

Listings as 09/12/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202435216 623 Stratton Road Fort Wayne IN 46825 Status Active L \$364,700



<b>Area</b> Allen County	<b>Parcel ID</b> 02-07-24-101-017.000-073	<b>Type</b> Site-Built Home
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3 <b>F Baths</b> 2 <b>H Baths</b> 1
<b>Location</b>	<b>Style</b> One Story	
<b>School District</b> FWC <b>Elem</b> Northcrest	<b>JrH</b> Northwood	<b>SrH</b> North Side
<b>Legal Description</b> Washington Center Place Sec A Lot 31		
<b>Directions</b> Head North on Coldwater Rd towards Washington Center Rd., but turn right at the subway just before that		
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> <b>Zoning Description</b>

**Remarks** This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is 182,000, Seller is relocating and will review the highest offer on Thursday, October 3rd @ 3pm. There will be 2 Open House dates to view the property on Sun. Sept. 22 (1-2 pm) & Sun. Sept. 29 (1-2 pm) <<< Special Note: 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.>>> Come see this 3-bedroom Brick Tudor ranch home near numerous amenities including shopping centers, restaurants, and access to I-69 close by. When entering the home, you see the large atrium with artificial plants. This opens into the vaulted ceiling living room w/gas fireplace & built in wine/bar area. Enter the four-season room overlooking almost an acre with sliding door so you can walk onto the back deck to enjoy the mature trees & scenery. The Large kitchen features an island with a range top, dishwasher & refrigerator with matching counter top fronts to blend in & a breakfast room attached with bay windows overlooking the backyard. On the other side of the kitchen wall, you have the formal dining room. The mudroom and half bath are further down the hallway as well as storage for any kitchen appliances or additional groceries/toiletries. On the other side of the home, you have the primary bedroom en-suite with a sliding door with walkout access, as well as, large walk-in closet. The Primary bath has a separate shower, tub, and bidet. The two bedrooms are next to the other full bath. The large two car garage has space for your projects & upstairs in the attic is a room that could be used for storage or crafts. The large attic itself has built in shelves to store any decorations and misc. There is also an outbuilding that you can use for outdoor lawn equip. Home has a 200amp service & central vacuum. Don't miss out on seeing this property! \*Appliances staying with the home in as-is condition. \*\*This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. \*\*\*Auctioneer reserves the right to make changes to an auction, to split

Se	Lo	31	Lot Ac/SF/Dim	0.7800	/	33,977	115 x 295	Sr	No	Lot Des	Level	
<b>Township</b>	Washington	<b>Abv Gd Fin SqFt</b>	2,884	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	2,884	<b>Year Built</b>	1983	
<b>Age</b>	41	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick	<b>Fndtn</b>	Slab	<b># Rooms</b>	10	
<b>Room Dimensions</b>	<b>Inside City Limits</b>		<b>City</b>	<b>County</b>		<b>Zoning Description</b>						
<b>DIM</b>	<b>L</b>											
<b>L</b>	19 x 17	<b>M</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	Yes
<b>D</b>	12 x 12	<b>M</b>	<b>B-Main</b>	2	1	<b>Well</b>		<b>Dryer Hookup</b>	Elec	Yes	<b>Guest Qtrs</b>	No
<b>F</b>	x		<b>B-Upper</b>	0	0	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		No	<b>Split FirPln</b>	No
<b>K</b>	13 x 12	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Disposal</b>		No	<b>Ceiling Fan</b>	No
<b>B</b>	12 x 11	<b>M</b>	<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>		No	<b>Skylight</b>	No
<b>D</b>	x		<b>Laundry L/W</b>	7 x 4		<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	No
<b>M</b>	20 x 15	<b>M</b>	<b>AMENITIES</b>	Central Vacuum System, Closet(s) Walk-in, Dryer			<b>Alarm Sys-Sec</b>		<b>No</b>		<b>Fence</b>	Wood
<b>2</b>	11 x 11	<b>M</b>	Hook Up Electric, Range/Oven Hook Up Elec			<b>Alarm</b>		<b>No</b>		<b>Golf Course</b>	No	
<b>3</b>	11 x 10	<b>M</b>				<b>Jet/Grdn Tub</b>		<b>No</b>		<b>Nr Wlkg Trails</b>	No	
<b>4</b>	x		<b>Garage</b>	2.0	/	Attached	/	29 x 24	/	696.00	<b>Pool</b>	No
<b>5</b>	x		<b>Outbuilding</b>	Shed		20 x 14		<b>Pool Type</b>		<b>Opnr:</b>	No	
<b>R</b>	x		<b>Outbuilding</b>			x		<b>Off Street Pk</b>				
<b>LF</b>	x		<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Oven-Electric, Range -Electric				
<b>E</b>	12 x 11	<b>M</b>	<b>Other Fees</b>				<b>FIREPLACE</b>	Living/Great Rm, Gas Log				
<b>WtrType</b>	<b>Restrictions</b>											
<b>Water Features</b>	<b>Water</b>	<b>Wtr Name</b>										
	<b>Wtr Frtg</b>	<b>Channel Frtg</b>										
		<b>Lake Type</b>										

Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	9/12/2024	<b>Auction Time</b>	3:00 pm
<b>Auctioneer Name</b>	Kurt Ness		<b>Auctioneer License #</b>	AU01026833			
<b>Financing: Proposed</b>		<b>Exemptions</b>		<b>Year Taxes Payable</b>	2023		
<b>Annual Taxes</b>	\$4,190.8	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Day of Closing		
<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>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>				

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

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