

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202436453 5215 Saint Joe Center Road Fort Wayne IN 46835 Status Active L \$182,600



Area Allen County **Parcel ID** 02-08-16-384-010.000-072 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1
Location **Style** One Story
School District FWC **Elem** St. Joseph Central **JrH** Jefferson **SrH** Northrop
Legal Description 4-16-4-171 W94 OF E1246 OF S250FT SW1/4 EX PT TO COUNTY SEC 16
Directions From I69 take Coldwater Rd exit south to E. Washington Center rd and turn East which eventually turns into St. Joe
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

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 \$ 90,000. Seller is Downsizing and will review the Highest Offer on Thursday, October 10 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 29 (1-2 pm) and Sun. Oct. 6 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> 3 Bedroom Ranch with partially wooded lot provides a little privacy and touch of country living on the half acre lot across from Praise Park and The YMCA. Close to shopping, restaurants and golf courses. Living room with fireplace, formal dining area off the kitchen with vinyl flooring and sliding glass doors to outdoor space. 2 Car attached garage with built in cabinets for storage. Just needs a little love in a few rooms to make it your new family home. *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 or combine lots, cancel, suspend, or extend the auction event. 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	0.4600 / 20,038	97x246	Sr	No	Lot Des	Level			
Township	St Joe	Abv Gd Fin SqFt	1,306	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,306	Year Built	1962
Age	62	New No	Date Complete	Ext	Aluminum, Brick	Fndtn	Slab			# Rooms	6
Room Dimensions	Inside City Limits	City	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
L	15 x 11	M					Dryer Hookup	Elec	No	Guest Qtrs	No
D	10 x 9	M	B-Main	1	1	Well	Dryer Hookup	No	Split FirPln	No	
F	x		B-Upper	0	0	Sewer	Dryer Hook Up	No	Ceiling Fan	No	
K	11 x 8	M	B-Blw G	0	0	Fuel / Electric	Disposal	No	Skylight	No	
B	x		Laundry Rm	Main		Heating	Water Soft-Owned	No	ADA Features	No	
D	x		Laundry L/W	7 x 5		Cooling	Water Soft-Rented	No	Fence	None	
M	16 x 9	M					Alarm Sys-Sec	No	Golf Course	No	
2	10 x 8	M					Alarm	No	Nr Wlkg Trails	No	
3	10 x 9	M					Jet/Grdn Tub	No	Garage Y/N	Yes	
4	x		Garage	2.0 / Attached	/ 22 x 21 / 462.00		Pool	No	Opnr:	No	
5	x		Outbuilding	Shed	13 x 12		Pool Type				
R	x		Outbuilding		x		Off Street Pk				
LF	x		Assn Dues		Not Applicable		FIREPLACE	Living/Great Rm			
E	x		Other Fees								
WtrType			Restrictions								
Water Features			Water			Wtr Name					
			Wtr Frtg			Channel Frtg					
						Lake Type					

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 9/20/2024 **Auction Time** 3:00 pm
Auctioneer Name kurt ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$1,577.9 **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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