

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 39

DOM 39

Auction No

MLS #	202618625	23741 River Drive	Goshen	IN	46528	LP	\$285,000
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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! 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!

**Agent Remarks**

<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>Date Complete</b>		<b>Ttl Fin SqFt</b>	1,497
<b>New Const</b>	No	<b>Ext</b>	Brick, Vinyl	<b>Year Built</b>	1988
<b>Basmt</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>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</b>		
<b>Water</b>		<b>Water Type</b>	<b>Lake Type</b>		
<b>Auctioneer Name</b>	<b>Lic</b>	<b>Auction Date</b>	<b>Time</b>	<b>Location</b>	
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b>	None		
<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>Agent E-mail</b>	chad@metzgerauction.com		<b>List Agent - User Code</b>	UP388053395	
<b>Co-List Office</b>			<b>Co-List Agent</b>		
<b>Showing</b>	Showingtime or Open House		<b>List Team</b>		
<b>List Date</b>	5/15/2026	<b>Start Showing Date</b>	<b>Exp Date</b>	11/30/2026	<b>Owner/Seller a Real Estate</b>
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount</b>	\$		
<b>Contract Type</b>	Exclusive Right to Sell		<b>Special List Cond.</b>	None	
<b>Virtual</b>	Unbranded Virtual Tour	<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>How Sold</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Conc Paid By</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>	
<b>Presented by:</b>	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.