



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	1307 Penny Lane	Ranch	7	3	2	Nappanee	\$279,900	1544 w/sunroom



Phil Hahn & Associates
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Information Herein Believed to Be Accurate But Not Warranted

4/16/20 CONV.
\$205,600 NO SIA

Salesman: Laurie Sumpter
laurie@hahnrealtyandauction.com
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Tax Code: 20-14-30-304-004.000-029
Owner: Hostetter
Legal Descript: Northwood 6th lot 121

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Lot Size	85x125	W.W. Carpet	X	1 st Floor	Other
Annual Tax	\$2289.56/yr. w/ex	Draperies	X	Approx. Sq. Ft.	1544 1322 + Sunroom
Construction	Wood frame	Softener	X	Living Room	13.5x20
Age-Cond.	1985-great	Disposal	X	Dining Room	9.5x11.5
Possession	Neg.	Microwave	X	Kitchen	10x11
School District	WaNee-Woodview	Dishwasher	X	Family room	
Terms	Cash, conv.	Refrigerator	X	Bedroom	9.5x9
NIPSCO avg.	Empty	Range-G/E	X	Bedroom	9.5x11
Type Heat	GFA	Air. Cond.	C	Bedroom	11.5x13.5
Type Wtr.Htr	Gas	Fireplace	X	Bedroom	
Type Roofing	Asphalt	Insulation	X	Baths	2 full
Interior Walls	Plaster	Storm Doors	X	Utility Room	Bathroom
Type Siding	Brick/vinyl	Storm Wds.	X	Type Floors	Carpet, vinyl
Elec. AMPS	100 amp	City Water	X	Garage	2-car attached
Type Windows	Double hung	Storm Sewer	X	Basement %	Full unfinished
Type House	Ranch	San. Sewer	X	Fenced Yard	No
Zoning	R	Well	-	Type Drive	Cement
Township	Union	Septic	-	Patio	3 season room

Remarks: Immaculate brick ranch on a cul-de-sac lot in Northwood subdivision. 3 bedrooms, 2 bathrooms, nice living area w/ a fireplace and sky lights. Large 3-seasons room off the back and full unfinished basement. This has been well cared for and a great home to retire in! Convenient location, main floor laundry, and a nice 2-car attached garage for extra storage!