Residential Agent Full Detail Report

Schedule a Showing

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

MLS #	202620709	6260 N 100 W Road	Howe	IN	46746	LP	$0

Area LaGrange County **Parcel ID** 44-03-23-400-002.000-012 **Type** Site-Built Home **Waterfront** Yes
Sub None **Cross Street** **Bedrms** 5 **F Baths** 3 **H Baths** 1
Township Lima **Style** One Story **REO** No **Short Sale** No
School District Lakeland School Corp **Elem** Lakeland Primary
Intermediate **JrH** Lakeland Intermediate **SrH** Lakeland Jr/Sr
Legal Description Approximately 8+/- acres part of NE COR SE 1/4 24.72 AC
Directions to Property State Road 9 S to W 600 N, head W, property is the NW corner of W 600 N and N 100 W - property is waterfront on North Twin Lake

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

Remarks Stunning custom lakefront home built in 2013 and situated on approximately 24.7+/- acres on North Twin Lake is Selling via Auction on Sat. June 27 at 10 am! This luxury property features high-end finishes, an open-concept kitchen/dining/living area with a stone fireplace, & incredible water views throughout. Main-level master suite offers convenient single-level living, while the fully finished walk-out basement includes 3 additional bedrooms and a spacious family room. Outdoor entertaining is easy with patios, deck space, and beautiful waterfront surroundings. Additional features include a 3-car attached garage, expansive windows with natural light, and a rare combination of privacy, acreage, and lakefront living. This is Tract 1 of the auction and can be bid on individually, in combination with another tractor or the entirety. Come See this Beautiful Home: Open Houses: Tuesday, June 9th 6 -7 pm & Saturday, June 20th from 1-2 pm.

Agent Remarks Live Simulcast Auction: Saturday, June 27, 2026 at 10 am Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms are in DOCS. RE BROKERS: You must register clients in advance of the auction & be present at any and all showings they attend. Client Registration form is available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 8.0000 / 348,480 / 663 x 478
Above Gd Fin SqFt 1,984 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 1,484
Age 13 **New Const** No **Date Complete** **Ext** Stone, Vinyl

Room Dimensions

	RM DIM	LVL
LR	20 x 28	M
DR	14 x 16	M
FR	18 x 20	L
KT	28 x 16	M
BK	x	
DN	x	
1B	28 x 22	M
2B	8 x 12	M
3B	18 x 16	L
4B	18 x 16	L
5B	18 x 16	L
RR	x	
LF	x	
EX	18 x 20	L

Baths **Full** **Half**
B-Main 2 1
B-Upper 0 0
B-Blw G 1 0
Laundry Rm Main
Laundry L/W 16 x 8

Water Well
Well Private
Sewer Septic
Fuel / Forced Air
Heating
Cooling Central Air

AMENITIES 1st Bdrm En Suite, ADA Features, Balcony, Breakfast Bar, Built-In Bookcase, Built-in Desk, Ceiling Fan(s), Closet(s) Walk -in, Crown Molding, Deck Covered, Deck Open, Deck on Waterfront,

Garage 3.0 / Attached / 38 x 22 / 836.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Irregular, Level, Partially Wooded, Slope, Waterfront, 6-9.999
Ttl Below Gd SqFt 1,984 **Ttl Fin SqFt** 3,468 **Year Built** 2013
Bsmt Full Basement, Walk-Out Basement, Partially **# Rooms** 11
Basement Material Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	Yes
Disposal	Yes	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	Yes
Alarm Sys-Sec	No	**Fence**	None
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, Refrigerator, Washer, Window Treatments, Dryer -Electric, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned
FIREPLACE Living/Great Rm, Gas Log, Fireplace Insert

Water Frontage Lot **Wtr Name** North Twin Lake **Water Frontage** 500.00 **Channel Frontage** 0.00
Water Pier/Dock, Deeded **Water Type** Lake **Lake Type** Ski Lake
Auctioneer Name Chad Metzger and Dodie Hart **Lic** AC31300015 **Auction Date** 5/29/2026 **Time** 10:0 **Location** Live or Online:
Financing: Existing **Proposed** **Excluded Party** None
Annual $2,212.20 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Showingtime or Open House
List Date 5/29/2026 **Start Showing Date** **Exp Date** 11/30/2026 **Owner/Seller a Real Estate** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual **Lockbox** Mechanical/Combo **Lockbox Location** front door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented by: Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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.