Residential Client Full Detail Report

Listings as 12/08/2024 Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

MUSEUM 2004/45040 CAOZ Mayerous Dood Status Active Status Act

| MLS # 202445819 6407 M | laumee Road Fo | ort Wayne | IN 46803 | Status Active | L \$118,900 | | | | | |
|-------------------------------|------------------------------------------------------------------------------|--------------|--------------------------|---------------|----------------------|------------|---------|---|--|--|
| | Area Allen County | Parcel ID | 02-13-10-152-001.000-041 | | Type Site-Built Home | | | | | |
| | Sub None | Cross Street | | Bedrms 2 | | s 1 | H Baths | 1 | | |
| | Location | Style O | ne and Half Story | | | | | | | |
| | School District EAC Elem | New Haven | JrH Nev | w Haven | SrH N | lew Haver | 1 | | | |
| | Legal Description Curdes Garden Add Lot 5 Ex W 411.8 Ft & Ex Pt To Co | | | | | | | | | |

Directions type "6407 Old Maumee Rd" for directions using Google Maps

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 \$ 60,000. The Seller will review the Highest Offer on Thursday, December 19 after 3pm. There will be Two Open House dates to view the property on Sun. Dec. 8 (1-2 pm) and Sun. Dec. 15 (1-2 pm). <<< 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.>>> Nestled on a 0.37-acre lot, this delightful home offers a blend of comfort, functionality, and character. The main level features 2 cozy bedrooms, a full bathroom with a newer walk-in bathtub, and a half bath conveniently combined with the laundry room, complete with a utility sink. Relax in the large living room, highlighted by a gas fireplace and custom built-in cabinets, or enjoy the natural light streaming into the inviting front room. Upstairs, you'll find a bonus room that leads to a generously sized attic, perfect for storage or potential expansion. The unfinished basement provides ample space for utilities and additional storage, while the oversized detached garage impresses with its own upstairs bonus area. An outdoor shed with a small loft adds even more versatility to the property. Whether you're looking for a charming place to call home or a property with potential, this is one you don't want to miss! *This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

| Sec | Lo | 1 | Lot Ac | /SF/Dim 0. | 3700 | / 16,1 | 17 арр | orox. 106 x 152 | Src No Lot D | Des Level | | | |
|------|-------|-----------------|----------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------|-------------------------------|-----------------------|------------------|---------------------------|--------------------|------|
| Towr | nshij |) | Adams | Abv | Gd Fi | in SqFt | 1,394 Belov | w Gd Fin SqFt 0 | Ttl Below Gd SqFt | 714 Ttl Fin S | qFt 1,394 Y | ear Built | 1945 |
| Age | 79 | | New No Date Complete | | | ete | Ext Vinyl Fno | | ndtn Crawl, Partial E | Basement | | # Rooms | 5 |
| Roor | n Di | mei | nsions | Inside City L | imits | Ci | ity Zoni… | County Zo | . Zoning Do | escription | | | |
| | DIN | Λ | L | | | | | | | | | | |
| L | 19 ; | χ 13 | 3 M | Baths | Full | Half | Water | CITY | Dryer Hookup Gas | s No | Fireplace | Yes | |
| D., | 11) | ₍ 10 |) M | B-Main | 1 | 1 | Well T | | Dryer Hookup Ele | c Yes | Guest Qtrs | No | |
| F | 18) | (9 | M | B-Upper | 0 | 0 | Sewer | Public | Dryer Hook Up Ga | as/EI No | Split FlrpIn | No | |
| К | 13) | _K 10 |) M | B-Blw G | 0 | 0 | Fuel / | Forced Air | Disposal | Yes | Ceiling Fan | Yes | |
| В., | , | Κ | | Laundry R | m | Main | Heating | | Water Soft-Owned | l No | Skylight | No | |
| D., | 16) | χ 1: | 3 U | Laundry L | /W | 5 x 7 | Cooling | Central Air | Water Soft-Rented | d No | ADA Features | No | |
| М. | 12) | χ 1° | M | AMENITIE | AMENITIES Attic Storage, Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Garage Door Opener, Porch Covered, Range/Oven Hk Up Gas/Elec, Utility Sink, Main Floor Laundry, | | | | | No | Fence | | |
| 2 | 11) | _K 10 |) M | • | | | | | | No | Golf Course | No | |
| 3 | , | K | | Range/Ove | | | | | | No | Nr Wlkg Trails | No | |
| 4 | , | K | | Garage | 1 | .0 / De | etached | / 35 _x 24 / 840.00 | Pool N | No | Garage Y/N | Yes | |
| 5 | , | Κ | | Outbuildin | g S | hed | 20 _X 1 | 2 | Pool Type | | Garage Dr Opi | nr: ^{Yes} | |
| R | , | Κ | | Outbuildin | g | | х | | Off Street Pk | | | | |
| LF | , | Κ | | Assn Dues | Assn Dues Not Applicable | | | | | Dishwasher, Air | Purifier/Air Filter, | Humidifier, | Sump |
| Е | , | Κ | | Other Fees | s | | | | Pump, Water Heate | | | | |
| WtrT | уре | | | Restriction | าร | | | | FIREPLACE Livin | ng/Great Rm, Gas | s Log | | |
| Wate | r Fe | atu | res | Water Acc | е | | Wtr Name |) | | | | | |
| | | | | | Wtr F | rtg | Ch | annel Frtg | | | | | |
| | | | | | | | Lake Ty | /pe | | | | | |

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 11/29/2024 Auction Time 3:00 PM

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Exemptions Year Taxes Payable 2023

Annual Taxes \$0.00 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 9

Ttl Concessions Paid Sold/Concession Remarks

Seller Concessions Offer Y/N Seller Concession Amount \$

Presented by: Anna Updike - Off: 260-459-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.

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