


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202523305	8426 Creekside Place	Fort Wayne	IN 46804	Status Active	L \$334,000
	Area Allen County	Parcel ID 02-11-14-401-017.000-075	Type Site-Built Home		
	Sub Heather Ridge	Cross Street	Bedrms 3	F Baths 2	H Baths 1
	Location	Style One Story			
	School District SWA	Elem Aboite	JrH Summit	SrH Homestead	
	Legal Description	HEATHER RIDGE SEC II LOT 207			
	Directions	go west down W Jefferson Blvd, turn right on Aboite Center Rd, turn right onto Coventry Lane into Heather Ridge			
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks Discover this welcoming ranch home situated on a full basement, tucked away on a quiet cul-de-sac in the sought-after SWAC School District. Backing up to a private wooded area, this home offers a peaceful setting and updated mechanicals (HVAC, heat pump, and water heater.) Step inside to a great room that boasts a cathedral ceiling and a cozy wood burning fireplace. This home features an all-season room, main floor laundry and a primary suite. Don't miss out on this home, conveniently located near walking trails, schools and the Jorgensen YMCA. 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 Wednesday , July 9 @ 3pm. There will be Two Open House dates to view the property on Sun. June 29 (1-2 pm) and Thurs. July 3 (5-6 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> ***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	0.2200 / 9,583	80 x 120	Sr	No	Lot Des	Level						
Township	Aboite	Abv Gd Fin SqFt	1,859	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,008	Ttl Fin SqFt	1,859	Year Built	1985			
Age	40	New No	Date Complete	Ext	Stone, Wood	Fndtn	Full Basement, Partially Finished				# Rooms	12		
Room Dimensions		Inside City Limits		City		County		Zoning Description						
DIM		L												
L	23 x 17	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	Yes	Fireplace	Yes			
D	12 x 12	M	B-Main	2	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No			
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	Yes	Split Firpln	No			
K	22 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan	Yes			
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No			
D	x		Laundry L/W	5 x 4		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No			
M	16 x 11	M	AMENITIES Built-In Bookcase, Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Dryer Hook Up Gas, Dryer Hook Up Gas/Elec, Range/Oven Hk Up Gas/Elec, Twin Sink				Alarm Sys-Sec	No	Fence					
2	13 x 11	M					Alarm	No	Golf Course	No				
3	13 x 11	M					Jet/Grdn Tub	No	Nr Wlkg Trails	No				
4	x		Garage	2.0 / Attached	/ 21 x 21 / 441.00	Pool	No	Garage Y/N	Yes					
5	x		Outbuilding	None	x	Pool Type		Opnr:	No					
R	34 x 14	B	Outbuilding		x	Off Street Pk	Yes							
LF	x		Assn Dues	\$150.00	Annually	SALE INCLUDES	Dishwasher, Refrigerator, Range-Gas							
E	16 x 12	M	Other Fees	FIREPLACE				Wood Burning						
WtrType		Restrictions		Yes										
Water Features		Water		Wtr Name										
		Wtr Frtg		Channel Frtg										
				Lake Type										

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 6/18/2025

Auction Time 3:00pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2024

Annual Taxes \$3,591.1

Is Owner/Seller a Real Estate Licensee No

Possession 15 Days After Closing

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

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. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.