter will stay! There is an extra instant hot water tap on kitchen sink.