

An Exceptional, Brand New Home Offering Modern Open Design with One-Story Living – Tucked on Spacious 1.5± Acre Lot with Mature Trees

Set against sweeping country views, this

striking 4-bedroom, 3.5-bath home offers modern design, generous living spaces and an exceptional setting of 1.5 acres all surrounded by natural beauty.

Offering approximately 2,415 square feet of single-level living, an impressive 3-car attached garage and convenient covered outdoor space, the home combines a fresh, contemporary feel with a floor plan designed for both everyday living and entertaining.



Mature trees and open views create a wonderful backdrop & the paved driveway leads to an attractive exterior accented by multiple architectural gables, stone details and a welcoming covered front porch.

Inside, the home continues its clean, contemporary aesthetic with an open layout, neutral finishes and abundant natural light. The kitchen serves as a natural gathering point with a large center island, generous cabinetry and workspace, opening seamlessly into the adjoining dining and living areas. The open design creates an easy flow for entertaining while remaining comfortable and functional for daily life.

The spacious primary suite provides a private retreat with a beautifully finished bath featuring dual vanities, extensive cabinetry and storage, a walk-in shower and modern fixtures. Three additional bedrooms and well-appointed baths provide excellent flexibility for guests, home office space or additional living needs.

Even the practical spaces have been thoughtfully finished. The laundry room features cabinetry, a utility sink and contemporary barn-style door, while the oversized 3-car garage provides an exceptional amount of clean, usable space for vehicles, storage, hobbies and more.

Outdoor living is equally appealing. A substantial covered rear patio extends the living space outdoors and overlooks the expansive lawn and sweeping views beyond. With room for outdoor dining, entertaining or simply relaxing, it is a space that can be enjoyed throughout much of the year.

Modern construction, an attractive single-level layout, generous garage space, covered outdoor living and a setting that feels open and peaceful while remaining part of an established subdivision make this property an exceptional place to call home.

Don't Miss This One, Schedule a Showing Today!

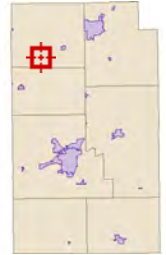


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-06-20-100-031.000-012	Alternate ID	n/a	Owner Address	HARP DEVELOPMENT LLC
Sec/Twp/Rng	20-29-06	Class	Unplatted 0 - 9.99 acres		PO BOX 51
Property Address	4720 W 895 N	Acreage	1.5		NORTH MANCHESTER, IN 46962
	ROANN				

District PLEASANT TWP

Brief Tax Description CHERRY SPRING EST LOT 5 1.50AC

(Note: Not to be used on legal documents)

Date created: 9/21/2026

Last Data Uploaded: 9/21/2026 3:01:41 PM

Developed by **SCHNEIDER**
GEOSPATIAL

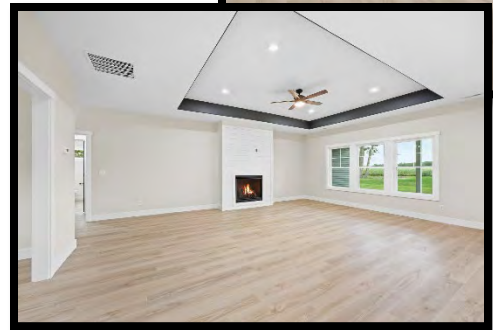
4 Bedrooms | 3.5 Baths
Modern, Open Design
3-Car Garage
Sweeping Country Views
1.5± Acre Lot!

4720 W. 895 N., Roann, IN 46974



Property Highlights:

- Desirable single-level floor plan with Approximately 2,415 sq. ft.
- 4 bedrooms | 3.5 baths
- Fresh, contemporary interior with 9' ceilings
- Open-concept living, dining & kitchen areas
- Large kitchen island & generous cabinetry
- Spacious primary suite with walk-in closet, Ensuite bath with dual vanities
- Finished laundry room with cabinetry & utility sink
- Impressive 3-car attached garage
- Covered front entry
- Large covered rear patio – perfect for entertaining!
- Sweeping views of the surrounding landscape
- Spacious lawn with mature trees
- Paved driveway
- Attractive exterior with stone accents & architectural gables
- Peaceful rural subdivision setting
- Great Location: North of Wabash & South of Warsaw, IN





Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction No

MLS #	202639945	4720 W 895 N Road	Roann	IN	46974	LP	\$559,900
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Area	Wabash County	Parcel ID	85-06-20-100-031.000-01	Typ	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrm	4	F Baths	3
Township	Pleasant	Style	One Story	REO	No	Short Sale	No
School District	Manchester Community			Ele	Manchester		
Intermediate		JrH	Manchester Jr/Sr	SrH	Manchester Jr/Sr		
Legal Description	CHERRY SPRING EST LOT 5 1.50AC						
Directions to Property	From St. Rd. 15, go east onto 895 N., property will be on the left side (N) almost to cul-de-sac.						

