


Listings as 06/21/2024

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202422495	6325 Beaver Creek Court	Fort Wayne	IN	46814	Status	Active	LP	\$605,600			
	Area	Allen County	Parcel ID	02-11-28-252-003.000-075			Type	Site-Built Home				
	Sub	Bittersweet Lakes	Cross Street				Bedrms	4	F Baths	4	H Baths	1
	Location	City/Town/Suburb	Style	One Story								
	School District	SWA	Elem	Lafayette Meadow	JrH	Summit	SrH	Homestead				
	Legal Description	Bittersweet Lakes Sec I Lot 48										
	Directions	From I69 Coventry Exit head South on 24 (W Jefferson), turn right on Liberty Mills Rd., pass Homestead Rd. on the										
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 \$285,000. The two highest offers will be reviewed Wednesday, July 10th after 3:00 pm. There will be 2 Open House dates held on Sun. June 30 (1-2) and Sun. July 7 (1-2). >>> Special Note: Buyer may bid subject to financing, certain restrictions will apply, please review Terms. <<< Come & see this beautiful 4-bedroom ranch style home with a lower level & 3 car garage in the desirable Southwest Allen County Area! Upon entering the home, you will find the den with built-in shelving, and natural colored wood trim surrounding the room. The formal dining room is off to your left and just off the kitchen where there is plenty of cabinet space and pantry for storage. The kitchen also has an island with the oven built-in, off the kitchen is the breakfast room overlooking the spacious backyard. The enclosed porch is also off the breakfast room as well. The main bedroom en-suite is located on the main level of the home and has a large bathroom with a large jetted tub, dual sinks, and walk-in closet. There is a role-in shower on the main level for handicap accessibility as well as a full lift in the garage to assist in getting someone in the home. The second bedroom is on the main level and has its own bathroom & walk in closet, and window bench which lifts to put storage in as well. The other two bedrooms on the lower level also have their own bathrooms & walk-in closets. To see rest of ad, view the additional features document! *** This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. ***

Se	1	Lo	48	Lot Ac/SF/Dim	0.6200	/	27,007	125x210x125x220	Sr	No	Lot Des	Water View								
Township		Aboite			Abv Gd Fin SqFt		2,417	Below Gd Fin SqFt	2,116	Ttl	Below Gd SqFt	2,416	Ttl Fin SqFt	4,533	Year Built	1997				
Age	27	New	No	Date Complete				Ext	Brick, Vinyl	Fndtn	Full Basement, Walk-Out Basement, Finished				# Rooms	16				
Room Dimensions			Inside City Limits			City Zoning			County		Zoning Description									
	DIM		L																	
LR	20 x 17	M		Baths	Full	Half	Water	CITY		Dryer Hookup	Gas	No		Fireplace	Yes					
D	14 x 13	M		B-Main	2	1	Well			Dryer Hookup	Elec	Yes		Guest Qtrs	No					
FR	22 x 21	L		B-Upper	0	0	Sewer	City		Dryer Hook Up		No		Split FlrPln	No					
KT	17 x 14	M		B-Blw G	2	0	Fuel /	Geothermal		Disposal		Yes		Ceiling Fan	Yes					
B	12 x 12	M		Laundry Rm	Main		Heating			Water Soft-Owned		Yes		Skylight	No					
D	15 x 14	M		Laundry L/W	9 x 6		Cooling	Geothermal		Water Soft-Rented		No		ADA Features	Yes					
M	18 x 13	M		AMENITIES	ADA Features, Alarm System-Security, Ceiling Fan(s), Ceilings-Beamed, Deck Open, Disposal, Dryer Hook Up Electric, Garage Door Opener, Jet Tub, Irrigation System,						Alarm Sys-Sec	Yes		Fence	None					
2B	14 x 12	M									Alarm Sys-Rent	No		Golf Course	No					
3B	16 x 12	L									Jet/Grdn Tub	No		Nr Wlkg Trails	No					
4B	15 x 13	L		Garage	3.0	/ Attached	/	35 x 21	/	735.00	Pool	Yes		Garage Y/N	Yes					
5B	x			Outbuilding	None		x			Pool Type	Association			Opnr:	Yes					
R	18 x 14	L		Outbuilding			x			Off Street Pk	Yes									
LF	x			Assn Dues	\$700.00	Annually				SALE INCLUDES	Dishwasher, Microwave, Oven-Built-In, Oven -Electric, Range-Electric, Sump Pump, Water Heater Electric, Water Softener-Owned, Window Treatment-Blinds									
EX	14 x 13	M		Other Fees						FIREPLACE	Gas Log, One									
WtrType			Restrictions																	
Water Features			Water			Wtr Name														
			Wtr Frtg			Channel Frtg														
						Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 6/19/2024

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions Homestead, Supplemental

Year Taxes Payable 2023

Annual Taxes \$6,115.19 Is Owner/Seller a Real Estate Licensee No

Possession DOC

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 2

Ttl Concessions Paid

Sold/Concession Remarks

BBC

2%

Presented by: Cathy Woodman - Off: 260-356-3911

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