

Listings as 09/22/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537849	5622 Sawmill Woods	Fort Wayne	IN	46835	Status	Active	L	\$299,900			
	Area	Allen County	Parcel ID	02-08-20-206-005.000-072			Type	Site-Built Home				
	Sub	Wyndemere	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location			Style	One Story							
	School District	FWC	Elem	Harris	JrH	Lane		SrH	Snider			
	Legal Description	WYNDEMERE SEC V LOT 160										
	Directions	from Maplecrest take Saint Joe Center Rd West, then south into Wyndemere on Sawmill Woods Blvd, home is on the										
Inside City Limits	City Zoning		County Zoning		Zoning Description							

Remarks This immaculate, one-owner custom-built home has been meticulously cared for and is loaded with thoughtful upgrades. Featuring triple-pane Pella windows, a hot water recirculating pump for instant hot water, and gutter guards for low-maintenance living, this home offers both comfort and efficiency. The interior shines with pride of ownership and includes a brand-new dishwasher. The driveway has been professionally sealed every three years, ensuring long-term protection. Ideally situated in a great location, this property combines quality construction, energy savings, and peace of mind. A true gem ready for its next chapter..... 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 \$150,000. Seller is Downsizing and will review the Highest Offer on Tuesday, October 14 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 5 (1-2 pm) and Sun. Oct. 12 (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.>>> *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.

Se	Lo 16	Lot Ac/SF/Dim	0.4500 / 19,602	170x115	Sr No	Lot Des	Level				
Township	St Joe	Abv Gd Fin SqFt	2,024	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,024	Year Built	2005
Age 20	New No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab	# Rooms 7				
Room Dimensions		Inside City Limits		City	County		Zoning Description				
DIM L											
L	18 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes
D	12 x 11	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	Yes
K	12 x 11	M	B-Blw G	0	0	Fuel /	Gas	Disposal	Yes	Ceiling Fan	Yes
B	10 x 9	M	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	Yes
M	21 x 15	M	AMENITIES ADA Features, Ceiling Fan(s), Disposal, Dryer				Alarm Sys-Sec	No	Fence		
2	13 x 12	M	Hook Up Electric, Garage Door Opener, Garden Tub, Split Br				Alarm	No	Golf Course	No	
3	13 x 12	M	Floor Plan				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	None	x	Pool Type		Opnr:	Yes		
R	x		Outbuilding		x	Off Street Pk	Yes				
LF	x		Assn Dues	\$275.00	Annually	SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Oven-Electric					
E	x		Other Fees			FIREPLACE Living/Great Rm					
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 9/18/2025

Auction Time 3:00

Auctioneer Name J. Kyle Ness

Auctioneer License # AU10300027

Financing: Proposed

Exemptions Homestead, Over 65

Year Taxes Payable 2026

Annual Taxes \$3,337.5

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 4

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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