



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	26404 CR 52	Bi-level	9	4	3	Nappanee	\$349,500	2592 SF



Phil Hahn & Associates Realtors & Auctioneers

1203 East Market Street

Nappanee, IN 46550

Phone: 574/ 773-4184

Fax: 574/ 773-4186

email: hehn@hahnrealtyandauction.com

www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

8/12/26 FHA
\$315,000 \$12,500 S/A

Salesman:

Scot Honeycutt

scot@hahnrealtyandauction.com

Telephone

574-354-8102

Tax Code:

20-14-29-401-007.000-028

Owner:

Miller

Legal Descript:

Heckamans SD lot 7 and 122x125ft ADJ side S 1/2 SEC 24 .350A

Like us on [Facebook!](#)

Lot Size	0.89A	W.W. Carpet	X	1st Floor	Other
Annual Tax	\$1905.24 '25 pay '26	Draperies	No	Approx. Sq. Ft.	1296
Construction	Wood	Softener	X	Living Room	11.2x19.1
Age-Cond.	1976-excellent	Disposal	X	Dining Room	
Possession	Closing	Microwave	X	Kitchen	11.2x18.1
School District	WaNee	Dishwasher	X	Family room	13.8x25.8
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom/office	11.11x23
NIPSCO avg.		Range-G/E	X	Bedroom/den	9.11x11.2
Type Heat	GFA	Air. Cond.	C	Bedroom	9x13.7
Type Wtr.Htr	Gas	Fireplace	X-wood	Bedroom	9.8x16.7
Type Roofing	Metal -2022	Insulation	X	Baths	1 3/4 3/4
Interior Walls	Drywall	Storm Doors	X	Utility Room	6.7x7.1
Type Siding	Vinyl-2023	Storm Wds.	X	Type Floors	Carpet(new), vinyl, tile
Elec. AMPS	200 amp	City Water	No	Garage	2-car attached
Type Windows	2023-new	Storm Sewer	No	Basement %	Bi-level
Type House	Bi-level	San. Sewer	No	Fenced Yard	No
Zoning	R	Well	X-4"	Type Drive	Gravel
Township	Union	Septic	X	Patio	324 SF-deck

Remarks: Looking for country living in the Wa-Nee School District? Look no further! This spacious home offers 4 bedrooms and 3 bathrooms with a functional bi-level layout. The main level features a living room, kitchen, dining area, two bedrooms, and two full bathrooms. The lower level includes two additional bedrooms and a comfortable family room with a wood-burning fireplace. Recent updates over the past few years include a metal roof, gutters, and windows, siding adding value and peace of mind. Outside, you'll find a balcony overlooking the yard, a garden shed that will remain, and plenty of space for outdoor activities. The property also includes a 2-car detached garage. Schedule your showing today!