

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202431773 2217 Othello Cove Fort Wayne IN 46818 Status Active L \$232,200



Area Allen County **Parcel ID** 02-06-36-405-010.000-049 **Type** Condo/Villa
Sub Stratford Forest **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Location City/Town/Suburb **Style** One Story
School District NWA **Elem** Arcola **JrH** Carroll **SrH** Carroll
Legal Description Stratford Forest Sec 1 Lot 63
Directions From I69 & Illinois Rd. Head E on Illinois Rd., turn right on S Hadley Rd., turn right onto Bass Rd., turn left onto
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 \$116,000. The highest offer will be reviewed Tuesday, September 10th after 3pm. There will be 2 Open House dates held on Thurs. Sept. 5 (5-6 pm) and Sun. Sept. 8 (1-2 pm). <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> Come and see this charming 2 bedroom, 2 bath ranch styled home located in the Stratford Forest subdivision just minutes away from I69, Jefferson Pointe Mall, and numerous restaurants, amenities southwest Allen county has to offer. Upon entering the home, you will see the large living room with a cathedral ceiling overlooking the pond. To the right after entering is the guest bedroom and guest bathroom. The primary en-suite is located off of the living room with the private bathroom & large walk-in closet. The bathrooms have quartz countertops and tile flooring, and grab bars for additional support. The dining area is located off the living room which opens up to the kitchen which has a bar counter for extra seating, pull out shelves in the cupboards, and Bosch dishwasher, Kenmore kitchen appliances, and plenty of cabinet space for storage. The mudroom has a pantry for additional storage & coat closet, and Kenmore Dryer & Invertor Direct Drive Washer. The four-season room off the dining area overlooks the pond, and you can step out onto the back patio where there is an electric awning you can use for shade & a decorative fence to enclose a small part of the back yard/patio area, and if you feel like going for a stroll there is a walking path along the pond. Make sure to swing by to see this beautiful home, there is plenty of room for parking in the long driveway! Updates include: 2020 furnace/AC installed, 2018 water heater installed, New blinds for windows installed, new garage door opener (overhead brand- marantec), carpet is 3-4 years old, New Bosch dishwasher & garbage disposal. There is also a cover for the awning in the garage as well. *No warranty on appliances kept with the home in as-is.* ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED

Se	Lo	63	Lot Ac/SF/Dim	/	82x149x67x135	Sr	No	Lot Des	Rolling, Water View			
Township	Lake		Abv Gd Fin SqFt	1,238	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,238	Year Built	2005
Age	19	New No	Date Complete		Ext	Vinyl	Fndtn	Slab			# Rooms	6
Room Dimensions	Inside City Limits	City	County	Zoning Description								
	DIM	L										
L	22 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
D	11 x 10	M	B-Main	2	0	Well		Dryer Hookup	Elec	Yes	Guest Qtrs	No
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
K	x		B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		Yes	Ceiling Fan	Yes
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	9 x 6		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	14 x 12	M	AMENITIES	Ceiling-Cathedral,	Ceiling Fan(s),	Closet(s) Walk		Alarm Sys-Sec		No	Fence	Pet Fence
2	13 x 11	M	-in, Disposal,	Dryer Hook Up	Electric,	Garage Door Opener,		Alarm		No	Golf Course	No
3	x		Range/Oven	Hook Up Elec,	Storm Doors,	Utility Sink, Main		Jet/Grdn Tub		No	Nr Wlkg Trails	No
4	x		Garage	2.0	/ Attached	/ 22 x 20	/ 440.00	Pool		No	Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type			Opnr:	Yes
R	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues	\$200.00	Annually			SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer			
E	12 x 12		Other Fees	\$65.00	Annually			-Electric, Oven-Electric, Range-Electric, Water Heater Gas				
WtrType	Restrictions											
Water Features	Water											
	Wtr Name											
	Wtr Frtg											
	Channel Frtg											
	Lake Type											
	Assoc											

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 8/20/2024 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$3,901.6 **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**
Seller Concessions Offer Y/N **Seller Concession Amount \$**

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

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