

Listings as 10/23/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202441130 5322 Finch Lane Fort Wayne IN 46818 Status Active L \$231,900



**Area** Allen County **Parcel ID** 02-07-17-154-008.000-073 **Type** Site-Built Home  
**Sub** North Brook / Northbrook **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** City/Town/Suburb **Style** One Story  
**School District** FWC **Elem Price** **JrH** Northwood **SrH** Northrop  
**Legal Description** NORTHBROOK LOT 11  
**Directions** Head North on Wells St. turn left on W State Blvd, turn right on Goshen Ave, on the roundabout stay on Goshen  
**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** Seller is Downsizing and will review the Highest Offer on Wednesday, November 13 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 3 (1-2 pm) and Sun. Nov. 10 (1-2 pm). MINIMUM STARTING BID IS \$115,000 <<< 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.>>> \*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. Come and see this beautiful 3 bedroom 2 full bath ranch style home with 4 season room. This home has been well maintained and has 2 large walk-in closets, a spacious living room with cathedral ceiling, a split bedroom floorplan, and a sitting room off primary bedroom with skylight. This property is in a great location as well, right down the road from I-69. There is a wired in Troy-bilt XP Series Generator as well so you don't have to get nervous about the power going out in a storm! \*All appliances stay with the home in as-is condition, no warranty provided. 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	11	Lot Ac/SF/Dim	0.1700 / 7,405	100 X 75	Sr	No	Lot Des	Level			
<b>Township</b>	Washington	<b>Abv Gd Fin SqFt</b>	1,457	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,457	<b>Year Built</b>	1992	
<b>Age</b>	32	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick, Vinyl	<b>Fndtn</b>	Slab	<b># Rooms</b>	9	
<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>	15 x 15	<b>M</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	<b>Yes</b>	<b>Fireplace</b>	No
<b>D</b>	9 x 8	<b>M</b>	<b>B-Main</b>	2	0	<b>Well</b>		<b>Dryer Hookup</b>	Elec	<b>No</b>	<b>Guest Qtrs</b>	No
<b>F</b>	x		<b>B-Upper</b>	0	0	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		<b>No</b>	<b>Split FirPln</b>	No
<b>K</b>	9 x 9	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Disposal</b>		<b>No</b>	<b>Ceiling Fan</b>	No
<b>B</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>		<b>No</b>	<b>Skylight</b>	Yes
<b>D</b>	x		<b>Laundry L/W</b>	6 x 3		<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>		<b>No</b>	<b>ADA Features</b>	No
<b>M</b>	15 x 12	<b>M</b>	<b>AMENITIES</b> Attic Pull Down Stairs, Dryer Hook Up Gas, Garage Door Opener, Skylight(s), Utility Sink, Main Level Bedroom Suite, Main Floor Laundry					<b>Alarm Sys-Sec</b>		<b>No</b>	<b>Fence</b>	
<b>2</b>	13 x 10	<b>M</b>						<b>Alarm</b>		<b>No</b>	<b>Golf Course</b>	No
<b>3</b>	13 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		/ 24 x 20 / 480.00		<b>Pool</b>		<b>No</b>	<b>Garage Y/N</b>	Yes
<b>5</b>	x		<b>Outbuilding</b>	None		x		<b>Pool Type</b>			<b>Opnr:</b>	Yes
<b>R</b>	12 x 12	<b>M</b>	<b>Outbuilding</b>			x		<b>Off Street Pk</b>				
<b>LF</b>	x		<b>Assn Dues</b>	\$160.00	Annually			<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer -Gas, Range-Electric				
<b>E</b>	13 x 12	<b>M</b>	<b>Other Fees</b>									
<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:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 10/23/2024 **Auction Time** 3:00 pm  
**Auctioneer Name** Kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** Cash, Conventional **Exemptions** **Year Taxes Payable** 2023  
**Annual Taxes** \$811.80 **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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