


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202433188	4401 Champlain Drive	Fort Wayne	IN	46806	Status	Active	L	\$128,400
	Area	Allen County	Parcel ID	02-12-23-231-008.000-074			Type	Site-Built Home	
	Sub	Lafayette Place	Cross Street				Bedrms	3	F Baths 1    H Baths 1
	Location		Style	Two Story					
	School District	FWC	Elem	Harrison Hill	JrH	Kekionga	SrH	South Side	
	Legal Description	LOT 107 & N 3 FT FRL LOT 106 LAFAYETTE PLACE ADD							
	Directions	West on Rosewood Dr toward Edgebrook Dr. Engle Rd and W Rudisill Blvd to Marquette Dr in Wayne Township. Turn							
	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 \$60,000. The highest offer will be reviewed Wednesday, Sept. 18 after 3:00 pm. There will be 2 Open House dates held on Sun. Sept. 8 (1-2 pm) and Sun. Sept. 15 (1-2 pm). <<< 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.>>> This home just needs a facelift and a little TLC. Great Location on Corner lot in Lafayette Place Subdivision with walking paths and loads of potential, close to Harrison Hill Elementary School. Great for a first time buyer. Living room with fireplace, Kitchen and Dining area with built in corner cabinets, plus Screened Porch and 3 bedrooms upstairs. Unfinished Basement has utility area for laundry and a 20x11 room with fireplace. >> The Personal Property Contents of the Home will be Selling Online Bidding now>> \*\*\*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		0.1700	/	7,405	irr		Sr	No	Lot Des	Rolling				
Township	Wayne			Abv Gd Fin SqFt	1,620	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	600	Ttl Fin SqFt	1,620	Year Built	1941			
Age	83	New	No	Date Complete		Ext	Vinyl	Fndtn	Unfinished			# Rooms	7			
Room Dimensions		Inside City Limits			City		County		Zoning Description							
	DIM	L														
L	23 x 12	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes					
D	11 x 10	M	B-Main	0	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No					
F	x		B-Upper	1	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No					
K	10 x 8	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan	No					
B	x		Laundry Rm	Baseme	Heating			Water Soft-Owned	No	Skylight	No					
D	x		Laundry L/W	x	Cooling	Central Air		Water Soft-Rented	No	ADA Features	No					
M	19 x 12	U	AMENITIES Dryer Hook Up Electric, Laundry-Chute, Porch					Alarm Sys-Sec	No	Fence						
2	12 x 11	U	Enclosed, Range/Oven Hook Up Elec, Storm Doors, Washer					Alarm	No	Golf Course	No					
3	13 x 10	U	Hook-Up					Jet/Grdn Tub	No	Nr Wlkg Trails	No					
4	x		Garage	1.0	/ Attached	/	18 x 12 / 216.00	Pool	No	Garage Y/N	Yes					
5	x		Outbuilding	None		x		Pool Type		Opnr:	No					
R	x		Outbuilding			x		Off Street Pk								
LF	x		Assn Dues		Not Applicable			FIREPLACE	Living/Great Rm, Basement							
E	x		Other Fees													
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 8/29/2024

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2023

Annual Taxes \$102.24

Is Owner/Seller a Real Estate Licensee No

Possession DOC

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

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

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