

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202618625	23741 River Drive	Goshen	IN	46528	LP	\$0
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**Area** Elkhart County **Parcel ID** 20-06-14-376-007.000-009 **Type** Site-Built Home **Waterfront** No  
**Sub** River Manor **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Township** Concord **Style** One Story **REO** No **Short Sale** No  
**School District** Concord Community Schools **Elem** Concord Ox Bow  
**Intermediate** Concord **JrH** Concord **SrH** Concord  
**Legal Description** SOUTH RIVER MANOR LOT 2  
**Directions to Property** US Highway 20 E, S on County Road 115, Right on River Road, slight Right, First place on N side of road

Inside City Limits	City Zoning	County Zoning	Zoning Description
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**Remarks** Secluded Ranch Home with 3 bedrooms, 2 baths & full basement is going to online auction on Monday, June 22 at 6 pm. Tucked away in a peaceful wooded setting, this inviting ranch home offers the perfect blend of privacy & comfort. Featuring 3 bedrooms, 2 baths, the home welcomes you with an open-concept kitchen, dining, and living area filled with natural light. Vaulted ceilings and a stunning stone gas-log fireplace create a warm and spacious atmosphere that can be enjoyed throughout the main living spaces. The full basement provides endless possibilities for additional finished living space, workshop area, or abundant storage. A 2-car attached garage adds everyday convenience, while the secluded surroundings offer a relaxing retreat to come home to. Add the ambiance of the peaceful Elkhart River nearby, this property is a great getaway while still being minutes from town! Come see for yourself, Open House, Monday, June 15th from 5:30 – 6 pm

**Agent Remarks** Online Auction: Mon. June 22 at 6 pm Open House: Mon. June 15th - 5:30-6 pm A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on the bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.4600 / 20,038 / 135x150	<b>Lot Desc</b>	Level, Partially Wooded
<b>Above Gd Fin SqFt</b>	1,497	<b>Above Gd Unfin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,497
<b>Age</b>	38	<b>New Const</b>	No	<b>Ttl Fin SqFt</b>	1,497
		<b>Date Complete</b>		<b>Year Built</b>	1988
		<b>Ext</b>	Brick, Vinyl	<b>Bsmt</b>	Full Basement, Unfinished
				<b># Rooms</b>	3
		<b>Basement Material</b>	Poured Concrete		
		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
		<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
		<b>Dryer Hookup G/E</b>	No	<b>Split Firpln</b>	No
		<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes
		<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No
		<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
		<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	No
		<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
		<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	Yes
		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
		<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
		<b>Pool Type</b>			
		<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Window Treatments, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds		
		<b>FIREPLACE</b>	Breakfast Room, Kitchen, Living/Great Rm, Gas Log		
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Well</b>
<b>LR</b>	19 x 14	<b>B-Upper</b>	0	0	<b>Sewer</b>
<b>DR</b>	11 x 13	<b>B-Blw G</b>	0	0	<b>Fuel /</b>
<b>FR</b>	x	<b>Laundry Rm</b>	Main	<b>Heating</b>	Gas, Forced Air
<b>KT</b>	10 x 11	<b>Laundry L/W</b>	6 x 7	<b>Cooling</b>	Central Air
<b>BK</b>	x	<b>AMENITIES</b>	1st Bdrm En Suite, Breakfast Bar, Cable Available, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer		
<b>DN</b>	x				
<b>1B</b>	13 x 13	<b>Garage</b>	2.0	/ Attached	/ 23 x 22 / 506.00
<b>2B</b>	13 x 11	<b>Outbuilding 1</b>	None		x
<b>3B</b>	10 x 13	<b>Outbuilding 2</b>			x
<b>4B</b>	x	<b>Assn Dues</b>	\$100.00	<b>Frequency</b>	Annually
<b>5B</b>	x	<b>Other Fees</b>			
<b>RR</b>	x	<b>Restrictions</b>			
<b>LF</b>	x				
<b>EX</b>	x				
<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>	
<b>Water</b>				<b>Water Type</b>	
<b>Auctioneer Name</b>	Chad Metzger and John	<b>Lic</b>	AC31300015	<b>Auction Date</b>	5/18/2026
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Time</b>	6
<b>Annual</b>	\$2,036.00	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2026
<b>Possession</b>	At closing			<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050	<b>Location</b>	Online: BidMetzger.com
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>Excluded Party</b>	None
<b>Co-List Office</b>		<b>Co-List Agent</b>		<b>Assessed Value</b>	
<b>Showing</b>	Showingtime or Open House				
<b>List Date</b>	5/15/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	11/30/2026
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount \$</b>		<b>Owner/Seller a Real Estate</b>	No
<b>Contract Type</b>	Exclusive Right to Sell			<b>Agent/Owner Related</b>	No
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>		<b>Special List Cond.</b>	None
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Type of Sale</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>How Sold</b>	
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910			<b>Conc Paid By</b>	
				<b>Sell Team</b>	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.