Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Manuf. Home/Mobile Home **Status** Active **CDOM** 42 **DOM** 42 **Auction** No

MLS # 202638863 **3380 W 900 N Road** **Roann** **IN** 46974 **LP** $534,900



Area Wabash County **Parcel ID** 85-06-16-300-008.000-012 **Type** Manuf. **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 3 **H Baths** 0
Township Pleasant **Style** Two Story **REO** No **Short Sale** No
School District Manchester Community **Elem** 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 Check out this one!! 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 & 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' × 45' pole barn with concrete floors, electricity, and 3 overhead doors. A wonderful combination of privacy, functionality, and country living just minutes from town! Motivated Sellers, Book your Showing Today!

Agent Remarks Motivated Sellers, Bring an Offer!! 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** 11.6300 / 506,603 / 728x1332
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

Room Dimensions

	RM	DIM		LVL
LR	26	x	14	M
DR	10	x	13	M
FR		x		
KT	12	x	13	M
BK		x		
DN		x		
1B	15	x	16	M
2B	13	x	20	U
3B	16	x	20	U
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	0
B-Upper	1	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** & 10

Water Well **Well Type** Private **Sewer** Septic **Fuel /** Propane, Forced Air **Heating** **Cooling** Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Beamed, Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Garden Tub,

Garage 2.0 / Attached / 24 x 24 / 576.00
Outbuilding 1 Pole/Post 45 x 30 1350
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc 10-14.999, Wooded
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 Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,783.50 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession 14 day after closing

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 **List Team**
Listing Facilitator
Co-List Office **Co-List Agent**

Showing Instr Showingtime
List Date 9/18/2026 **Start Showing Date** **Exp Date** 12/31/2026 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $** **Special List Cond.** None
Contract Type 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 Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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