


Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202421516	6019 Sawmill Woods Drive	Fort Wayne	IN 46835	<b>Status</b> Active	<b>LP</b> \$168,500
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-08-17-458-033.000-072	<b>Type</b> Condo/Villa	<b>Bedrms</b> 2	<b>F Baths</b> 1 <b>H Baths</b> 1
	<b>Sub</b> Sawmill Woods	<b>Cross Street</b>			
	<b>Location</b>	<b>Style</b> Two Story			
	<b>School District</b> FWC <b>Elem</b> St. Joseph Central	<b>JrH</b> Jefferson	<b>SrH</b> Northrop		
	<b>Legal Description</b> Sawmill Wood Sec II Lot 56				
	<b>Directions</b> From I-69 South take Coldwater Rd East to W Washington Center Rd turning Left. This turns into St. Joe Center rd				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**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 \$85,000. The highest offer will be reviewed Monday, July 8 after 3:00 pm. There will be 2 Open House dates held on Sun. June 23 (1-2) and Sun. June 30 (1-2). Personal Property will also be sold at auction soon - visit our site for more info! \*\*\*This property is LISTED AT APPRAISED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. \*\*\* <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> Welcome to this beautiful and move-in ready condo, located in the highly desirable Sawmill Woods community! This stunning condo invites you into a bright and open living room adorned with a wood burning fireplace, vaulted ceilings, and an abundance of natural light! The kitchen features a trayed ceiling, modern appliances. Main Bedroom ensuite offers dual sinks and a skylight for a luxurious touch. The second bedroom boasts a unique balcony/loft style. The home includes a 1 car attached garage. The Sawmill Community amenities include an association swimming pool, clubhouse, and tennis courts. Centrally located near colleges, trails, highways, and restaurants! Don't miss out on this fantastic opportunity to own a home in a prime location with excellent amenities.

Se	Lo	Lot Ac/SF/Dim	/		irr	Sr	No	Lot Des	Cul-De-Sac			Year Built	
Township	St Joe	Abv Gd Fin SqFt	1,250	Below Gd Fin SqFt	0	Ttl	Below Gd SqFt	0	Ttl	Fin SqFt	1,250	1984	
Age	40	New	No	Date Complete	Ext	Vinyl	Fndtn	Slab				# Rooms	4
Room Dimensions		Inside City Limits	City Zoning		County		Zoning Description						
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes		
LR	18 x 17	M											
D	10 x 8	M	B-Main	0	1	Well	Dryer Hookup	Elec	No	Guest Qtrs	No		
FR	x		B-Upper	1	0	Sewer	Dryer Hook Up		No	Split Firpln	No		
KT	x		B-Blw G	0	0	Fuel /	Disposal		No	Ceiling Fan	No		
B	x		Laundry Rm	Main		Heating	Water Soft-Owned		No	Skylight	No		
D	x		Laundry L/W	x		Cooling	Water Soft-Rented		No	ADA Features	No		
M	13 x 16	U					Alarm Sys-Sec		No	Fence			
2B	11 x 11	U					Alarm Sys-Rent		No	Golf Course	No		
3B	x						Jet/Grdn Tub	No		Nr Wlkg Trails	No		
4B	x		Garage	1.0	/ Attached	/ 20 x 11 / 220.00	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	\$204.00	Monthly		FIREPLACE	Living/Great Rm					
EX	x		Other Fees										
WtrType			Restrictions										
Water Features			Water				Wtr Name						
			Wtr Frtg				Channel Frtg						
							Lake Type						

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 6/12/2024 Auction Time 3:00 pm

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional Exemptions Year Taxes Payable 2024

Annual Taxes \$116.48 Is Owner/Seller a Real Estate Licensee No Possession At Closing

List Office Ness Bros. Realtors &amp; Auctioneers - Off: 260-459-3911

Pending Date	Closing Date	Selling Price	How Sold	CDOM	1
Ttl Concessions Paid	Sold/Concession Remarks				
BBC	2%				

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

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