

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202639300	4715 Beechcrest Drive		Fort Wayne		IN 46835	Status Active		L \$257,600	
	Area Allen County		Parcel ID 02-08-22-377-015.000-072				Type Site-Built Home		
	Sub Maplewood Terrace		Cross Street		Bedrms 3		F Baths 2 H Baths 0		
	Location		Style Tri-Level						
	School District FWC Elem		St. Joseph Central		JrH Jefferson		SrH Northrop		
	Legal Description		Maplewood Terrace Sec 1 Lot 19						
	Directions		Travelling east on Stelhorn Rd, take a left onto Maple Terrace Parkway then a right onto Curwood Drive. Taking a left						
Inside City Limits		City Zoning		County Zoning		Zoning Description			

Remarks Welcome to 4715 Beechcrest Drive! This spacious home offers plenty of room to spread out with multiple living areas and hardwood floors throughout several rooms. The kitchen opens to a bright, vaulted family room featuring extensive built-in cabinetry, large windows, and views of the backyard. Additional living space provides flexibility for a rec room, home office, or hobby area. Outside, enjoy a large, tree-lined backyard with mature shade trees, patio space, storage shed, and plenty of room for entertaining or relaxing. An attached garage provides additional parking and storage. A home with great space, character, and potential to make it your own! <<< 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 \$130,000. Seller is Downsizing and will review the Highest Offer on Tuesday, October 13 @ 4:00 pm. There will be Two Open House dates to view the property on Sun. Oct. 4 (1-2 pm) and Sun. Oct. 11 (1-2 pm).

Se	Lo	Lot Ac/SF/Dim	0.2500 / 10,916	80 x 137	Sr	No	Lot Des	Level											
Township	St Joe	Abv Gd Fin SqFt	1,802	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,802	Year Built	1971								
Age 55	New No	Date Complete		Ext Brick, Vinyl		Fndtn Partial Basement, Finished				# Rooms	8								
Room Dimensions		Inside City Limits		City		County		Zoning Description											
DIM	L																		
L 16 x 15	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	Yes	Fireplace	No									
D x		B-Main	0	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No									
F 17 x 13	M	B-Upper	1	0	Sewer	City	Dryer Hook Up	No	Split FlrPln	No									
K 10 x 10	M	B-Blw G	1	0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan	Yes									
B x		Laundry Rm	Lower		Heating		Water Soft-Owned	No	Skylight	No									
D x		Laundry L/W	14x 11		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No									
M 13 x 11	U	AMENITIES Built-in Desk, Ceiling Fan(s), Disposal, Dryer					Alarm Sys-Sec	No	Fence										
2 11 x 11	U	Hook Up Gas, Range/Oven Hook Up Elec, Sump Pump,					Alarm	No	Golf Course	No									
3 10 x 9	U	Custom Cabinetry					Jet/Grdn Tub	No	Nr Wlkg Trails	No									
4 x		Garage	2.0 / Attached	/ 23 x 29 / 667.00			Pool	No	Garage Y/N	Yes									
5 x		Outbuilding	Garden Shed	10 x 12			Pool Type		Opnr:	No									
R 21 x 11	L	Outbuilding	x				Off Street Pk	Yes											
LF x		Assn Dues	Not Applicable					SALE INCLUDES	Microwave, Refrigerator, Dryer-Gas										
E x		Other Fees																	
WtrType		Restrictions																	
Water Features		Water			Wtr Name														
		Wtr Frtg			Channel Frtg														
					Lake Type														

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/22/2026	Auction Time 4:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed	Exemptions	Year Taxes Payable 2026	
Annual Taxes \$2,494.3	Is Owner/Seller a Real Estate Licensee No	Possession Day of Closing	
List Office Ness Bros. Realtors & Auctione - 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 Yes	Seller Concession Amount \$			

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctione - Off: 260-356-3911

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