Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647838 **715 Bond Street** **North Manchester** **IN** 46962 **LP** $0



Area Wabash County **Parcel ID** 85-03-32-402-071.000-002 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
Township Chester **Style** One Story **REO** No **Short Sale** No
School District Manchester Community **Elem** Manchester
Intermediate **JrH** Manchester Jr/Sr **SrH** Manchester Jr/Sr
Legal Description LINCOLN'S LOT 7 & N 5' & WEDGE OF LOT 8
Directions to Property From SR 13, Turn East on 9th Street. Then turn South on Bond Street. Property will be on West side of road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Enjoy character, comfort, and entertaining space in this 4-bedroom, 2-bath home in North Manchester Selling via Online Auction on Thursday, December 17th at 6:30 pm est.! Featuring a fun and character-filled living room with wood accents, a stone wood-burning fireplace, and adjoining bar area, this home offers a distinctive place to gather and relax. The kitchen includes abundant cabinetry, plenty of lighting, and a center island. A main-level bedroom suite features patio access, and outdoor amenities include a covered porch with ceiling fans and an open patio. Additional highlights include a 3-car garage with built-in shelving, workbench, utility sink, and adjoining storage room, plus a large concrete driveway. Situated near the Manchester University campus, this property offers convenient in-town living with plenty of versatility as an investment opportunity! Open House: Tuesday, December 8th from 5:30-6 pm est.

Agent Remarks Online Estate Auction: Thursday, December 17th at 6:30 pm est. Open House: Tuesday, December 8th from 5:30-6 pm est. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.2300 / 10,019 / 70x133
Above Gd Fin SqFt 2,499 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 78 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	26	x	16	M
DR	13	x	13	M
FR		x		
KT	13	x	11	M
BK		x		
DN	7	x	12	M
1B	14	x	16	M
2B	9	x	11	M
3B	15	x	15	M
4B	19	x	15	M
5B		x		
RR		x		
LF		x		
EX	14	x	15	

Baths **Full** **Half** **Water** City
B-Main 2 0 **Well Type**
B-Upper 0 0 **Sewer** City
B-Blw G 0 0 **Fuel /** Electric, Forced Air
Laundry Rm Main **Heating**
Laundry L/W 6x 2 **Cooling** Central Air

AMENITIES 1st Bdrm En Suite, Bar, Built-In Bookcase, Cable Available, Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Kitchen Island, Landscaped, Natural

Garage 3.0 / Attached / 51 x25 / 1,275.
Outbuilding 1 Shed 10 x 16
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 2,499 **Year Built** 1948
Bsmt Crawl **# Rooms** 7
Basement Material

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Privacy, Vinyl
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes

Pool Type
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Oven-Electric, Range-Electric, Water Heater Electric
FIREPLACE Living/Great Rm, Wood Burning

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 11/23/2026 **Time** 6:30 **Location** Online Estate Auction:
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $512.80 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com **List Agent - User Code** UP388055047 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/23/2026 **Start Showing Date** **Exp Date** 2/28/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Front door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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