

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202440184	1026 W Pettit Avenue	Fort Wayne	IN 46807	Status Active	L \$240,700
Area Allen County	Parcel ID 02-12-22-283-008.000-074	Type Site-Built Home			
Sub Southwood Park	Cross Street	Bedrms 3	F Baths 2	H Baths 0	
Location	Style One and Half Story				
School District FWC	Elem Harrison Hill	JrH Kekionga	SrH South Side		
Legal Description	Southwood Park Sec H Lot 11 & Lot 2 E 10 ft & W50 of Lot 10				
Directions	Head south on S Clinton street, turn right on E Pettit Ave, turn right on S Calhoun Street, turn left on W Pettit Ave,				
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 \$ 150,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Wednesday, November 6 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 27 (1-2 pm) and Sun. Nov. 3 (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.>>> Fall in love with this well-maintained 3 bed, 2 bath Cape Cod home nestled in the desirable Southwood Park neighborhood. This home boasts 2,500 sq ft of living space, filled with natural light from oversized windows throughout. Highlights include a large living room with stunning vaulted ceiling with exposed beams, a sunroom and a separate laundry room with a full bath. You can start your day on the inviting front porch or escape to the peaceful privacy of your spacious backyard oasis. Just minutes from local favorites like Foster Park, Friendly Fox, and The Clyde Theatre, don't miss this one! *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. **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	0.3800 / 16,553	138x120	Sr	No	Lot Des	Level			Year Built	1946
Township	Wayne	Abv Gd Fin SqFt	2,505	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,505	# Rooms	8	
Age	78	New	No	Date Complete	Ext	Brick, Wood	Fndtn	Slab				
Room Dimensions	Inside City Limits	City	County	Zoning Description								
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes	
L	28 x 14	M										
D	12 x 9	M										
F	19 x 13	M										
K	16 x 9	M										
B	x											
D	x											
M	14 x 12	M										
2	13 x 12	M										
3	29 x 11	M										
4	x											
5	x											
R	x											
LF	x											
E	x											
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 10/16/2024 Auction Time 3:00 pm

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Exemptions Year Taxes Payable 2023

Annual Taxes \$2,170.4 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 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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