

Residential 77059089 Active

305 River Cove Ln N Manchester, IN 46962

(14) (3) **\$339,000**



County: Wabash **Township:** Chester
Style: 2 Story **School Dist:** N Manchester
Elem. School: **Middle School:**
Rooms: 10 **Apx Age:** 36
Bedrms: 5 **Subdiv:** OTHER-WABASH CO
Baths: 3 **Possession:** Neg
Half Baths: 1
Apx Acres: .50
Lot Size: 85 X 130 85 X 130
Parcel: 85-07-06-203-012.000-002
Legal: RIVER DELLS SEC 1 10 & RIVER DELLS SEC 19
HOA: No **Monthly Assoc. Fees:** \$

[click on photo for additional pictures](#)

Apx SF 1st Flr: 2562	Apx SF 2nd Flr: 836	Apx SF 3rd Flr: 0	Apx Tot SF: 3398
Apx SF Bsmt: 1106	Apx BG Fin SF: 506	Apx Tot Fin SF: 3904	
Garage Dim: 32 x 24	# Remotes:		
Annual Taxes: 658	Average Gas: 0	Average Elect: 0	Cov./Restrict: No

Exemptions: Homestead , Mortgage **Windows:** Replacement
Int Features: Cable Available , Ceiling Fan(s) , Garage Door Remote(s) , Pantry , Smoke Alarm(s) , Sump Pump , Vaulted Ceilings , Washer/Dryer Hookup , Wet Bar , Window Coverings-All , Workshop/Studio
Ext Features: Deck , Multiple Garages , Patio , Waterfront View , Wooded View
Appliances: Air Purifier , Built In Microwave , Dehumidifier , Dishwasher , Disposal , Microwave , Range-Electric
DOM: 221

Fnd/Bsmt: 75 pct. Finished , Basement **Garage:** 2 Car Attached , 2 Car Detached
Ext Finish: Cedar , Stone , Vinyl **Wtr/Sewer:** Sewer-City , Water-City
Heating: Elec Baseboard , Gas Forced Air **Air:** Central
Wtr Heater: Electric **Driveway:** Concrete
Flooring: Carpet , Hardwood , Tile **Porch:** Covered
Show Inst: LBOX-Electronic **Fireplaces:** 1

ROOM	DIM	LEVEL	ROOM	DIM	LEVEL
BR 1	15.4 x 18.2	1	DR	11.7 x 18.11	1
BR 2	15.7 x 15.4	2	FR	14.3 x 19.10	1
BR 3	10.11 x 12.2	2	LR	23.2 x 19.10	1
BR 4	10.11 x 12.1	2	KIT	11.10 x 12.2	1
BA 1	15.5 x 11	1	BRK	8.10 x 9.1	1
BA 2	8.11 x 5.11	2	OTH	13.9 x 14.6 bdr	2
BA 3	5.4 x 9.2	2	UTIL	5.4 x 7.4	1

Directions: West Main St to River Cove Lane, south on River Cove to address. House is on east side of the street.

Remarks: OPEN HOUSE SUN, AUG 15 FROM 1-3:00 PM. New additions in last 8 yrs with custom work throughout house. Located above the Eel River, this home has country in the back and city in the front, best of both worlds! 95% HE GFA furnace, w/Aprilaire High Eff Cleaners + Humidifier. Maintenance free deck above cement patio overlook river. Custom master bath, walk-in shower, custom closets, and pella windows. Custom cabinets in kitchen w/breakfast area, walk out basement plus separate shop for man of the house. Contact listing agent for all details. HOME WARRANTY PKG



Prepared For You By:
 CHRISTY KISNER of WABASH REALTY, LLC.
 807 N. CASS ST. SUITE A
 WABASH, IN 46992
 Email: ckisner@cinergymetro.net
 Listing Provided By: WABASH REALTY, LLC.

Office Ph: (260) 563-4962
Cell Ph: (260) 571-2485