


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202418218	5925 Woodheath Avenue	Fort Wayne	IN	46809	Status	Active	LP	\$115,500			
	Area	Allen County	Parcel ID	02-12-28-127-007.000-074			Type	Site-Built Home				
	Sub	Elmhurst Gardens	Cross Street				Bedrms	3	F Baths	1	H Baths	1
	Location		Style	One Story								
	School District	FWC	Elem	Indian Village	JrH	Kekionga	SrH	South Side				
	Legal Description	S 70 Of N 130 Ft Lot 24 Elmhurst Garden Add										
	Directions	Ardmore to Elmhurst to Woodheath										
Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description							

**Remarks** All offers must be submitted ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Thursday, June 12 @ 3:00 pm. There will be one viewing date held on Sun. June 9 from (1-2) MINIMUM STARTING BID IS \$ 75,000 <<< 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.>>> Great Potential for a starter home or investment property with this 3 bed ranch home located in Elmhurst Gardens located near the High School and Mason Park. Private fenced back patio for grilling and entertaining. \*\*\*This property is Listed at the Assessed Value, it may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

Se	Lo	Lot Ac/SF/Dim	0.2600	/	11,326	70x140	Sr	No	Lot Des	Level				
Township	Wayne	Abv Gd Fin SqFt	1,025	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,025	Year Built	1972			
Age	52	New	No	Date Complete		Ext	Vinyl	Fndtn	None	# Rooms	5			
Room Dimensions	Inside City Limits	Y	City Zoning	R1	County	Zoning Description								
DIM	L													
LR	13 x 15	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No		
D	x		B-Main	1	1	Well		Dryer Hookup	Elec	No	Guest Qtrs	No		
FR	x		B-Upper	0	0	Sewer	City	Dryer Hook Up		Yes	Split FlrPln	No		
KT	11 x 13	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	No		
B	x		Laundry Rm		Main	Heating		Water Soft-Owned		No	Skylight	No		
D	x		Laundry L/W		x	Cooling	Central Air	Water Soft-Rented		No	ADA Features	No		
M	11 x 12	M	AMENITIES	Dryer Hook Up Gas/Elec				Alarm Sys-Sec		No	Fence			
2B	9 x 9	M						Alarm Sys-Rent		No	Golf Course	No		
3B	8 x 11	M						Jet/Grdn Tub	No		Nr Wlkg Trails	No		
4B	x		Garage	1.0	/	Attached	/	12 x 23	/	276.00	Pool	No	Garage Y/N	Yes
5B	x		Outbuilding	Shed		8 x 10		Pool Type			Opnr:	No		
R	x		Outbuilding			x		Off Street Pk						
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Water Heater Gas					
EX	x		Other Fees					FIREPLACE	None					
WtrType			Restrictions											
Water Features			Water	Wtr Name										
			Wtr Frtg	Channel Frtg										
			None	Lake Type										

## Virtual Tours:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 5/22/2024 **Auction Time** 3:00 pm  
**Auctioneer Name** Kyle Ness **Auctioneer License #** AU10300027  
**Financing:** Proposed **Exemptions** **Year Taxes Payable** 2024  
**Annual Taxes** \$13.76 **Is Owner/Seller a Real Estate Licensee** No **Possession** at 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**  
**BBC** 2%

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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