

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202627391	3217 Oswego Avenue	Fort Wayne	IN 46805	Status	Active	L	\$248,000
	Area	Allen County	Parcel ID	02-07-25-376-004.000-074	Type	Site-Built Home		
	Sub	River Side / Riverside	Cross Street		Bedrms	3	F Baths	2
	Location	City/Town/Suburb	Style	One Story	H Baths	0		
	School District	FWC	Elem	Forest Park	JrH	Lakeside	SrH	North Side
	Legal Description	Lot 1 Byars Sub						
	Directions	Go east down Coliseum Blvd, turn right onto Parnell Ave, turn right onto Somerset Lane (which turns into Oswego Ave						
	Inside City Limits		City Zoning		County Zoning		Zoning Description	

Remarks Tucked away on a large, private lot backing to the St. Joseph River, this spacious 2,541 sq. ft. ranch offers a peaceful setting while remaining just minutes from all that central Fort Wayne has to offer. Surrounded by mature trees and nearly an acre of yard space, you'll have plenty of room to relax, entertain, and shape into your backyard dreams. Inside, the home features 3 bedrooms, 2 full bathrooms, main-level laundry, and an abundance of storage with numerous closets, built-in shelving, and bookcases. The large, open kitchen is offers extensive cabinetry, while the living spaces are filled with natural light from numerous windows and warmed by a wood-burning fireplace (the 2nd one is decorative). Two bedrooms include built-in desks and shelving, and an additional flex room makes the perfect home office, den, or hobby space. The covered screened-in back patio provides a comfortable place to enjoy the scenic outdoors. Downstairs, you'll find an additional 1,725 square feet in the basement ready to be finished for even more living space or used as an exceptional storage solution. Additional highlights include an attached 2-car garage and a furnace with a new motor installed approximately four years ago. This is a rare opportunity to enjoy space, privacy, and convenience all in one remarkable property! <<< 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 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 \$ 160,000. Sellers will review the Highest Offer on Thursday, July 30 @ 3pm. There will be Three Open House dates to view the property on Tues. July 14 (5-6 pm) and Sundays, July 19 & 26 (1-2 pm).

Se	Lo	Lot Ac/SF/Dim		0.9800	/ 42,583		97x439		Sr	Yes	Lot Des	Irregular					
Township		Wayne		Abv Gd Fin SqFt		2,541	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,725	Ttl Fin SqFt		2,541	Year Built	1958
Age	68	New	No	Date Complete			Ext		Brick		Fndtn	Partial Basement, Unfinished				# Rooms	8
Room Dimensions			Inside City Limits			City		County		Zoning Description							
DIM		L															
L	22	x	16	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No		Fireplace	Yes		
D		x			B-Main	2	0	Well			Dryer Hookup Elec	Yes		Guest Qtrs	No		
F	21	x	14	M	B-Upper	0	0	Sewer	City		Dryer Hook Up	No		Split Flrpln	No		
K	24	x	10		B-Blw G	0	0	Fuel /	Forced Air		Disposal	No		Ceiling Fan	No		
B		x			Laundry Rm	Main		Heating			Water Soft-Owned	No		Skylight	No		
D	15	x	10	M	Laundry L/W	10x 9		Cooling	None		Water Soft-Rented	No		ADA Features	No		
M	17	x	11	M	AMENITIES Built-In Bookcase, Built-in Desk, Dryer Hook Up							Alarm Sys-Sec	No		Fence	None	
2	15	x	10	M	Electric, Patio Covered, Pocket Doors, Porch Covered, Tub							Alarm	No		Golf Course	No	
3	15	x	14	M	/Shower Combination, Main Floor Laundry, Washer Hook-Up							Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4		x			Garage	2.0	/ Attached		/ 25 x 22 / 550.00		Pool	No		Garage Y/N	Yes		
5		x			Outbuilding	None		x			Pool Type			Opnr:	No		
R		x			Outbuilding			x			Off Street Pk	Yes					
LF		x			Assn Dues			Not Applicable			SALE INCLUDES	Washer, Cooktop-Electric, Dryer-Electric, Kitchen					
E	22	x	10	M	Other Fees						Exhaust Hood, Oven-Built-In, Oven-Electric, Water Heater Electric						
WtrType					Restrictions						FIREPLACE	Family Rm, Wood Burning					
Water Features					Water	River		Wtr Name	StJosephRv								
		River			Wtr Frtg	97.00		Channel Frtg									
					None			Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$		Auction Date	7/2/2026	Auction Time	3:00 PM
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing: Proposed	Cash, Conventional			Exemptions			
Annual Taxes	\$3,324.1	Is Owner/Seller a Real Estate Licensee	No	Possession	at closing		
List Office	Ness Bros. Realtors & Auctione - 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

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