

Beautiful, Updated Home on 11.63 +/- Acres with Pole Barn!

3380 W. 900 N., Roann, IN 46974



Property Highlights:

- **11.63± Private, Wooded Acres**
- *Secluded Country Setting Yet Conveniently close to Town*
- **Redman Home with 3 Bedrooms | 3 Full Baths**
- **2,538 Finished Sq. Ft.**
- Full, Poured-Concrete, Basement
- 1,269 Sq. Ft. Unfinished/Partially Finished Basement Space
- Ingress/Egress Windows in Basement – Easily add another room!
- Gas Forced-Air Heat & Central Air • Private Well & Septic

- **Main-Level Primary Suite**
 - Ensuite with Double Vanities, Soaking Tub & Walk-In Shower
 - Walk-In Closet with Direct Access to Main-Level Laundry
- Open Kitchen/Living Room with Fireplace
- Built-In Kitchen Dining Nook with Wooded Views
- **Brand-New Rear Deck** off of Kitchen
- **Newer Roof, Siding, Windows & Doors**
- Attached 2-Car Garage
- **30' x 45' Pole Barn** Concrete Floor, Electricity & 3 Overhead Doors

- **Large Yard & Wooded Trails Throughout the Property**



11.63± acre Private Wooded Retreat with an Updated Home & Pole Barn!



Tucked away among the trees on **11.63± beautiful, wooded acres**, this exceptionally private property offers the peaceful country setting you've been looking for while remaining conveniently close to town. Built in 1996 and thoughtfully designed for comfortable everyday living, this Redman home offers **3 bedrooms, 3 full baths, 2,538 finished square feet, a full basement, and an attached 2-car garage**—plus numerous recent updates including a **newer metal roof, new siding, new windows, new doors and a brand-new rear deck**.

Inside, the main level features a warm and inviting living room with available fireplace and an open kitchen and dining area designed for gathering. The kitchen offers abundant cabinetry and workspace, along with a charming built-in dining nook surrounded by windows overlooking the wooded setting. Just outside, the new rear deck extends the living space outdoors and provides a peaceful place to relax, entertain, or simply enjoy the privacy and surrounding nature.

The **main-level primary suite** is a standout, featuring a spacious bedroom and private ensuite with **double vanities, soaking tub, and separate walk-in shower**. The bath flows into a generous walk-in closet, which conveniently connects directly to the **main-floor laundry room with utility sink**—a functional layout that makes everyday living easy! Upstairs you'll find **two generously sized bedrooms and another full bath**.

The full, poured-concrete basement provides even more versatility with **1,269 square feet of unfinished and partially finished space**, offering plenty of room for recreation, hobbies, exercise, storage, or future finishing. Ingress/Egress windows provide an easy opportunity for an additional bedroom or office area to be added.

Outside is where this property truly sets itself apart. Explore your own **wooded acreage and private trails**, enjoy the large yard, or take advantage of the impressive **30' × 45' pole barn featuring concrete floors, electricity, and three overhead garage doors**—ideal for vehicles, equipment, recreational toys, workshop space, or additional storage.

With **11.63± acres, exceptional privacy, a functional floor plan, substantial outbuilding space, and meaningful recent updates**, this property delivers the best of country living while keeping the conveniences of town within easy reach.

The long drive, mature woods, trails, open lawn around the home, and separation from neighboring properties give it a genuine **retreat-like feeling** all while the main-floor primary/laundry arrangement, basement, attached garage, and pole barn make it highly functional. **A rare opportunity for an updated home where you can enjoy space, seclusion, and versatility all in one property!**

Don't Wait, Book your Showing Today!