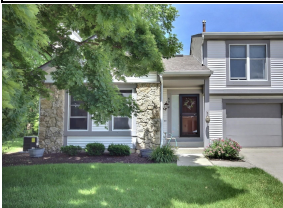


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202421516	6019 Sawmill Woods Drive	Fort Wayne	IN 46835	Status Active	LP \$168,500
	Area Allen County	Parcel ID 02-08-17-458-033.000-072	Type Condo/Villa		
	Sub Sawmill Woods	Cross Street	Bedrms 2	F Baths 2	H Baths 0
	Location	Style Two Story			
	School District FWC	Elem St. Joseph Central	JrH Jefferson	SrH Northrop	
	Legal Description Sawmill Wood Sec II Lot 56				
	Directions From I-69 South take Coldwater Rd East to W Washington Center Rd turning Left. This turns into St. Joe Center rd				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$85,000. The highest offer will be reviewed Monday, July 8 after 3:00 pm. There will be 2 Open House dates held on Sun. June 23 (1-2) and Sun. June 30 (1-2). The contents of the personal property in the home will also be selling Online Starting June 20 until Bidding Ends July 10 @ 7:00 pm. ***This property is LISTED AT APPRAISED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. *** <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> Welcome to this beautiful and move-in ready condo, located in the highly desirable Sawmill Woods community! This stunning condo invites you into a bright and open living room adorned with a wood burning fireplace, vaulted ceilings, and an abundance of natural light! The kitchen features a trayed ceiling, modern appliances. Main Bedroom ensuite offers dual sinks and a skylight for a luxurious touch. The second bedroom boasts a unique balcony/loft style. The home includes a 1 car attached garage. The Sawmill Community amenities include an association swimming pool, clubhouse, and tennis courts. Centrally located near colleges, trails, highways, and restaurants! Don't miss out on this fantastic opportunity to own a home in a prime location with excellent amenities.

Se	Lo	Lot Ac/SF/Dim			irr			Sr	No	Lot Des	Cul-De-Sac					
Township	St Joe		Abv Gd Fin	SqFt	1,250	Below Gd Fin	SqFt	0	Ttl	Below Gd	SqFt	0	Ttl	Fin	SqFt	1,250
Age	40	New No	Date Complete			Ext	Vinyl		Fndtn	Slab					# Rooms	4
Room Dimensions		Inside City Limits		City Zoning		County		Zoning Description								
	DIM	L														
LR	18 x 17	M	Baths	Full	Half	Water	CITY		Dryer Hookup	Gas	No		Fireplace		Yes	
D	10 x 8	M	B-Main	1	0	Well			Dryer Hookup	Elec	No		Guest Qtrs		No	
FR	x		B-Upper	1	0	Sewer	City		Dryer Hook Up		No		Split FirPln		No	
KT	x		B-Blw G	0	0	Fuel /	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	13 x 16	U							Alarm Sys-Sec		No		Fence			
2B	11 x 11	U							Alarm Sys-Rent		No		Golf Course		No	
3B	x								Jet/Grdn Tub		No		Nr Wlkg Trails		No	
4B	x		Garage	1.0	/ Attached	/	20 x 11 / 220.00		Pool		No		Garage Y/N		Yes	
5B	x		Outbuilding	None		x			Pool Type				Opnr:		No	
R	x		Outbuilding			x			Off Street Pk							
LF	x		Assn Dues	\$204.00	Monthly				FIREPLACE	Living/Great Rm						
EX	x		Other Fees													
WtrType		Restrictions														
Water Features		Water														
		Wtr Frtg														
		Channel Frtg														
		Lake Type														

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 6/12/2024	Auction Time 3:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed	Exemptions	Year Taxes Payable 2024	
Annual Taxes \$116.48	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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