



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 27

DOM 27

Auction No

MLS #	202613720	1312 Bell Brook Boulevard	Bluffton	IN	46714	LP	\$329,900
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Area	Wells County	Parcel ID	90-05-27-502-002.000-011	Type	Site-Built Home	Waterfront	No
Sub	Bell Brook / Bellbrook	Cross Street		Bedrms	4	F Baths	2
Township	Lancaster	Style	Two Story	REO	No	Short Sale	No
School District	Northern Wells Community			Elem	Lancaster Central		
Intermediate		JrH	Norwell	SrH	Norwell		
Legal Description	BELL BROOK ESTATES SEC 1 LOT 2 (27-P)						
Directions to Property	SR 1 South, will turn into Main, Left on Dustman to Bell Brook Boulevard, Left and second on Left						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Spacious Executive Home with 4 Bedrooms, 2.5 Baths, Vaulted Ceilings, & Expansive Yard! Beautifully maintained and full of character, this executive-style home offers a perfect blend of space, comfort, & functionality. Situated on a large, open lot, the property provides a sense of privacy while still being part of a well-kept neighborhood setting. Inside, you'll find a bright and inviting layout highlighted by vaulted ceilings, large windows, and warm wood finishes throughout. The main living area features a cozy fireplace and generous space for gathering, while the kitchen offers ample cabinetry, stainless steel appliances, and a center island ideal for everyday living & entertaining. The home includes 4 spacious bedrooms, including a primary suite with an ensuite bath featuring dual vanities, a soaking tub, and separate shower. A large walk-in closet with custom shelving provides exceptional storage and organization. Additional highlights include a dedicated laundry room with cabinetry and utility sink, a welcoming entry foyer, & multiple living and dining spaces that offer flexibility for today's lifestyle. Step outside to enjoy the oversized backyard and patio area—perfect for relaxing, entertaining, or simply enjoying the open green space. With its combination of thoughtful design, generous living space, and well-maintained condition, this home offers a fantastic opportunity for those seeking comfort, space, and an elevated

Agent Remarks Estate Property, Motivated Seller

Sec	Lot	Lot Ac/SF/Dim	0.5300 / 23,087 / 160x140	Lot Desc	Level, 0-2.9999	
Above Gd Fin SqFt	2,149	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	
Age	28	New Const	No	Date Complete		
Ext	Brick, Vinyl		Year Built	1998	# Rooms	7
Room Dimensions	Baths	Full	Half	Water	Public	
RM DIM	LVL	B-Main	1	1	Well	
LR	21 x 28	M	B-Upper	1	0	
DR	14 x 14	M	B-Blw G	0	0	
FR	x		Laundry Rm	Main	Heating	
KT	19 x 21	M	Laundry L/W	12 x 8	Cooling	Central Air
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Crown Molding, Dryer Hook Up Gas, Eat-In Kitchen, Foyer Entry, Garage Door		
DN	x					
1B	17 x 21	M				
2B	15 x 15	U				
3B	15 x 16	U	Garage	3.0 / Attached	/ 28 x 36 / 1,008.	
4B	15 x 19	U	Outbuilding 1	None	x	
5B	x		Outbuilding 2		x	
RR	x		Assn Dues	\$200.00	Frequency	Annually
LF	x		Other Fees			
EX	x		Restrictions			
Water		Wtr Name		Water Frontage		
Water				Water Type		
Auctioneer Name		Lic		Auction Date	Time	
Financing: Existing		Proposed		Excluded Party	None	
Annual	\$2,563.98	Exemptions	Disabled, Homestead, Vet	Year Taxes Payable	2026	
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	
Co-List Office				Co-List Agent		
Showing	Showingtime or Open House					
List Date	4/17/2026	Start Showing Date		Exp Date	10/31/2026	
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$			
Contract Type	Exclusive Right to Sell				Special List Cond.	None
Virtual	Unbranded Virtual Tour		Lockbox	Mechanical/Combo	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price		
Ttl Concessions Paid		Sold/Concession		How Sold		
Sell Office		Sell Agent		Conc Paid By		
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.