



# 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 |
|-------|-----------|-------------------|-------|----|-------|----|-----------|



|                        |                                                                                                   |              |                         |       |                  |            |    |
|------------------------|---------------------------------------------------------------------------------------------------|--------------|-------------------------|-------|------------------|------------|----|
| 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,                                    |                             |                                                                |                                                    |                                     |
| <b>Room Dimensions</b>       |                                                    | Baths                       | Full                                                           | Half                                               | Water                               |
| 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                             |
| K 16 x 13 M                  |                                                    | Laundry L/W                 | 8 x 8                                                          |                                                    | Cooling                             |
| 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                 |                                                    | Garage                      | 3.0 / Attached                                                 | / 30 x 30 / 900.                                   |                                     |
| 3B 11 x 11 M                 |                                                    | Outbuilding                 | None                                                           | x                                                  |                                     |
| 4B 14 x 12 M                 |                                                    | Outbuilding 2               |                                                                | x                                                  |                                     |
| 5B x                         |                                                    | Assn Dues                   |                                                                | Frequency                                          | Not Applicable                      |
| R x                          |                                                    | Other Fees                  |                                                                |                                                    |                                     |
| LF x                         |                                                    | Restrictions                |                                                                |                                                    |                                     |
| E 12 x 13 M                  |                                                    |                             |                                                                |                                                    |                                     |
| <b>Water Access</b>          |                                                    | <b>Wtr</b>                  |                                                                | <b>Water</b>                                       | <b>Channel</b>                      |
| <b>Water</b>                 |                                                    |                             |                                                                | <b>Water</b>                                       | <b>Lake</b>                         |
| <b>Auctioneer Name</b>       |                                                    | <b>Lic #</b>                |                                                                | <b>Auction Date</b>                                | <b>Time</b>                         |
| <b>Financing Existing</b>    |                                                    | <b>Propose</b>              |                                                                | <b>Location</b>                                    |                                     |
| Annual                       | \$81.44                                            | Exemption                   | No Exemptions                                                  | Year Taxes                                         | 2026                                |
| Possession                   | at closing                                         | <b>Assessed Value</b>       |                                                                |                                                    |                                     |
| 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               |                                                    |                             |                                                                | List Team                                          |                                     |
| Showing Instr                | Showingtime                                        |                             |                                                                | Co-List Agent                                      |                                     |
| List Date                    | 9/25/2026                                          | Start Showing Date          | Exp Date                                                       | 1/31/2027                                          | Owner/Seller a Real Estate Licensee |
| Seller Concessions Offer Y/N |                                                    | Seller Concession Amount \$ | Special List Cond.                                             | None                                               | Agent/Owner Related                 |
| Contract                     | Exclusive Right to Sell                            | Seller's Disclosure Form    | Yes                                                            | Form Exception                                     | No                                  |
| Virtual                      |                                                    | Lockbox Type                | Mechanical/Combo                                               | Lockbox Location                                   | side                                |
| Offer Accepted               |                                                    | Closing Date                |                                                                | Selling Price                                      |                                     |
| Ttl Concessions Paid         |                                                    | Sold/Concession             |                                                                |                                                    |                                     |
| Sell Office                  |                                                    | Sell Agent                  |                                                                |                                                    |                                     |
| Co-Sell Office               |                                                    | Co-Sell                     |                                                                |                                                    |                                     |
| 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.