

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202342473 2239 Florida Drive Fort Wayne IN 46805 Status Active LP \$0



Area Allen County **Parcel ID** 02-07-36-426-001.000-074 **Type** Site-Built Home
Sub Forest Park **Cross Street** E. State Blvd. **Bedrms** 3 **F Baths** 1 **H Baths** 1
Location City/Town/Suburb **Style** Two Story
School District FWC **Elem** Forest Park **JrH** Lakeside **SrH** North Side
Legal Description Lot 216 Forest Park Place Add
Directions Go East on Coliseum to Crescent Ave then south 1.3 miles to E State BLVD then east 3 blocks house on right
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$100,000. The highest offer will be reviewed Thursday, December 21 after 3:00 pm. There will be 2 Open House dates held on Sunday, December 10 and 17 from 1:00 -2:00 pm. 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. 3 Bed 1.5 Bath historic home located in the Fort Wayne. This brick 2 story home has all the original woodwork with freshly refinished floors throughout. The vintage details all intact and will wow all you visitors and guests. The private back yard will be a great warm weather destination for cookouts or for a cold beverage under the covered patio. This is the neighborhood people long to live in and the houses are works of art.

Se	Lo	21	Lot Ac/SF/Dim	0.1700 / 7,405	49 x 150	Sr	No	Lot Des	Corner, Level			
Township		Wayne	Abv Gd Fin SqFt	2,140	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	940	Ttl Fin SqFt	2,140	Year Built	1929
Age	94	New	No	Date Complete	Ext	Brick	Fndtn	Partial Basement	# Rooms	8		
Room Dimensions		Inside City Limits	City Zoning		County		Zoning Description					
DIM		L										
LR	23 x 14	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
D	14 x 13	M	B-Main	0	1	Well		Dryer Hookup	Elec	Yes	Guest Qtrs	No
FR	x		B-Upper	1	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
KT	14 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	No
B	x		Laundry Rm	Lower		Heating		Water Soft-Owned		No	Skylight	No
D	17 x 10	M	Laundry L/W	4 x 6		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	14 x 14	U	AMENITIES		Built-In Bookcase, Ceiling-9+, Countertops			Alarm Sys-Sec		No	Fence	Vinyl
2B	14 x 13	U	-Laminate, Dryer Hook Up Electric, Foyer Entry, Natural		Woodwork, Patio Covered, Porch Covered, Range/Oven Hook			Alarm Sys-Rent		No	Golf Course	No
3B	14 x 10	U						Jet/Grdn Tub		No	Nr Wlkg Trails	No
4B	x		Garage	2.0	/ Detached	/	21 x 23 / 483.00	Pool		No	Garage Y/N	Yes
5B	x		Outbuilding	None		x		Pool Type			Opnr:	No
R	x		Outbuilding			x		Off Street Pk	Yes			
LF	x		Assn Dues			Not Applicable		SALE INCLUDES		Water Heater Electric		
EX	x		Other Fees					FIREPLACE		Living/Great Rm		
WtrType		Restrictions		Wtr Name		Channel Frtg		Lake Type				
Water Features		Water		Wtr Frtg		Channel Frtg		Lake Type				

Virtual Tours:

Auction Yes **Auction Reserve Price \$** **Auction Date** 11/21/2023 **Auction Time** 3:00 pm
Auctioneer Name Andy Eckert **Auctioneer License #** AU1070015
Financing: Proposed Cash, Conventional **Exemptions** Homestead **Year Taxes Payable** 2023
Annual Taxes \$2,386.34 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Ttl Concessions Paid **Sold/Concession Remarks**
BBC 2%

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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