

Listings as 12/31/2024

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202448298 4806 W Hamilton Road Fort Wayne IN 46814 Status Active L \$605,500



Area Allen County **Parcel ID** 02-11-20-252-002.000-038 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 4 **F Baths** 3 **H Baths** 2
Location **Style** Two Story
School District SWA **Elem** Covington **JrH** Woodside **SrH** Homestead
Legal Description Fri S 343.9 Of N 2275 Of E 810 Ft Sw1/4 Ne1/4 Ex Sec 20
Directions Head West on W Washington Blvd, becomes W Jefferson Blvd, passed S Bend Dr turn right into Aboite Center Rd,
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 \$ 300,000. The Estate will review the Highest Offer on Tuesday, January 21 @ 3:00 pm. There will be two Open House dates to view the property on Sun. Jan. 12 (1-2) and Sun. Jan. 19 (1-2). <<< 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.>>> Don't miss out on this gem nestled on a 6.39-acre lot in Southwest Allen County! This meticulously cared-for property is a private oasis offering unparalleled tranquility and natural beauty. The spacious 5,000 sq. ft. home features a main-floor primary bedroom, cozy study with a fireplace and built-ins, large windows that flood the home with light, and a walk-out lower level complete with a family room, fireplace, second kitchen, and workshop. Outdoors, enjoy the beautifully maintained garden, a gazebo, and a two-story pole barn with cement floors and power, perfect for hobbies or storage! This property is a true haven for nature lovers and those seeking privacy and serenity. Endless Possibilities await! *The Contents of the Personal Property in the Home will also be selling Online. **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	6.3900 / 278,348	irregular	Sr	No	Lot Des	Level, 6-9.999
Township Aboite		Abv Gd Fin SqFt 3,332	Below Gd Fin SqFt 2,070	Ttl Below Gd SqFt 2,070	Ttl Fin SqFt 5,402	Year Built 1971		
Age 53	New No	Date Complete	Ext Asphalt, Brick	Fndtn Full Basement, Walk-Out Basement, Partially	# Rooms 9			
Room Dimensions		Inside City Limits	City	County	Zoning Description			
DIM	L							
L 23 x 15	M	Baths Full	Half	Water WELL	Dryer Hookup Gas	No	Fireplace	Yes
D 16 x 12	M	B-Main 1	1	Well Private	Dryer Hookup Elec	No	Guest Qtrs	No
F x		B-Upper 2	0	Sewer Septic	Dryer Hook Up	No	Split Firpln	No
K 12 x 11	M	B-Blw G 0	1	Fuel / Gas, Heat Pump	Disposal	No	Ceiling Fan	Yes
B 12 x 10	M	Laundry Rm Main		Heating	Water Soft-Owned	Yes	Skylight	No
D 14 x 16	M	Laundry L/W x		Cooling Central Air	Water Soft-Rented	No	ADA Features	No
M 20 x 16	M	AMENITIES Alarm System-Security, Balcony, Ceiling Fan(s),		Alarm Sys-Sec	Yes		Fence	
2 17 x 12	U	Foyer Entry, Range/Oven Hook Up Elec, Utility Sink, Main		Alarm	No		Golf Course	No
3 23 x 12	U	Level Bedroom Suite, Main Floor Laundry		Jet/Grdn Tub	No		Nr Wlkg Trails	No
4 18 x 16	U	Garage 2.0 / Attached	/ 23 x 21 / 483.00	Pool	No		Garage Y/N	Yes
5 x		Outbuilding Outbuilding	24 x 40	Pool Type			Opnr:	No
R 45 x 15	L	Outbuilding	x	Off Street Pk	No			
LF x		Assn Dues	Not Applicable	SALE INCLUDES Water Softener-Owned				
E 20 x 7	L	Other Fees		FIREPLACE Family Rm, Living/Great Rm				
WtrType		Restrictions						
Water Features		Water	Wtr Name					
		Wtr Frtg	Channel Frtg					
		None	Lake Type					

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 12/30/2024 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed Cash **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$5,953.8 **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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