

Residential Client Full Detail Report

Listings as 12/05/2024

Page 1 of 1

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202445819 **6407 Maumee Road** **Fort Wayne** **IN 46803** **Status Active** **L.. \$118,900**



| | | |
|--|---|---|
| Area Allen County | Parcel ID 02-13-10-152-001.000-041 | Type Site-Built Home |
| Sub None | Cross Street | Bedrms 2 F Baths 2 H Baths 1 |
| Location | Style One and Half Story | |
| School District EAC Elem New Haven | JrH New Haven | SrH New Haven |
| Legal Description Curdes Garden Add Lot 5 Ex W 411.8 Ft & Ex Pt To Co | | |
| Directions type "6407 Old Maumee Rd" for directions using Google Maps | | |
| 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 \$ 60,000. The Seller will review the Highest Offer on Thursday, December 19 after 3pm. There will be Two Open House dates to view the property on Sun. Dec. 8 (1-2 pm) and Sun. Dec. 15 (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.>>> Nestled on a 0.37-acre lot, this delightful home offers a blend of comfort, functionality, and character. The main level features 2 cozy bedrooms, a full bathroom with a newer walk-in bathtub, and a half bath conveniently combined with the laundry room, complete with a utility sink. Relax in the large living room, highlighted by a gas fireplace and custom built-in cabinets, or enjoy the natural light streaming into the inviting front room. Upstairs, you'll find a bonus room that leads to a generously sized attic, perfect for storage or potential expansion. The unfinished basement provides ample space for utilities and additional storage, while the oversized detached garage impresses with its own upstairs bonus area. An outdoor shed with a small loft adds even more versatility to the property. Whether you're looking for a charming place to call home or a property with potential, this is one you don't want to miss! *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.***

| | | | | | | | | | | | | | |
|------------------------|---------------------------|------------------------|---|---------------------------|--------------------|--------------------------|-------------|---|-------------------------|-------------------|------------------------|-----------------------|----|
| Ser | Lot | Lot Ac/SF/Dim | 0.3700 / 16,117 approx. 106 x 152 | Src No | Lot Des | Level | | | | | | | |
| Township | Adams | Abv Gd Fin SqFt | 1,394 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 714 | Ttl Fin SqFt | 1,394 | Year Built | 1945 | | |
| Age | 79 | New No | | Date Complete | | Ext | Vinyl | Fndtn | Crawl, Partial Basement | # Rooms | 5 | | |
| Room Dimensions | Inside City Limits | City Zoni... | County Zo... | Zoning Description | | | | | | | | | |
| DIM | L | | | | | | | | | | | | |
| L.. | 19 x 13 | M | Baths | Full | Half | Water | CITY | Dryer Hookup | Gas | No | Fireplace | Yes | |
| D.. | 11 x 10 | M | B-Main | 1 | 1 | Well T... | | Dryer Hookup | Elec | Yes | Guest Qtrs | No | |
| F.. | 18 x 9 | M | B-Upper | 1 | 0 | Sewer | Public | Dryer Hook Up | Gas/EI... | No | Split Flrpln | No | |
| K.. | 13 x 10 | M | B-Blw G | 0 | 0 | Fuel / | Forced Air | Disposal | | Yes | Ceiling Fan | Yes | |
| B.. | x | | Laundry Rm | Main | | Heating | | Water Soft-Owned | | No | Skylight | No | |
| D.. | 16 x 13 | U | Laundry L/W | 5 x 7 | | Cooling | Central Air | Water Soft-Rented | | No | ADA Features | No | |
| M.. | 12 x 11 | M | AMENITIES Attic Storage, Ceiling Fan(s), Disposal, Dryer | | | | | Alarm Sys-Sec | | No | | Fence | |
| 2.. | 11 x 10 | M | Hook Up Electric, Garage Door Opener, Porch Covered, | | | | | Alarm Sys-R... | | No | | Golf Course | No |
| 3.. | x | | Range/Oven Hk Up Gas/Elec, Utility Sink, Main Floor Laundry, | | | | | Jet/Grdn Tub | | No | | Nr Wlkg Trails | No |
| 4.. | x | | Garage | 1.0 / Detached | / 35 x 24 / 840.00 | | | Pool | | No | Garage Y/N | Yes | |
| 5.. | x | | Outbuilding | Shed | 20 x 12 | | | Pool Type | | | Garage Dr Opnr: | Yes | |
| R.. | x | | Outbuilding | | x | | | Off Street Pk | | | | | |
| LF | x | | Assn Dues | | Not Applicable | | | SALE INCLUDES Dishwasher, Air Purifier/Air Filter, Humidifier, Sump Pump, Water Heater Gas | | | | | |
| E.. | x | | Other Fees | | | | | FIREPLACE Living/Great Rm, Gas Log | | | | | |
| WtrType | | | Restrictions | | | | | | | | | | |
| Water Features | | | Water Acce... | | | Wtr Name | | | | | | | |
| | | | Wtr Frtg | | | Channel Frtg | | | | | | | |
| | | | | | | Lake Type | | | | | | | |

Virtual Tours: Unbranded Virtual Tour

Auction Yes **Auction Reserve Price \$**

Auction Date 11/29/2024 **Auction Time** 3:00 PM

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions **Year Taxes Payable** 2023

Annual Taxes \$0.00 **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 6 |
| Ttl Concessions Paid | Sold/Concession Remarks | | | |
| Seller Concessions Offer Y/N | Seller Concession Amount \$ | | | |

Presented by: Anna Updike - Off: 260-459-3911

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