

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202433188 4401 Champlain Drive Fort Wayne IN 46806 Status Active L \$128,400



Area Allen County Parcel ID 02-12-23-231-008.000-074 Type Site-Built Home
 Sub Lafayette Place Cross Street Bedrms 3 F Baths 1 H Baths 1
 Location Style Two Story
 School District FWC Elem Harrison Hill JrH Kekionga SrH South Side
 Legal Description LOT 107 & N 3 FT FRL LOT 106 LAFAYETTE PLACE ADD
 Directions West on Rosewood Dr toward Edgebrook Dr. Engle Rd and W Rudisill Blvd to Marquette Dr in Wayne Township. Turn
 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 \$60,000. The highest offer will be reviewed Wednesday, Sept. 18 after 3:00 pm. There will be 2 Open House dates held on Sun. Sept. 8 (1-2 pm) and Sun. Sept. 15 (1-2 pm). <<< 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.>>> This home just needs a facelift and a little TLC. Great Location on Corner lot in Lafayette Place Subdivision with walking paths and loads of potential, close to Harrison Hill Elementary School. Great for a first time buyer or investment opportunity. Living room with fireplace, Kitchen and Dining area with built in corner cabinets, plus Screened Porch and 3 bedrooms upstairs. Unfinished Basement has utility area for laundry and a 20x11 room with fireplace. >> The Personal Property Contents of the Home will be Selling Online Bidding now>> ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	0.1700 / 7,405	irr	Sr	No	Lot Des	Rolling			
Township	Wayne	Abv Gd Fin SqFt	1,620	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	600	Ttl Fin SqFt	1,620	Year Built	1941
Age	83	New No	Date Complete	Ext	Vinyl	Fndtn	Unfinished	# Rooms	7		
Room Dimensions	Inside City Limits	City	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
L	23 x 12	M									
D	11 x 10	M	B-Main	0	1	Well	Dryer Hookup	Elec	Yes	Guest Qtrs	No
F	x		B-Upper	1	0	Sewer	Dryer Hook Up		No	Split FirPln	No
K	10 x 8	M	B-Blw G	0	0	Fuel /	Disposal	Gas, Forced Air	No	Ceiling Fan	No
B	x		Laundry Rm		Baseme	Heating	Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	x		Cooling	Water Soft-Rented	Central Air	No	ADA Features	No
M	19 x 12	U	AMENITIES	Dryer Hook Up Electric, Laundry-Chute, Porch			Alarm Sys-Sec		No	Fence	
2	12 x 11	U		Enclosed, Range/Oven Hook Up Elec, Storm Doors, Washer			Alarm		No	Golf Course	No
3	13 x 10	U		Hook-Up			Jet/Grdn Tub	No		Nr Wlkg Trails	No
4	x		Garage	1.0	/ Attached	/ 18 x 12 / 216.00	Pool	No		Garage Y/N	Yes
5	x		Outbuilding	None		x	Pool Type			Opnr:	No
R	x		Outbuilding			x	Off Street Pk				
LF	x		Assn Dues			Not Applicable	FIREPLACE	Living/Great Rm, Basement			
E	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 8/29/2024 Auction Time 3:00 pm

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Exemptions Year Taxes Payable 2023

Annual Taxes \$102.24 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

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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