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks Modern 4-Bedroom, 3.5 Bath Home on 1.5 Acres with a 3-Car Attached Garage & Sweeping Country Views! This striking 4-bedroom, 3.5-bath home offers approximately 2,415 sq. ft. of single-level living with a fresh, contemporary design and an open, functional floor plan. The kitchen features a large center island and generous cabinetry and opens to the adjoining dining and living spaces. The spacious primary suite includes a beautifully finished private bath with dual vanities, abundant cabinetry and a walk-in shower. Additional highlights include a finished laundry room with utility sink, impressive 3-car attached garage, covered front porch and substantial covered rear patio overlooking the open surroundings. Situated within a peaceful rural subdivision, the property offers the space and scenery of a more private setting while still enjoying the feel of a neighborhood. Don't miss your opportunity on this one, schedule a showing today!

Agent Remarks Well: 5", 169' deep Front West Corner |Septic: in East side yard | Water Heater is Gas, On Demand |Dual Gas/Electric Lines for Laundry & Range | Gas Line Ran in Garage for future heater, if wanted | Hot/Cold Hookup in Garage | CCRs in Docs

Sec	Lot 5	Lot Ac/SF/Dim	1.5000 / 65,340 / 365x235	Lot Desc	Partially Wooded, 0-2.9999
Above Gd Fin SqFt	2,415	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	0	New Const	Cust	Date Complete	Septemb
Ext	Shingle, Stone,				
Room Dimensions			Baths	Full	Half
RM DIM	LVL	B-Main	3	1	Well
L 20 x 18 M		B-Upper	0	0	Sewer
D 12 x 11 M		B-Blw G	0	0	Fuel /
F 18 x		Laundry Rm	Main	Heating	Gas, Forced Air
K 16 x 13 M		Laundry L/W	8 x 8	Cooling	Central Air
B x		AMENITIES	1st Bdrm En Suite, Breakfast Bar, Ceiling-9+, Ceiling		
D x			Fan(s), Closet(s) Walk-in, Countertops-Stone, Crown Molding,		
1B 17 x 14 M			Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Foyer Entry,		
2B 12 x 12 M					
3B 11 x 11 M		Garage	3.0 / Attached	/ 30 x 30 / 900.	
4B 14 x 12 M		Outbuilding	None	x	
5B x		Outbuilding 2		x	
R x		Assn Dues		Frequency	Not Applicable
LF x		Other Fees			
E 12 x 13 M		Restrictions			
Water Access			Wtr		
Water				Water	Channel
Auctioneer Name			Lic #	Auction Date	Time
Financing Existing			Propose		Location
Annual \$81.44			Exemption	No Exemptions	Excluded Party None
Possession at closing				Year Taxes	2026
List Office Metzger Property Services, LLC - Off: 260-982-0238				List Agent	Tiffany Reimer - Cell: 260-571-7910
Agent E-mail tiff@metzgerauction.com				List Agent - User Code	UP388053396
Co-List Office				Co-List Agent	List Team
Showing Instr Showingtime					
List Date 9/25/2026	Start Showing Date	Exp Date 1/31/2027	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related No
Seller Concessions Offer Y/N	Seller Concession Amount \$	Special List Cond.	None		
Contract Exclusive Right to Sell	Seller's Disclosure Form Yes	Form Exception			
Virtual	Lockbox Type Mechanical/Combo	Lockbox Location side			Type of Sale
Offer Accepted	Closing Date	Selling Price			How Sold
Ttl Concessions Paid	Sold/Concession				Conc Paid
Sell Office	Sell Agent				
Co-Sell Office	Co-Sell				Sell Team
Presented	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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Property address (number and street, city, state, and ZIP code)

4770 W 895 N Roanoke, TN 37674

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	Y			
Hood			X	
Microwave Oven			Y	
Oven			X	
Range			Y	
Refrigerator			Y	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	Y			
Plumbing			X	
Aerator System	Y			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	Y			
Water Purifier	X			
Water Softener			Y	
Well			Y	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		Y	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller		Date (mm / dd / yyyy)	7/15/2026	Signature of Buyer		Date (mm / dd / yyyy)	
Signature of Seller		Date (mm / dd / yyyy)		Signature of Buyer		Date (mm / dd / yyyy)	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing)		Date (mm / dd / yyyy)		Signature of Seller (at closing)		Date (mm / dd / yyyy)	

