

MLS # 202123235 (Active

) List Price: \$68,500

1656 W 4th Street

Fort Wayne

IN 46808



TYPE/STYLE Site-Built Home / One Story
ROOMS 6 **AREA** Allen County
BEDROOMS 2 **SUBDIVISION** Sander(s)
FULL BATHS 1 **TOWNSHIP** Wayne
HALF BATHS 0 **ELEMENTARY** Price
APX YEAR BUILT 1951 **MIDDLE** Northwood
APX ABOVE GRADE FIN SQFT 912 **HIGH** North Side
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-12-03-128-014.000-074
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 912 **ANNUAL TAXES** \$424.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 40x140x40x140	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.1286	Garage Dim. 16 x 22
OCCUPANCY		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet		LAKE TYPE	# Full Baths Main 1
BASEMENT No		SEWER City	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 12	1st Bdrm	Main	12 x 10
Dining Rm		x	2nd Bdrm	Main	12 x 8
Kitchen	Main	12 x 8	3rd Bdrm		x
Family Rm	Main	14 x 13	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Sunroom	Main	15 x 10	Laundry	Main	6 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Rolling
FIREPLACE None
PROPOSED FINANCING Cash, Conventional
EXEMPTIONS Homestead, Supplemental
AMENITIES Dryer Hook Up Gas, Range/Oven Hook Up Gas, Washer Hook-Up
FENCE Full, Picket
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tuesday, July 13 @ 3:00 pm. There will be two viewing dates held on Tue. July 6 from (5-6) and Sun. July 11 from (1-2). *** Great investment opportunity or 1st Time Buyer located near University of Saint Frances and Hamilton Park. This 2 bed home with covered front porch, back sunporch, living room w/built in's and family room has lots of potential. Galley style kitchen w/Gas Stove and laundry on main floor. Back alley entrance to the 2 car detached garage with fenced yard. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property From Downtown Fort Wayne head west on W Main St., turn right on Runnion Ave., turn right on W 4th St., property will be on left after passing Rumsey Ave.