


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537366	4015 Wedgewood Drive	Fort Wayne	IN 46815	Status	Active	L	\$273,700
	Area	Allen County	Parcel ID	02-08-27-152-012.000-072	Type	Site-Built Home		
	Sub	Maplewood Park	Cross Street		Bedrms	4	F Baths	2
	Location	City/Town/Suburb	Style	One Story	H Baths	0		
	School District	FWC	Elem	Glenwood Park	JrH	Blackhawk	SrH	Snider
	Legal Description	Maplewood Park Sec 3 Lot 186						
	Directions	Head East on Crescent Ave, then turn Right on E coliseum Blvd, then turn left to Trier drive, past willshire estates dr						
	Inside City Limits		City Zoning		County Zoning		Zoning Description	

Remarks This inviting 4-bedroom ranch offers both comfort and functionality, with a convenient main-level mudroom and a family room featuring a built-in display ideal for showcasing your favorite décor or treasures. The living room is the heart of the home, showcasing a cozy woodburning stove framed by built-in bookshelves and surrounded by large windows that fill the space with natural light and overlook the spacious backyard. The basement includes a large recreation room perfect for entertaining, along with a dedicated storage room for all your needs. An enclosed back porch with skylight provides the perfect spot to relax year-round. Ideally located near shopping, restaurants, and amenities, this home blends practicality with charm, see this home today! 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 \$ 140,000. Seller is Downsizing and will review the Highest Offer on Wednesday, October 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 28 (1-2 pm) and Sun. Oct. 5 (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 Home has a Pre-Inspected Report with No Warranty that the Seller has provided for the Buyer to view before the auction. **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	3	Lo	18	Lot Ac/SF/Dim	0.3300 / 14,364	84X171	Sr	No	Lot Des	Level				
Township	St Joe			Abv Gd Fin SqFt	1,960	Below Gd Fin SqFt	475	Ttl Below Gd SqFt	1,080	Ttl Fin SqFt	2,435	Year Built	1962	
Age	63	New	No	Date Complete		Ext	Stone, Vinyl	Fndtn	Crawl, Slab, Partial Basement			# Rooms	12	
Room	Dimensions		Inside City Limits	City		County		Zoning Description						
	DIM	L												
L	25 x 19	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes		
D	11 x 11	M	B-Main	2	0	Well		Dryer Hookup	Elec	Yes	Guest Qtrs	No		
F	24 x 11	M	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split Flrpln	No		
K	14 x 9	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	Yes		
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	Yes		
D	x		Laundry L/W	9 x 5		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No		
M	15 x 11	M	AMENITIES	Attic-Walk-up, Ceiling Fan(s), Dryer Hook Up					Alarm Sys-Sec	No	Fence	None		
2	12 x 10	M	Electric, Garage Door Opener, Patio Covered, Porch Enclosed,					Alarm	No	Golf Course	No			
3	11 x 7	M	Range/Oven Hook Up Gas, Skylight(s), Storm Doors, Main					Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4	9 x 9	M	Garage	2.0	/ Attached	/ 20 x 20	/ 400.00	Pool	No	Garage Y/N	Yes			
5	x		Outbuilding	Shed	8 x 8									
R	25 x 19	L	Outbuilding	x										
LF	x		Assn Dues	Not Applicable					SALE INCLUDES	Dishwasher, Refrigerator, Washer, Dryer-Electric,				
E	22 x 9	M	Other Fees						Oven-Gas, Range-Gas, Water Heater Gas					
WtrType			Restrictions						FIREPLACE	Living/Great Rm, Rec Rm, Basement, Wood Burning				
Water Features			Water						Stove					
			Wtr Frtg	Channel Frtg										
			Lake Type											

Virtual Tours:

Auction Yes Auction Reserve Price \$

Auction Date 9/16/2025

Auction Time 3:00PM

Auctioneer Name Kurt Ness

Auctioneer License # Au01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2024

Annual Taxes \$2,703.3

Is Owner/Seller a Real Estate Licensee No

Possession Day Of 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

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.