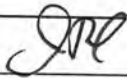
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4720 W 895 N Roann, IN 46974

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank			X	
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: <u>0</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: <u>0</u> Years.			
4. FURNACE			
Age, if known: <u>0</u> Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>0</u> Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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	9/15/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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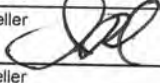
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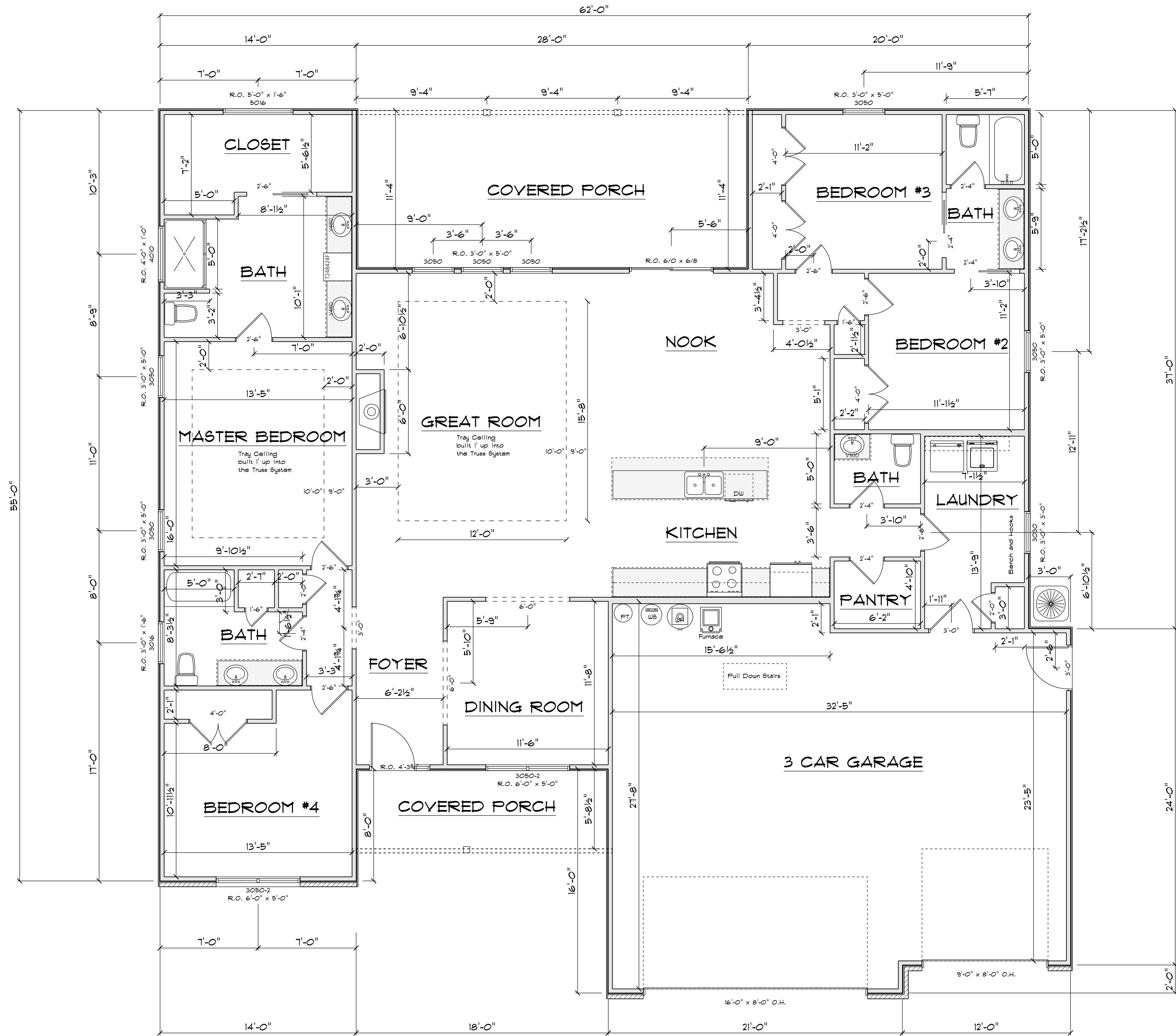
4720 W 895 N, Roann, IN 46974

