

Property Type RESIDENTIAL

Status Active

Auction Yes

|                                                                                  |                                                                                                                                         |                                           |                             |                           |                    |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------|---------------------------|--------------------|
| <b>MLS #</b> 202629558                                                           | 6001 Fitchburg Place                                                                                                                    | Fort Wayne                                | IN 46815                    | <b>Status</b> Active      | <b>L</b> \$318,300 |
|  | <b>Area</b> Allen County                                                                                                                | <b>Parcel ID</b> 02-08-28-477-007.000-072 | <b>Type</b> Site-Built Home |                           |                    |
|                                                                                  | <b>Sub</b> Walden                                                                                                                       | <b>Cross Street</b>                       | <b>Bedrms</b> 4             | <b>F Baths</b> 2          | <b>H Baths</b> 1   |
|                                                                                  | <b>Location</b>                                                                                                                         | <b>Style</b> Two Story                    |                             |                           |                    |
|                                                                                  | <b>School District</b> FWC                                                                                                              | <b>Elem</b> Glenwood Park                 | <b>JrH</b> Lane             | <b>SrH</b> Snider         |                    |
|                                                                                  | <b>Legal Description</b> Walden Sec 1 Lot 46                                                                                            |                                           |                             |                           |                    |
|                                                                                  | <b>Directions</b> Travelling east on E State Rd, take a left onto Maplecrest Rd. Take a left on Vance Ave and then the third right onto |                                           |                             |                           |                    |
|                                                                                  | <b>Inside City Limits</b>                                                                                                               | <b>City Zoning</b>                        | <b>County Zoning</b>        | <b>Zoning Description</b> |                    |

**Remarks** Unlock the potential in this spacious two-story home offering 2,942 square feet of living space with 4 bedrooms, 2.5 bathrooms, and a partial unfinished basement. Nestled on a mature lot with beautiful shade trees, this property provides the perfect opportunity for buyers looking to personalize a home and build instant equity. The main level offers multiple living and gathering spaces, including a generous living room with a cozy brick fireplace, a large kitchen with abundant cabinetry, an adjoining dining area, and spacious family room ideal for entertaining. Upstairs, you'll find four generously sized bedrooms, including a primary suite with private bath, providing plenty of room for family, guests, or a home office. Outside, the home features an attached two-car garage, mature landscaping, and a welcoming front yard in an established neighborhood. While the property would benefit from cosmetic updates and repairs, including flooring, paint, and other improvements, it presents an outstanding opportunity to renovate to your personal taste. With its desirable floor plan, generous room sizes, and nearly 3,000 square feet of living area, this home has the space and layout today's buyers are looking for..... <<< 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 \$ 150,000. The Personal Representative for the Estate will review the Highest Offer on Wednesday, August 12 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 2 (1-2 pm) and Sun. Aug. 9 (1-2 pm). \*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. SPECIAL NOTE: Any Remaining Personal Property at closing shall pass with the real estate and be the responsibility of the new buyers. NOTICE: Certain photos have been digitally decluttered for marketing purposes to better illustrate the home's layout. Personal belongings and miscellaneous items may still be present during inspections, open houses, and at

