

Listings as 06/18/2024

Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202422304	11536 Tweedsmuir Run	Fort Wayne	IN 46814	<b>Status</b> Active	<b>LP</b> \$348,400
<b>Area</b> Allen County	<b>Parcel ID</b> 02-11-28-201-001.000-075	<b>Type</b> Site-Built Home			
<b>Sub</b> Bittersweet Lakes	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 1	
<b>Location</b> City/Town/Suburb	<b>Style</b> One Story				
<b>School District</b> SWA	<b>Elem</b> Lafayette Meadow	<b>JrH</b> Summit	<b>SrH</b> Homestead		
<b>Legal Description</b>	Bittersweet Lakes Sec II Lot 91				
<b>Directions</b>	From I69 Coventry Exit head South on 24 (W Jefferson), turn right on Liberty Mills Rd., pass Homestead Rd. on the left				
<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 \$175,000. The two highest offers will be reviewed Tuesday, July 9th after 3:00 pm. There will be 2 Open House dates held on Sunday, June 30th and July 7th from 1:00 – 2:00 pm. \*\*\* This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. \*\*\* >>> Special Note: Buyer may bid subject to financing, certain restrictions will apply, please review Terms. <<< Come & see this beautiful 3 bedroom ranch style home sitting on a basement in the desirable Southwest Allen County Area! Upon entering the home you will see the family room which boasts beautiful window designs with plenty of natural light pouring in. On the other side of the double-sided fireplace, the living room with a tray ceiling and hanging chandelier (where a dining table could be placed) leads right into the kitchen, giving the effect of an open floor concept. The kitchen also has lots of cabinets, two of which have display lights, and a built-in hutch. The primary bedroom en-suite is on the main level with a tray ceiling has a large walk-in closet and dual sinks in the bathroom. The second and third bedroom (which also has a large radius window), are both also on the main level with a full bathroom in the hallway close by. There is a sunroom right off the kitchen with a great view of the pond and access to the back deck when you want to relax and enjoy the scenery. The basement is large and open, great for entertaining friends/family. The basement also has a storage room so you have plenty of space for seasonal decor/etc. Don't miss out on seeing this charmer today! The kitchen appliances, washer, and dryer stay with the home. \*No warranty on appliances kept with the home as-is.\* Updates include: New Water Heater in 2024.

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	0.2400 / 10,454	122x147x74x111	<b>Sr</b>	No	<b>Lot Des</b>	Water View					
<b>Township</b>	Aboite	<b>Abv Gd Fin SqFt</b>	1,939	<b>Below Gd Fin SqFt</b>	652	<b>Ttl Below Gd SqFt</b>	1,045	<b>Ttl Fin SqFt</b>	2,591	<b>Year Built</b>	2003		
<b>Age</b>	21	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Stone, Wood	<b>Fndtn</b>	Partial Basement, Partially Finished	<b># Rooms</b>	11		
<b>Room Dimensions</b>	<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County</b>		<b>Zoning Description</b>						
<b>DIM</b>	<b>L</b>												
<b>LR</b>	17 x 15	<b>M</b>	<b>Baths</b>	Full	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	Yes	
<b>D</b>	x		<b>B-Main</b>	2	<b>0</b>	<b>Well</b>		<b>Dryer Hookup Elec</b>	No		<b>Guest Qtrs</b>	No	
<b>FR</b>	18 x 15	<b>M</b>	<b>B-Upper</b>	0	<b>0</b>	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		<b>Yes</b>	<b>Split FirPln</b>	No	
<b>KT</b>	13 x 11	<b>M</b>	<b>B-Blw G</b>	0	<b>1</b>	<b>Fuel /</b>	Gas, Forced Air	<b>Disposal</b>		<b>Yes</b>	<b>Ceiling Fan</b>	Yes	
<b>B</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>	Yes		<b>Skylight</b>	No	
<b>D</b>	x		<b>Laundry L/W</b>	10x 6		<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>	No		<b>ADA Features</b>	No	
<b>M</b>	16 x 13	<b>M</b>	<b>AMENITIES</b> Attic Pull Down Stairs, Built-In Bookcase, Ceiling				<b>Alarm Sys-Sec</b>	No			<b>Fence</b>	None	
<b>2B</b>	12 x 11	<b>M</b>	-Tray, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Disposal,				<b>Alarm Sys-Rent</b>	No			<b>Golf Course</b>	No	
<b>3B</b>	11 x 11	<b>M</b>	Dryer Hook Up Gas/Elec, Kitchen Island, Near Walking Trail,				<b>Jet/Grdn Tub</b>	No			<b>Nr Wlkg Trails</b>	Yes	
<b>4B</b>	x		<b>Garage</b>	2.0	/ Attached	/	28 x 21	/	588.00	<b>Pool</b>	Yes	<b>Garage Y/N</b>	Yes
<b>5B</b>	x		<b>Outbuilding</b>	None		<b>x</b>		<b>Pool Type</b>	Association		<b>Opnr:</b>	No	
<b>R</b>	x		<b>Outbuilding</b>			<b>x</b>		<b>Off Street Pk</b>	Yes				
<b>LF</b>	x		<b>Assn Dues</b>	\$700.00	Annually			<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Dryer				
<b>EX</b>	13 x 8	<b>L</b>	<b>Other Fees</b>					-Gas, Oven-Gas, Water Heater Gas, Water Softener-Owned					
<b>WtrType</b>	<b>Restrictions</b>		<b>FIREPLACE</b> Family Rm, Living/Great Rm, Gas Log										
<b>Water Features</b>	<b>Water</b>		<b>Wtr Frtg</b>		<b>Wtr Name</b>		<b>Channel Frtg</b>						
			<b>Lake Type</b>										

**Virtual Tours:**

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	6/18/2024	<b>Auction Time</b>	3:00 pm
<b>Auctioneer Name</b>	Kurt Ness		<b>Auctioneer License #</b>	AU01026833			
<b>Financing:</b>	Proposed		<b>Exemptions</b>	Homestead, Supplemental		<b>Year Taxes Payable</b>	2023
<b>Annual Taxes</b>	\$3,504.22	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	DOC		
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911						

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

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.