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			X
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

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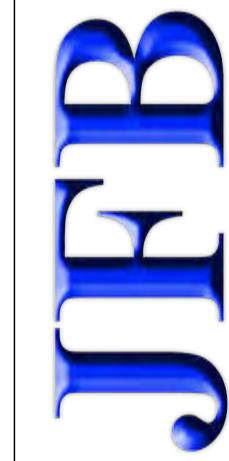
1ST FLOOR PLAN

2414 SQ. FT. LIVING AREA
870 SQ FT GARAGE
140 SQ FT FRONT PORCH
312 SQ FT BACK PORCH

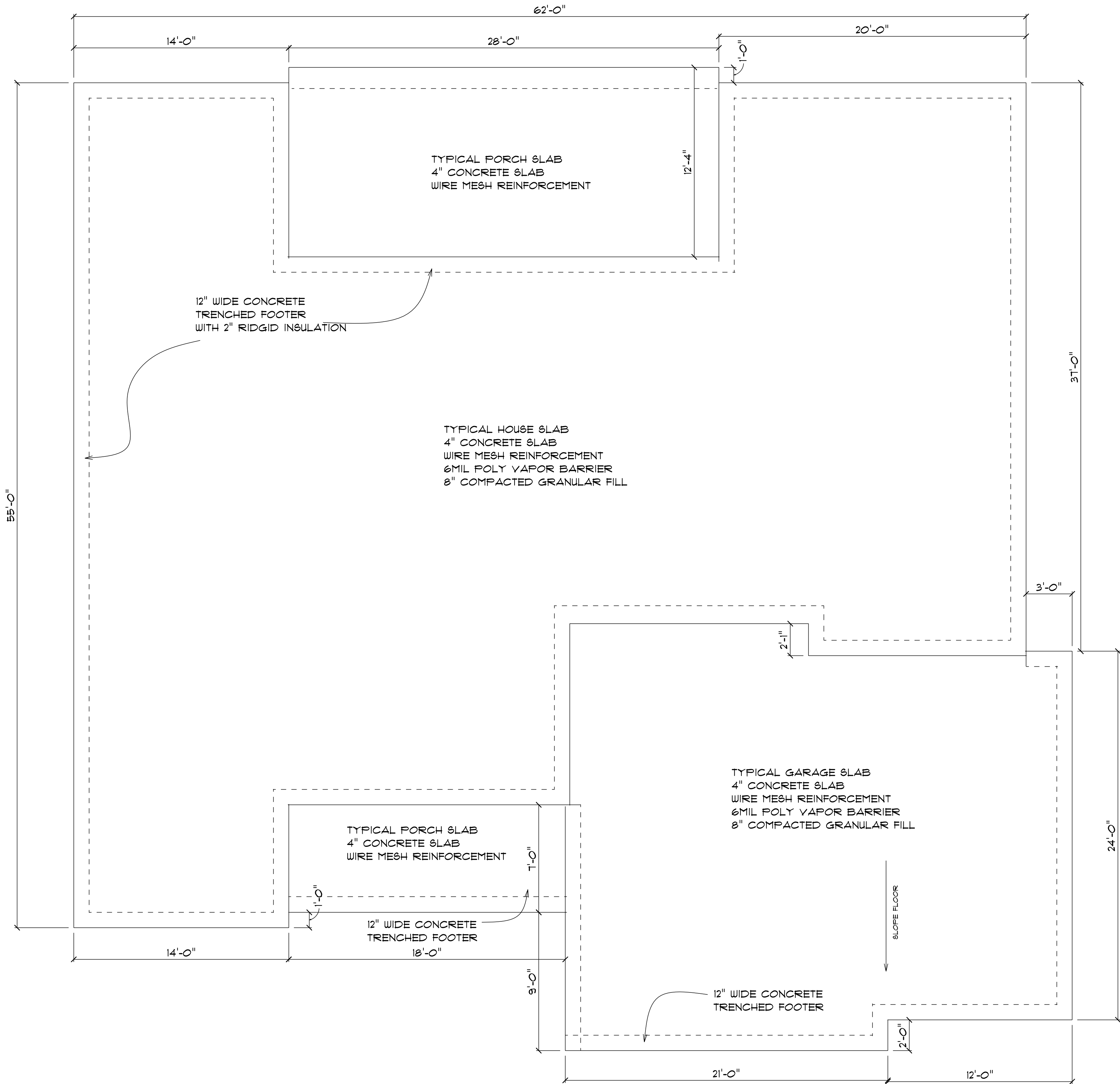


Customer:
Contractor is responsible for meeting all state and local building codes and all project specs.

