



Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Site-Built Home

CDOM

DOM

Auction Yes

MLS #	305 Cottage Street	MI	49091	LP	\$0
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Area St. Joseph County **Parcel ID** 052-777-172-00 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Sturgis **Style** One Story **REO** No **Short Sale** No
School District Sturgis Public Schools **Elem** Wenzel
Intermediate **JrH** Eastwood **SrH** Sturgis High School
Legal Description COM AT INTER OF S LN OF COTTAGE ST WITH E 1/2 1/4 LN OF SEC 12 6 TH W ALG S LN COTTAGE ST
Directions to Property M-66 to Wenzel Ave., head East, Snottawa St, head South to Cottage Street and turn East, after Wilson Road, second property on South side of road.

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks This well-maintained 2-bedroom, 1-bath brick ranch in Sturgis, Michigan is selling via Online Auction August 6, 2026 at 6 pm. Which offers timeless curb appeal with its classic brick exterior, large picture window, and beautifully landscaped front yard. The home features comfortable single-level living, a spacious 2-car attached garage, and a welcoming setting. Whether you're looking for your first home, a place to downsize, or an investment opportunity, this property combines practicality, charm, and lasting value in a desirable location. Come see for yourself Thursday, July 30th from 5:30-6 pm! This listing is a Joint Venture partnership with Real Estate Broker Brecken Kennedy / Mossy Oak Properties Indiana and Michigan

Agent Remarks Online Auction: August 6th, 2026 at 6 pm Open House: Thursday, July 30th, 2026 from 5:30-6 pm A 4% 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 any & all showings they attend. Client Registration form available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.6100 / 26,572 / 115x235	Lot Desc	Corner, Level, 0-2.9999
Above Gd Fin SqFt	1,868	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	1,868
Age	75	New Const	No	Ttl Fin SqFt	1,868
		Date Complete		Year Built	1951
		Ext	Brick	Bsmt	Full Basement, Unfinished
				# Rooms	
		Basement Material			Poured Concrete
		Dryer Hookup Gas	No	Fireplace	Yes
		Dryer Hookup Elec	No	Guest Qtrs	No
		Dryer Hookup G/E	No	Split Firpln	No
		Disposal	No	Ceiling Fan	No
		Water Soft-Owned	No	Skylight	No
		Water Soft-Rented	No	ADA Features	No
		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	No Appliances Included		
		FIREPLACE	Family Rm		

Room Dimensions	Baths	Full	Half	Water	City
RM DIM	LVL	B-Main	2	Well	
LR 24 x 14	M	B-Upper	0	Sewer	City
DR 14 x 10	M	B-Blw G	0	Fuel /	Forced Air
FR x		Laundry Rm	Main	Heating	
KT 15 x 10	M	Laundry L/W	x	Cooling	Central Air
BK x		AMENITIES	Attic Pull Down Stairs, Attic Storage, Built-In Bookcase, Cable Available, Closet(s) Walk-in, Garage Door Opener, Landscaped, Porch Enclosed, Porch Screened, Utility Sink, Tub		
DN 11 x 14	M				
1B 15 x 10	M				
2B 14 x 10	M				
3B x		Garage	2.0 / Attached	/	26 x 22 /
4B x		Outbuilding 1	None		x
5B x		Outbuilding 2			x
RR x		Assn Dues		Frequency	Not Applicable
LF x		Other Fees			
EX x		Restrictions			

Water **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Dodie Hart **Lic** AC31300015 **Auction Date** **Time** **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual \$3,243.73 **Exemptions** **Year Taxes Payable** 2025 **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 Mossy Oak Properties/Indiana Land and Lifestyle **Co-List Agent** Brecken Kennedy - Cell: 260-578-7661
Showing Showingtime or Open House
List Date 7/8/2026 **Start Showing Date** **Exp Date** 11/30/2026 **Owner/Seller a Real Estate** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **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: Chad Metzger - Cell: 260-982-9050 / 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.