



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home Status Active

CDOM 27 DOM 27 Auction No

MLS # 202638863 3380 W 900 N Road Roann IN 46974 LP \$549,900



Area Wabash County **Parcel ID** 85-06-16-300-008.000-01 **Typ** Manuf. **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 3 **H Baths** 0
Township Pleasant **Style** Two Story **REO** No **Short Sale** No
School District Manchester Community **Ele** Manchester
Intermediate **JrH** Manchester Jr/Sr **SrH** Manchester Jr/Sr
Legal Description PT SW1/4 16-29-6 11.63AC
Directions to Property From St. Rd. 114, go South on 400 W., after stop sign at 1000 N., go to 900 N. and turn to the East (left). The road curves, take the curve to the left and you will continue back the driveway to the property.

Inside City Limits No **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 11.63± acre Private Wooded Retreat with an Updated Home & Pole Barn. Tucked back among the trees yet conveniently close to town, this 3-bedroom, 3-bath Redman home offers 2,538 finished sq. ft., a full basement, & attached 2-car garage. The functional layout features an inviting living room with fireplace, open kitchen/dining area with built-in eating nook, & a spacious main-level primary suite with ensuite bath, double vanities, soaking tub, walk-in shower, & a walk-in closet connecting directly to the main-floor laundry. Two large bedrooms and a full bath are upstairs. Recent improvements include a newer roof, siding, windows, doors & brand-new rear deck overlooking the peaceful setting. Outside, enjoy wooded acreage, private trails, a large yard, & a 30' x 45' pole barn with concrete floors, electricity, and 3 overhead doors. A wonderful combination of privacy, functionality, and country living just minutes from town!

Agent Remarks The carpet was removed in the basement by the previous owners; they have left as concrete b/c of having young kids that play down there. They have never had any water in the basement in the 6 years they have lived there.

Sec	Lot	Lot Ac/SF/Dim				11.630 / 506,603 / 728x1332		Lot Desc	10-14.999, Wooded		
Above Gd Fin SqFt		2,538		Above Gd Unfin SqFt		0		Below Gd Fin SqFt		350	
Age	30	New Const	No	Date Complete		Ext		Vinyl		Ttl Below Gd SqFt 1,269	
									Ttl Fin SqFt 2,888		Year Built 1996
									Bsmt Full Basement, Partially Finished		# Rooms 7
									Basement Material		Poured Concrete
									Dryer Hookup Gas		No
									Fireplace		Yes
									Dryer Hookup Elec		Yes
									Guest Qtrs		No
									Dryer Hookup G/E		No
									Split FlrPln		Yes
									Disposal		No
									Ceiling Fan		Yes
									Water Soft-Owned		Yes
									Skylight		No
									Water Soft-Rented		No
									ADA Features		No
									Alarm Sys-Sec		No
									Fence		
									Alarm Sys-Rent		No
									Golf Course		No
									Garden Tub		Yes
									Nr Wlkg Trails		No
									Jet Tub		No
									Garage Y/N		Yes
									Pool		No
									Off Street Pk		Yes
									Pool Type		
									SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Sump Pump, Water Heater Electric, Water Softener -Owned
									FIREPLACE		Family Rm, Living/Great Rm
									Water		Channel
									Water		Lake
									Auctioneer Name		Lic #
									Auction Date		Time
									Financing Existing		Propose
									Excluded Party		None
									Assessed Value		
									Annual		\$1,783.50
									Exemption		Homestead, Supplemental
									Possession		14 day after closing
									List Office		Metzger Property Services, LLC - Off: 260-982-0238
									List Agent		Tiffany Reimer - Cell: 260-571-7910
									List Agent - User Code		UP388053396
									List Team		
									Co-List Office		Co-List Agent
									Showing Instr		Showingtime
									List Date		9/18/2026
									Start Showing Date		
									Exp Date		12/31/202
									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		Unbranded Virtual Tour
									Lockbox Type		Mechanical/Combo
									Lockbox Location		front door
									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		Chad Metzger - Cell: 260-982-9050
											/ Metzger Property Services, LLC - Off: 260-982-0238

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