

Listings as 06/20/2024

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202422495 6325 Beaver Creek Court Fort Wayne IN 46814 Status Active LP \$605,600



**Area** Allen County **Parcel ID** 02-11-28-252-003.000-075 **Type** Site-Built Home  
**Sub** Bittersweet Lakes **Cross Street** **Bedrms** 4 **F Baths** 4 **H Baths** 1  
**Location** City/Town/Suburb **Style** One Story  
**School District** SWA **Elem** Lafayette Meadow **JrH** Summit **SrH** Homestead  
**Legal Description** Bittersweet Lakes Sec I Lot 48  
**Directions** From I69 Coventry Exit head South on 24 (W Jefferson), turn right on Liberty Mills Rd., pass Homestead Rd. on the left turn into Bittersweet Lakes subdivision, continue straight on Beaver Creek Court, property is on the left  
**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 \$285,000. The two highest offers will be reviewed Wednesday, July 10th after 3:00 pm. There will be 2 Open House dates held on Sun. June 30 (1-2) and Sun. July 7 (1-2). >>> Special Note: Buyer may bid subject to financing, certain restrictions will apply, please review Terms. <<< Come & see this beautiful 4-bedroom ranch style home with a lower level & 3 car garage in the desirable Southwest Allen County Area! Upon entering the home, you will find the den with built-in shelving, and natural colored wood trim surrounding the room. The formal dining room is off to your left and just off the kitchen where there is plenty of cabinet space and pantry for storage. The kitchen also has an island with the oven built-in, off the kitchen is the breakfast room overlooking the spacious backyard. The enclosed porch is also off the breakfast room as well. The main bedroom en-suite is located on the main level of the home and has a large bathroom with a large jetted tub, dual sinks, and walk-in closet. There is a role-in shower on the main level for handicap accessibility as well as a full lift in the garage to assist in getting someone in the home. The second bedroom is on the main level and has its own bathroom & walk in closet, and window bench which lifts to put storage in as well. The other two bedrooms on the lower level also have their own bathrooms & walk-in closets. .... To see rest of ad, view the additional features document! \*\*\* 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. \*\*\*

<b>Sec 1</b>	<b>Lot 48</b>	<b>Lot Ac/SF/Dim</b>	0.6200 / 27,007	125x210x125x220	<b>Src No</b>	<b>Lot Des</b>	Water View				
<b>Township</b>	Aboite	<b>Abv Gd Fin SqFt</b>	2,417	<b>Below Gd Fin SqFt</b>	2,116	<b>Ttl Below Gd SqFt</b>	2,416	<b>Ttl Fin SqFt</b>	4,533	<b>Year Built</b>	1997
<b>Age</b>	27	<b>New</b>	No	<b>Date Complete</b>	<b>Ext</b>	Brick, Vinyl	<b>Fndtn</b>	Full Basement, Walk-Out Basement, Finished	<b># Rooms</b>	16	
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zo...</b>	<b>Zoning Description</b>							
<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>	<b>Dryer Hookup</b>	<b>Gas</b>	<b>No</b>	<b>Fireplace</b>	<b>Yes</b>
<b>LR</b>	20 x 17	M									
<b>D..</b>	14 x 13	M	<b>B-Main</b>	2	1	<b>Well T...</b>	<b>Dryer Hookup</b>	<b>Elec</b>	<b>Yes</b>	<b>Guest Qtrs</b>	<b>No</b>
<b>FR</b>	22 x 21	L	<b>B-Upper</b>	0	0	<b>Sewer</b>	<b>Dryer Hook Up</b>	<b>Gas/El...</b>	<b>No</b>	<b>Split Flrpln</b>	<b>No</b>
<b>KT</b>	17 x 14	M	<b>B-Blw G</b>	2	0	<b>Fuel /</b>	<b>Geothermal</b>	<b>Disposal</b>	<b>Yes</b>	<b>Ceiling Fan</b>	<b>Yes</b>
<b>B..</b>	12 x 12	M	<b>Laundry Rm</b>	Main		<b>Heating</b>	<b>Water Soft-Owned</b>	<b>No</b>		<b>Skylight</b>	<b>No</b>
<b>D..</b>	15 x 14	M	<b>Laundry L/W</b>	9 x 6		<b>Cooling</b>	<b>Geothermal</b>	<b>Water Soft-Rented</b>	<b>No</b>	<b>ADA Features</b>	<b>Yes</b>
<b>M..</b>	18 x 13	M	<b>AMENITIES</b> ADA Features, Ceiling Fan(s), Ceilings-Beamed,				<b>Alarm Sys-Sec</b>	<b>No</b>		<b>Fence</b>	<b>None</b>
<b>2B</b>	14 x 12	M	Deck Open, Disposal, Dryer Hook Up Electric, Garage Door Opener, Jet Tub, Kitchen Island, Porch Enclosed, Main Level				<b>Alarm Sys-Rent</b>	<b>No</b>		<b>Golf Course</b>	<b>No</b>
<b>3B</b>	16 x 12	L	<b>Garage</b>	3.0	/ Attached	/ 35 x 21	/ 735.00	<b>Pool</b>	<b>Yes</b>	<b>Garage Y/N</b>	<b>Yes</b>
<b>5B</b>	x		<b>Outbuilding</b>	None		x		<b>Pool Type</b>	<b>Association</b>	<b>Garage Dr Opnr:</b>	<b>Yes</b>
<b>R..</b>	18 x 14	L	<b>Outbuilding</b>			x		<b>Off Street Pk</b>	<b>Yes</b>		
<b>LF</b>	x		<b>Assn Dues</b>	\$700.00	Annually			<b>SALE INCLUDES</b> Dishwasher, Microwave, Oven-Built-In, Oven -Electric, Range-Electric, Sump Pump, Water Heater Electric, Window Treatment-Blinds			
<b>EX</b>	14 x 13	M	<b>Other Fees</b>					<b>FIREPLACE</b>	<b>Gas Log, One</b>		
<b>WtrType</b>	<b>Restrictions</b>	<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>Lake Type</b>				

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 6/19/2024 Auction Time 3:00 pm

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Exemptions Homestead, Supplemental Year Taxes Payable 2023

Annual Taxes \$6,115.19 Is Owner/Seller a Real Estate Licensee No Possession DOC

List Office Ness Bros. Realtors & 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: Anna Updike - Off: 260-459-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

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.