


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202523144	10405 Paw Paw Drive	Fort Wayne	IN	46804	Status	Active	L	\$444,900			
	Area	Allen County	Parcel ID	02-11-22-329-001.000-075			Type	Site-Built Home				
	Sub	Kekionga Shores	Cross Street				Bedrms	4	F Baths	2	H Baths	1
	Location		Style	Two Story								
	School District	SWA	Elem	Haverhill	JrH	Summit	SrH	Homestead				
	Legal Description	Corrected Plat Of Lots 104 To 108 Inc Kekionga Shores Subd Lot 105										
	Directions	take W Jefferson Blvd going west, turn right on Liberty Mills Rd, turn right on neighborhood road Tomahawk Trail, go										
	Inside City Limits	City Zoning		County Zoning		Zoning Description						

Remarks Situated in the desirable Kekionga Shores neighborhood, this charming 4-bedroom, 2.5-bath home offers waterfront living with access to a private lake right from your backyard! Just minutes from award-winning Southwest Allen County schools, Jorgenson YMCA, Coventry Plaza, and I-69, the location is hard to beat. The colonial-style home features classic curb appeal with a brick exterior, white columns, and a covered front patio. Inside, you'll find elegant chandelier lighting throughout and a spacious layout with a large family room, living room with a wood-burning fireplace, and formal dining room with a bay window. The bright kitchen has ample cabinetry, beautiful countertops, room for a breakfast nook, and a view of the lake when you're washing dishes. The generous primary suite upstairs is perfect for your own private getaway with a large walk-in closet and private bath en suite. The 3-season enclosed back porch is ideal for indoor-outdoor living, opening to a paved path leading to the lake. Set on a half-acre lot, you'll have room to relax, kayak, ski, fish, or visit the neighborhood beach for a swim all summer. A rare opportunity in a sought-after location! 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 \$ 200,000. Seller is Downsizing and will review the Highest Offer on Tuesday July 8 @ 3pm. There will be two Open House dates to view the property on Sun. June 29 (1-2 pm) and Wed. July 2 (5-6 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.>>> **The Contents of the Personal Property in the Home will also be selling Online

Se	Lo	Lot Ac/SF/Dim		0.5000 / 21,780		105 x 209		Sr	Yes	Lot Des	Waterfront, Water View					
Township		Aboite		Abv Gd Fin SqFt		2,688	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		598	Ttl Fin SqFt		2,688	Year Built	1967
Age	58	New	No	Date Complete		Ext		Brick	Fndtn	Partial Basement				# Rooms		10
Room Dimensions			Inside City Limits			City		County		Zoning Description						
DIM		L														
L	19 x 13	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No	Fireplace		Yes		
D	13 x 13	M	B-Main	0	1	Well			Dryer Hookup Elec		No	Guest Qtrs		No		
F	24 x 13	M	B-Upper	2	0	Sewer	City		Dryer Hook Up		No	Split Firpln		No		
K	19 x 11	M	B-Blw G	0	0	Fuel /	Baseboard		Disposal		No	Ceiling Fan		No		
B	x		Laundry Rm	Main		Heating			Water Soft-Owned		No	Skylight		No		
D	x		Laundry L/W	15x 9		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No		
M	18 x 12	U							Alarm Sys-Sec		No	Fence		None		
2	16 x 13	U							Alarm		No	Golf Course		No		
3	14 x 11	U							Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4	12 x 9	U	Garage	2.0	/ Attached	/	24 x 25 / 600.00		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	\$360.00	Annually				SALE INCLUDES		Dishwasher, Refrigerator, Cooktop-Electric, Oven -Built-In					
E	21 x 14		Other Fees							FIREPLACE Wood Burning						
WtrType			Restrictions		Yes											
Water Features			Water		Lake	Wtr Name		Kekionga								
Lake			Wtr Frtg		63.00	Channel Frtg		0.00								
			Lake Type		NOSKI											

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	6/17/2025	Auction Time	3:00 pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing: Proposed	Cash, Conventional			Exemptions			
Annual Taxes	\$4,236.2	Is Owner/Seller a Real Estate Licensee	No	Possession	at closing		
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

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

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