


Property Type RESIDENTIAL	Status Active	Auction Yes		
MLS # 201850426	13620 Aboite Center Road	Fort Wayne IN 46814	Status Active	LP \$300,000
	Area Allen County	Parcel ID 02-11-17-300-017.000-038	Type Site-Built Home	
	Sub None	Cross Street	Bedrms 4	F Baths 2 H Baths 2
	Location City/Town/Suburb	Style Two Story		
	School District SWA Elem	Covington JrH Woodside	SrH Homestead	
	Legal Description E 325 Ft S of DIT SW 1/4 Sec 17			
	Directions W. Hamilton Rd to Aboite Center Rd Home is on the right.			

Remarks Seller previously listed this property too aggressively in price and is currently selling at Online Auction ending Wednesday, December 12 @ 3:00 pm and Open Houses will be held on Sun. Dec. 2 (1-2) and Sun. Dec. 9 (1-2). Seller has all intentions of selling property and is selling some personal property as well in online auction ending Dec. 13 @ 6:00. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price...Stately Home on 4.17 wooded acres with 3,989 sqft of living space. In-ground pool with Pergola plus screened porch. Chefs Kitchen w/Wood Fired Pizza Oven, Stainless Appliances, built-in bar & wine fridge. Custom Stone fireplace, floor to ceiling windows and wood floors in living area. Inlaid wood floor in office, and additional 23x22 detached garage. 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. Too many beautiful features, must see in person!

Sec	Lot	Zoning	Lot Ac/SF/Dim 4.1700 / 181,645 601 x 303	Src N	Lot Des Heavily Wooded
Township Aboite	Abv Gd Fin SqFt 3,989	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 3,989	Year Built 1986
Age 32 NewNo	Date Complete	Ext Wood	Fndtn Slab	# Rooms 12	
Room Dimensions					
DIM	L	Baths	Full	Half	Water WELL
LR 15 x 19	M				Dryer Hookup Gas No
DR 19 x 15	M	B-Main 1	2	Sewer Septic	Dryer Hookup Elec No
FR x		B-Upper 1	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec Yes
KT 20 x 17	M	B-Blw G 0	0	Heating	Disposal Yes
BK 17 x 9	M			Cooling Central Air	Water Soft-Owned Yes
DN 12 x 14	M	Laundry Rm Main	11 x 11		Water Soft-Rented No
MB 20 x 15	M	AMENITIES Hot Tub/Spa, Alarm System-Security, Breakfast Bar, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk-in,			Alarm Sys-Sec Yes
2B 13 x 11	U	Countertops-Stone, Deck Open, Detector-Smoke, Disposal,			Alarm Sys-Rent No
3B 11 x 11	U	Garage 2.0 / Attached	/ 21 x 22	/ 462.00	Jet/Grdn Tub No
4B 12 x 11	U	Outbuilding 2nd Detached	23 x 22		Pool Yes
5B x		Outbuilding	x		Pool Type Below Ground
RR x		Assn Dues	Not Applicable		Off Street Pk No
LF 16 x 12	U	Other Fees			SALE INCLUDES Dishwasher, Microwave, Washer, Cooktop-Gas, Dryer-Electric, Humidifier, Oven-Double, Water Heater Electric, Water Softener-Owned, Wine Chiller
EX 13 x 14	M	Restrictions			FIREPLACE Kitchen, Living/Great Rm
WtrType	Water Features	Water Access	Wtr Name		
		Wtr Frtg	Channel Frtg		
		None	Lake Type		
Virtual Tours: Unbranded Virtual Tour					
Auction Yes	Auction Reserve Price \$	Auction Date 12/12/2018	Auction Time 3:00		
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833			
Financing: Proposed Cash, Conventional		Exemptions	Year Taxes Payable 2017		
Annual Taxes \$9,194.00	Is Owner/Seller a Real Estate Licensee No	Possession DOC			
List Office Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911					

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 105 Yes

Ttl Concessions Paid **Sold/Concession Remarks**

Presented by: C.J. Woodman - Off: 260-459-3911 / Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911

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