


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202500884	3614	Chancellor Drive	Fort Wayne	IN	46815	Status	Active	L	\$210,000			
	Area	Allen County		Parcel ID	02-08-29-402-014.000-072			Type	Site-Built Home				
	Sub	Glenwood Park		Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	City/Town/Suburb		Style	One Story								
	School District	FWC	Elem	Glenwood Park	JrH	Lane			SrH	Snider			
	Legal Description	Glenwood Park Sec 11 Lot 281											
	Directions	From Fort Wayne head North East on E Main St. ,then turn left onto St. joseph Blvd, passed Tecumseh St. turn left on											
	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 \$ 100,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Wednesday, January 29 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 19 (1-2 pm) and Sun. Jan. 26 (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.>>> 3 Bedroom Ranch with Living room with room for formal dining area and Family Room with Gas Fireplace and built-ins. The Sunroom overlooks the back yard and patio for grilling out. Kitchen boasts lots of cabinets including pantry, with with Stainless Built-in Microwave, Dishwasher and eat-in area. Laundry with wash tub and cabinets. 2 Car Attached Garage and Shed for additional storage in back yard. \*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. \*\*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	0.3100	/	13,504	95 x 141	Sr	No	Lot Des	Level						
Township		St Joe	Abv Gd Fin SqFt		1,700	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,700	Year Built	1962	
Age	63	New	No	Date Complete		Ext	Brick, Vinyl		Fndtn	Crawl	# Rooms 6					
Room Dimensions			Inside City Limits			City		County		Zoning Description						
	DIM	L														
L	18 x 11	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace		Yes			
D	13 x 9	M	B-Main	2	0	Well			Dryer Hookup Elec	Yes	Guest Qtrs		No			
F	18 x 13	M	B-Upper	0	0	Sewer	City		Dryer Hook Up	No	Split Firpln		No			
K	13 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal	No	Ceiling Fan		No			
B	x		Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight		No			
D	x		Laundry L/W	8 x 4		Cooling	Central Air		Water Soft-Rented	No	ADA Features		No			
M	13 x 12	M	AMENITIES		Detector-Smoke, Dryer Hook Up Electric					Alarm Sys-Sec	No	Fence				
2	12 x 10	M								Alarm	No	Golf Course		No		
3	11 x 10	M								Jet/Grdn Tub	No	Nr Wlkg Trails		No		
4	x		Garage	2.0	/ Attached	/	22 x 21 / 462.00		Pool	No	Garage Y/N		Yes			
5	x		Outbuilding	Shed	8 x 10				Pool Type		Opnr:		No			
R	14 x 9	M	Outbuilding	x				Off Street Pk								
LF	x		Assn Dues		Not Applicable				FIREPLACE	Family Rm, Gas Log						
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 1/9/2025

Auction Time 3:00 pm

Auctioneer Name J. Kyle Ness

Auctioneer License # AU01030027

Financing: Proposed

Exemptions

Year Taxes Payable 2023

Annual Taxes \$714.48

Is Owner/Seller a Real Estate Licensee No

Possession Day Of Closing

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

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

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