CHERRY SPRINGS 5
FIRST FLOOR PLAN



Custom Designs
Huntington, IN 260-224-9674



FOUNDATION PLAN

2414 SQ. FT. LIVING AREA
870 SQ FT GARAGE
140 SQ FT FRONT PORCH
312 SQ FT BACK PORCH

Customer:

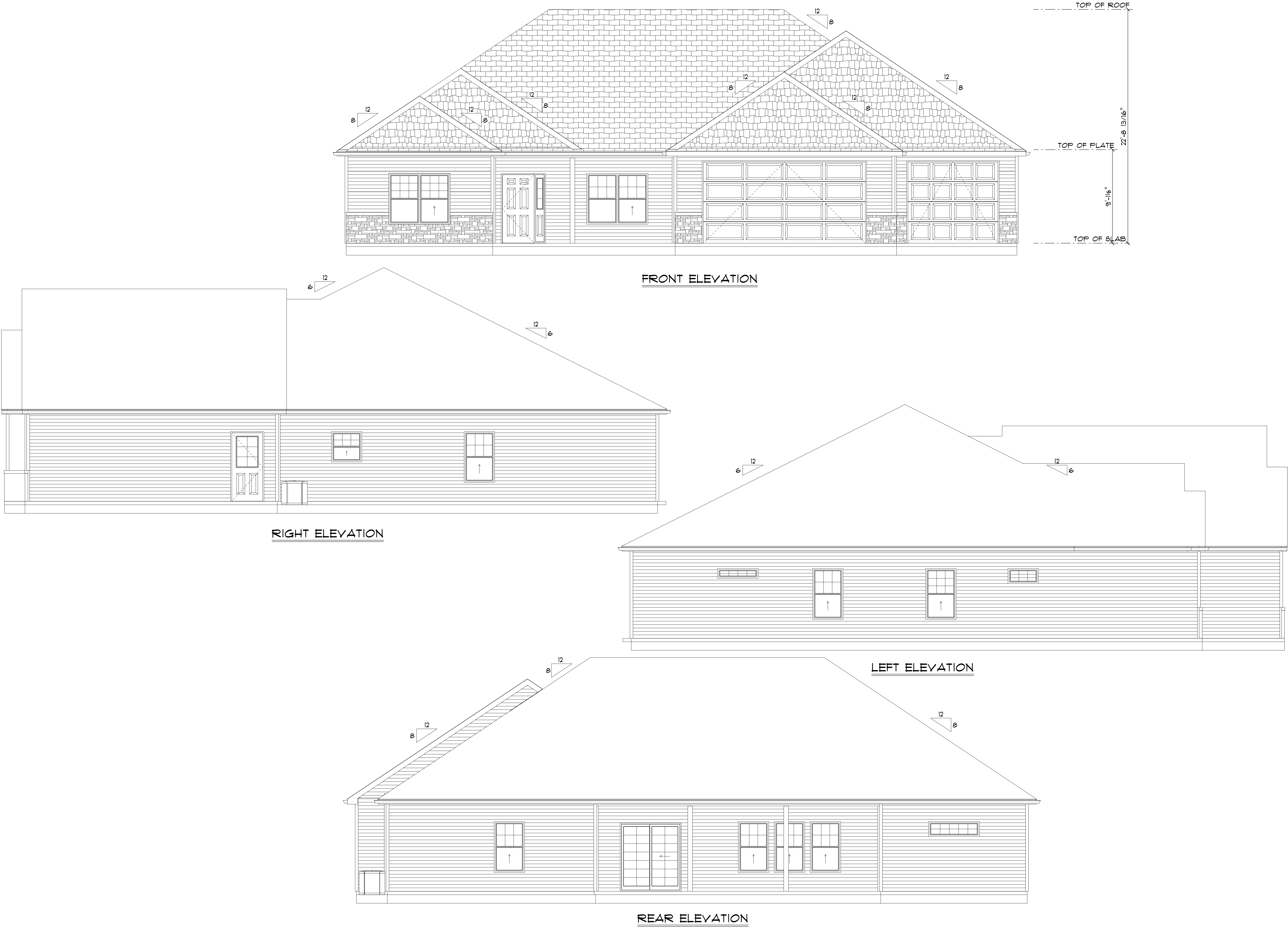


Contractor is responsible for meeting all state and local building codes and all project specs.

**CHERRY SPRINGS 5
FOUNDATION PLAN**



Custom Designs
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FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION