

Listings as 01/16/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202501448	7933 Basswood Place	Fort Wayne	IN	46835	Status	Active	L	\$232,300			
	Area	Allen County	Parcel ID	02-08-14-307-014.000-072			Type	Site-Built Home				
	Sub	Stillwater Place	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	City/Town/Suburb	Style	One Story								
	School District	FWC	Elem	Arlington	JrH	Jefferson	SrH	Northrop				
	Legal Description	Still Water Place Sec V Lot 189										
	Directions	From Fort Wayne Head North on Spy Run, Becomes N Clinton St, turn right on St Joe Center Rd. passed Prestwick										
	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 \$ 115,000. The Personal Representative for the Estate will review the Highest Offer on Wednesday, February 5 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 26 (1-2 pm) and Sun. Feb. 2 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> Come and see this 3 bedroom, 2 full bath ranch home in the Stillwater Place subdivision in the NE side of Fort Wayne close to I469 & numerous shopping outlets, amenities! Upon entering the home, you will see the brick gas fireplace in the living room. This is a split bedroom floor plan, so the two bedrooms are down the hall on the left side of the home with a full bath and laundry. The primary bedroom is off the kitchen & living room and has a vaulted ceiling, a walk-in closet & its own full bath as well. The dining room is off the kitchen & living room as well, and has a bay window that brings in lots of natural lighting so you can enjoy the backyard view. Off the sliding door in the living room, you can walkout on the large back deck, and have plenty of backyard space for entertaining family or friends. With a little TLC you can call this home your own, don't miss out on this opportunity! ***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 18	Lot Ac/SF/Dim	0.2500	/	10,890	80 x 135	Sr	No	Lot Des	Level				
Township	St Joe		Abv Gd Fin SqFt	1,288	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,288	Year Built	1995		
Age 30	New No		Date Complete		Ext	Brick, Vinyl	Fndtn	Slab					# Rooms	6
Room Dimensions		Inside City Limits		City		County		Zoning Description						
	DIM	L												
L	20 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes			
D	10 x 9	M	B-Main	2	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No			
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No			
K	10 x 10	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	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No			
M	15 x 12	M	AMENITIES Attic Pull Down Stairs, Deck Open, Dryer Hook					Alarm Sys-Sec	No	Fence	Wood			
2	10 x 9	M	Up Electric, Range/Oven Hook Up Elec, Main Level Bedroom					Alarm	No	Golf Course	No			
3	10 x 10	M	Suite, Formal Dining Room, Main Floor Laundry, Washer Hook					Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4	x		Garage	2.0	/ Attached	/	20 x 19 / 380.00	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			SALE INCLUDES Dishwasher, Microwave							
E	x		Other Fees				FIREPLACE Living/Great Rm, Wood Burning, Gas Starter							
WtrType		Restrictions												
Water Features		Water		Wtr Name										
		Wtr Frtg		Channel Frtg										
		Lake Type												

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 1/16/2025 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$758.46 **Is Owner/Seller a Real Estate Licensee** No **Possession** 15 DAC
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
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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