

Listings as of 02/11/2022

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
MLS # 202204329 1403 Rosemont Drive Fort Wayne IN 46808 Status Active LP \$0



Area Allen County Parcel ID 02-07-34-403-025.000-074 Type Site-Built Home
Sub North Highlands Cross Street Poinsette Bedrms 3 F Baths 1 H Baths 1
Location City/Town/Suburb Style One and Half Story REO No Short Sale No
School District FWC Elem Franke Park JrH Northwood SrH North Side
Legal Description North Highlands Sec F Blk 3 Lot 16
Directions I-69 to exit 309A (Goshen Rd) Turn Right onto Goshen Rd, Continue 1.6 miles and turn right on Poinsette Dr. In 1/2 mile, turn right onto Rosemont Dr.
Inside City Limits City Zoning County Zoning Zoning Description

Remarks \*\*\*All offers must be submitted ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal /fair playing field). The highest offer will be reviewed Friday, Feb. 11 @ 5:00 pm. There will be two viewing dates held on Sun. Jan. 30 from (1-2) and Sun. Feb. 6 from (1-2). \*\*\* MINIMUM STARTING BID IS \$ 90,000 <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> This nicely maintained 3 bedroom 1.5 bath Cottage style home offers 2 bedrooms on the main level and an entire upper level that can be used as a suite or a master. The partially finished basement offer additional living space, laundry room, and 1/2 bath. The property is located on a corner lot with a fenced in yard for privacy, pets, or a safe area for small children. The oversized two car garage protects you from the weather and offers additional storage. This home has great potential and a friendly neighborhood to enjoy entertaining. Come see for yourself! \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

Agent Remarks STEP 1: Download all Docs from MLS. STEP 2: Complete the Realtor Bidder Registration/BAC form, submit to Ness Bros 24 hours prior to end of auction. STEP 3: Submit copy of buyer's bank statement with at least \$10,000 as their "Proof of Funds " or Lender's Pre Approval to Ness Bros. STEP 4: Go over with Buyer ALL Contract Documents, especially Auction Terms. STEP 5: Have Buyer follow instructions on how to register & bid online. After the buyer has registered, they will receive email with next steps to take.

Sec 34 Lot 16 Lot Ac/SF/Dim 0.1400 / 6,098 / 59x105 Src N Lot Des Corner
Township Wayne Abv Gd Fin SqFt 1,080 Below Gd Fin SqFt 700 Ttl Below Gd SqFt 730 Ttl Fin SqFt 1,780 Year Built 1948
Age 74 New No Date Complete Ext Vinyl Fndtn Full Basement, Partially Finished # Rooms 7
Room Dimensions Baths Full Half Water CITY Basement Material Poured Concrete
DIM L B-Main 1 0 Sewer City Dryer Hookup Gas No Fireplace No
LR 17 x 12 M B-Upper 0 0 Fuel Baseboard Dryer Hookup Elec Yes Guest Qtrs No
DR x B-Blw G 0 1 Heating Cooling Window Dryer Hook Up Gas/Elec No Split Flrpln No
FR x Disposal No Ceiling Fan Yes
KT 9 x 8 M Laundry Rm Basement 16 x 18 Water Soft-Owned No Skylight No
BK 12 x 8 M AMENITIES Cable Available, Ceiling Fan(s), Countertops Water Soft-Rented No ADA Features No
DN x -Laminate, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Alarm Sys-Sec No Fence Chain Link
MB 12 x 12 M Garage Door Opener, Natural Woodwork, Patio Open, Porch Alarm Sys-Rent No Golf Course No
2B 10 x 9 M Garage 2.0 / Detached / 24 x 24 / 576.00 Garden Tub No Nr Wlkg Trails No
3B 30 x 11 U Outbuilding None x Jet Tub No Garage Y/N Yes
4B x Outbuilding x Pool No Off Street Pk Yes
5B x Assn Dues Not Applicable Pool Type
RR 28 x 22 L Other Fees SALE INCLUDES Water Heater Electric
LF x Restrictions FIREPLACE None
EX x Water Access Wtr Name

WtrType Wtr Frtg Channel Frtg Lake Type
Water Features
Auction Yes Auctioneer Name Andy Eckert Auctioneer License # AU10700015
Owner Name
Financing: Existing Conventional Proposed Cash, Conventional Excluded Party None
Annual Taxes \$723.54 Exemptions Homestead, Mortgage Year Taxes Payable 2021 Assessed Value
Is Owner/Seller a Real Estate Licensee No Possession Day of Closing
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911 List Agent Andy D Eckert - Off: 260-356-3911
Agent E-mail andyeckert@nessbros.com List Agent - User Code UP391560151
Co-List Office Co-List Agent
Showing Instr Manual lock box located on the front door Start Showing Date
List Date 2/11/2022 Exp Date 7/24/2022 Publish to Internet Yes Show Addr to Public Yes Allow AVM Yes Show Comments Yes
IDX Include Y Contract Type Exclusive Right to Sell Buyer Broker Comp. 2% Vari.Rate No Special List Cond. Relocation
Virtual Tours: Unbranded Virtual Tour Lockbox Type MECH Lockbox Location front door Type of Sale
Pending Date Closing Date Selling Price How Sold CDOM 0
Ttl Concessions Paid Sold/Concession Remarks
Sell Off Sell Agent Co-Sell Off Co-Sell Agent

Presented by: Taylor Wilburn / Ness Bros. Realtors & Auctioneers
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