

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202418675 808 Tattersholl Court Fort Wayne IN 46804 Status Active LP \$207,800



Area Allen County Parcel ID 02-11-01-354-030.000-075 Type Condo/Villa
 Sub Abbey Place Cross Street Bedrms 2 F Baths 2 H Baths 0
 Location Style One Story
 School District SWA Elem Whispering Meadows JrH Woodside SrH Homestead
 Legal Description ABBEY PLACE VILLAS SECTION ONE LOT 15
 Directions Hadley Rd. to Montclair Dr. Left on Tattersholl Ct.
 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 Thursday, June 13 @ 3:00 pm. There will be two viewing dates held on Sun. June 2 from (1-2) and Sun. June 9 from (1-2). *** MINIMUM STARTING BID IS \$ 100,000 <<< 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.>>> Come check out a lovely and well-maintained villa nestled on a quiet cul-de-sac in SWA! It's the perfect place to call home! Boasting two stunning pond views, this home offers a serene & picturesque setting coupled with comfort! Inside you'll find 2 spacious rooms, 2 full baths, gas log fireplace and newer windows with remoted controlled blinds for effortless light control and privacy. Conveniently located just minutes away from I-69, shopping, and walking trails, don't miss this opportunity! ***This property is Listed at the Assessed Value, it may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	Abv Gd Fin SqFt	irr	Below Gd Fin SqFt	Sr	Yes	Lot Des	Cul-De-Sac, Waterfront	Ttl Below Gd SqFt	Ttl Fin SqFt	Year Built
Township	Aboite		1,232		0	Ttl				1,232		1993
Age	31	New No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab					# Rooms 6
Room Dimensions	Inside City Limits	City Zoning	County	Zoning Description								
DIM	L											
LR	20 x 15	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes	
D	x	B-Main	2	0	Well		Dryer Hookup	Elec	No	Guest Qtrs	No	
FR	x	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No	
KT	x	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	Yes	
B	x	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No	
D	x	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No	
M	16 x 13	M	AMENITIES	Attic Pull Down	Stairs, Breakfast Bar, Ceiling		Alarm Sys-Sec		No	Fence		
2B	12 x 10	M	Fan(s), Deck on	Waterfront			Alarm Sys-Rent		No	Golf Course	No	
3B	x						Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4B	x	Garage	2.0	/ Attached	/	20 x 19 / 380.00	Pool	No		Garage Y/N	Yes	
5B	x	Outbuilding	None		x		Pool Type			Opnr:	No	
R	x	Outbuilding			x		Off Street Pk					
LF	x	Assn Dues	\$260.00	Quarterly			FIREPLACE	Living/Great Rm				
EX	x	Other Fees										
WtrType	Water Features	Water	Pond	Wtr Name	Channel Frtg	Lake Type						
	Pond		Wtr Frtg									

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 5/24/2024 Auction Time 3:00pm
 Auctioneer Name Kurt Auctioneer License # AU01026833
 Financing: Proposed Exemptions Year Taxes Payable 2023
 Annual Taxes \$2,024.60 Is Owner/Seller a Real Estate Licensee No Possession Day of Closing
 List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

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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