|                 |     |               |                    |                 |          |              |                   |                    |                   |                    |                |       |               |           |  |                                             |    |           |  |       |    |
|-----------------|-----|---------------|--------------------|-----------------|----------|--------------|-------------------|--------------------|-------------------|--------------------|----------------|-------|---------------|-----------|--|---------------------------------------------|----|-----------|--|-------|----|
| Se              | Lo  | Lot Ac/SF/Dim |                    | 0.2500 / 10,890 |          | 78 x 130     |                   | Sr                 | No                | Lot Des            | Level, Rolling |       |               |           |  |                                             |    |           |  |       |    |
| Township        |     | St Joe        |                    | Abv Gd Fin SqFt |          | 2,370        | Below Gd Fin SqFt | 572                | Ttl Below Gd SqFt | 572                | Ttl Fin SqFt   | 2,942 | Year Built    | 1973      |  |                                             |    |           |  |       |    |
| Age             | 53  | New           | No                 | Date Complete   |          |              | Ext               | Stone, Vinyl       |                   | Fndtn              | Slab           |       | # Rooms       | 10        |  |                                             |    |           |  |       |    |
| Room Dimensions |     |               | Inside City Limits |                 |          | City         |                   | County             |                   | Zoning Description |                |       |               |           |  |                                             |    |           |  |       |    |
|                 | DIM |               | L                  |                 |          |              |                   |                    |                   |                    |                |       |               |           |  |                                             |    |           |  |       |    |
| L               | 16  | x 13          | M                  | Baths           | Full     | Half         | Water             | CITY               |                   | Dryer Hookup       | Gas            | No    | Fireplace     | Yes       |  |                                             |    |           |  |       |    |
| D               | 12  | x 10          | M                  | B-Main          | 0        | 1            | Well              |                    |                   | Dryer Hookup       | Elec           | No    | Guest Qtrs    | No        |  |                                             |    |           |  |       |    |
| F               | 25  | x 11          | M                  | B-Upper         | 2        | 0            | Sewer             | City               |                   | Dryer Hook Up      | No             |       | Split FlrPln  | No        |  |                                             |    |           |  |       |    |
| K               | 20  | x 17          | M                  | B-Blw G         | 0        | 0            | Fuel /            | Gas                |                   | Disposal           | No             |       | Ceiling Fan   | No        |  |                                             |    |           |  |       |    |
| B               | 11  | x 8           | M                  | Laundry Rm      | Main     |              | Heating           |                    |                   | Water Soft-Owned   | No             |       | Skylight      | No        |  |                                             |    |           |  |       |    |
| D               |     | x             |                    | Laundry L/W     | 9 x 7    |              | Cooling           | Central Air        |                   | Water Soft-Rented  | No             |       | ADA Features  | No        |  |                                             |    |           |  |       |    |
| M               | 18  | x 12          | U                  |                 |          |              |                   |                    |                   |                    |                |       | Alarm Sys-Sec | No        |  | Fence                                       |    |           |  |       |    |
| 2               | 11  | x 11          | U                  |                 |          |              |                   |                    |                   |                    |                |       | Alarm         | No        |  | Golf Course                                 | No |           |  |       |    |
| 3               | 14  | x 10          | U                  |                 |          |              |                   |                    |                   |                    |                |       | Jet/Grdn Tub  | No        |  | Nr Wlkg Trails                              | No |           |  |       |    |
| 4               | 13  | x 10          | U                  | Garage          | 2.0      | / Attached   |                   | / 20 x 19 / 380.00 |                   | 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       | \$113.00 | Annually     |                   |                    | SALE INCLUDES     |                    |                |       |               |           |  | Dishwasher, Dryer-Gas, Oven-Built-In, Range |    |           |  |       |    |
| E               |     | x             |                    | Other Fees      |          |              |                   |                    |                   |                    |                |       |               | -Electric |  |                                             |    |           |  |       |    |
| WtrType         |     |               |                    | Restrictions    |          |              |                   |                    |                   | FIREPLACE          |                |       |               |           |  | Living/Great Rm                             |    |           |  |       |    |
| Water Features  |     |               |                    | Water           |          |              | Wtr Name          |                    |                   |                    |                |       |               |           |  |                                             |    |           |  |       |    |
| Wtr Frtg        |     |               |                    |                 |          | Channel Frtg |                   |                    |                   |                    |                |       |               |           |  |                                             |    |           |  |       |    |
| Lake Type       |     |               |                    |                 |          |              |                   |                    |                   |                    |                |       |               |           |  |                                             |    |           |  |       |    |

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 7/22/2026

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$3,423.8

Is Owner/Seller a Real Estate Licensee No

Possession DOC

List Office Ness Bros. Realtors &amp; 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

/ Ness Bros. Realtors &amp; Auctione - Off: 260-356-3911

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