



Residential Client Full Detail Report

 [Schedule a Showing](#)

Listings as 01/01/2025

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Property Type	RESIDENTIAL
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Status Active

Auction Yes

MLS #	202448298	4806 W Hamilton Road	Fort Wayne	IN	46814	Status	Active	L	\$605,500				
	Area	Allen County		Parcel ID	02-11-20-252-002.000-038			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	4	F Baths	3	H Baths	2
	Location			Style	Two Story								
	School District	SWA	Elem	Covington	JrH	Woodside			SrH	Homestead			
	Legal Description	Frl S 343.9 Of N 2275 Of E 810 Ft Sw1/4 Ne1/4 Ex Sec 20											
	Directions	Head West on W Washington Blvd, becomes W Jefferson Blvd, passed S Bend Dr turn right into Aboite Center Rd,											
Inside City Limits	N	City Zoning			County Zoning	R1	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 \$ 300,000. The Estate will review the Highest Offer on Tuesday, January 21 @ 3:00 pm. There will be two Open House dates to view the property on Sun. Jan. 12 (1-2) and Sun. Jan. 19 (1-2). <<< 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.>>> Don't miss out on this gem nestled on a 6.39-acre lot in Southwest Allen County! This meticulously cared-for property is a private oasis offering unparalleled tranquility and natural beauty. The spacious 5,000 sq. ft. home features a main-floor primary bedroom, cozy study with a fireplace and built-ins, large windows that flood the home with light, and a walk-out lower level complete with a family room, fireplace, second kitchen, and workshop. Outdoors, enjoy the beautifully maintained garden, a gazebo, and a two-story pole barn with cement floors and power, perfect for hobbies or storage! This property is a true haven for nature lovers and those seeking privacy and serenity. Endless Possibilities await! *The Contents of the Personal Property in the Home will also be selling Online. **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	6.3900	/	278,348	irregular	Sr	No	Lot Des	Level, 6-9.999										
Township	Aboite		Abv	Gd	Fin	SqFt	3,332	Below	Gd	Fin	SqFt	2,070	Ttl	Below	Gd	Fin	SqFt	5,402	Year Built	1971
Age	54	New	No	Date Complete		Ext	Brick, Other	Fndtn	Full Basement, Walk-Out Basement, Partially										# Rooms	9
Room	Dimensions	Inside City Limits	N	City	County	R1	Zoning Description													
	DIM	L																		
L	23 x 15	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	Yes								
D	16 x 12	M	B-Main	1	1	Well	Private	Dryer Hookup	Elec	Yes	Guest Qtrs	No								
F	x		B-Upper	2	0	Sewer	Septic	Dryer Hook	Up	No	Split Flrpln	No								
K	12 x 11	M	B-Blw G	0	1	Fuel /	Gas, Heat Pump	Disposal		Yes	Ceiling Fan	Yes								
B	12 x 10	M	Laundry Rm	Main		Heating		Water Soft-Owned		Yes	Skylight	No								
D	14 x 16	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No								
M	20 x 16	M	AMENITIES	Alarm System-Security, Balcony, Ceiling Fan(s),				Alarm Sys-Sec		Yes	Fence									
2	17 x 12	U	Disposal, Dryer Hook Up Electric, Foyer Entry, Range/Oven				Alarm		No	Golf Course	No									
3	23 x 12	U	Hook Up Elec, Utility Sink, Main Level Bedroom Suite, Main				Jet/Grdn Tub		No	Nr Wlkg Trails	No									
4	18 x 16	U	Garage	2.0	/ Attached	/	23 x 21	/ 483.00	Pool	No	Garage Y/N	Yes								
5	x		Outbuilding	Outbuilding	24	x 40		Pool Type			Opnr:	No								
R	45 x 15	L	Outbuilding			x		Off Street Pk	No											
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Cooktop-Electric, Oven-Built-In, Water Softener											
E	20 x 7	L	Other Fees					-Owned												
WtrType			Restrictions					FIREPLACE	Family Rm, Living/Great Rm											
Water Features			Water			Wtr Name														
			Wtr Frtg			Channel Frtg														
			None			Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 12/30/2024 **Auction Time** 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash

Exemptions	Year Taxes Payable	2023
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Annual Taxes \$5,953.8

Is Owner/Seller a Real Estate Licensee	No
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Possession	Day Of Closing
10/1/2023	10/1/2023
10/2/2023	10/2/2023
10/3/2023	10/3/2023
10/4/2023	10/4/2023
10/5/2023	10/5/2023
10/6/2023	10/6/2023
10/7/2023	10/7/2023
10/8/2023	10/8/2023
10/9/2023	10/9/2023
10/10/2023	10/10/2023
10/11/2023	10/11/2023
10/12/2023	10/12/2023
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10/23/2023	10/23/2023
10/24/2023	10/24/2023
10/25/2023	10/25/2023
10/26/2023	10/26/2023
10/27/2023	10/27/2023
10/28/2023	10/28/2023
10/29/2023	10/29/2023
10/30/2023	10/30/2023
10/31/2023	10/31/2023

List Office Ness Bros. Realtors & 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

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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