



Immaculate Modern Chandler's Landing Estate
9519 SEA VIEW COVE, FORT WAYNE, IN

Real Estate AUCTION
MONDAY, MAY 12 • 6:00PM
Personal Property AUCTION
SATURDAY, MAY 10 • 9:00AM

- 3 BEDROOM HOME
- 3 1/2 BATH
- FULL BASEMENT
- 3 CAR GARAGE
- Home is spotless and move in ready!!
- FURNITURE & GLASSWARE
- HOME DECOR
- TOOLS
- LAWN & GARDEN

TWO AUCTION DATES!!



Immaculate Modern Chandler's Landing Estate

9519 SEA VIEW COVE, FORT WAYNE, IN • ALLEN COUNTY



TWO AUCTION DATES!!

Real Estate AUCTION
MONDAY, MAY 12 • 6:00PM

3 BEDROOM HOME • 3 1/2 BATH • FULL BASEMENT • 3 CAR GARAGE WITH WORKSHOP
Home is spotless and move in ready!!



Personal Property AUCTION
SATURDAY, MAY 10 • 9:00AM



SchradetFortWayne.com
EhleAuctions.com
866-340-0445



MAY 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				4	5	6
			12	13	14	15
			18	19	20	21
			25	26	27	28
			31	30	29	28

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne

PROCEDURE: The property will be offered at 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTION TERMS AND CONDITIONS

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
AUCTION MANAGER: JERRY EHLE
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

DISCLAIMER AND ABSENCE OF WARRANTY: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranties are made by the Seller.

AGENCY: Schradet Real Estate & Auction Co., Inc. and its representatives are exclusive agents of the Seller.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price of the purchase price.

DEED: Seller shall provide a Warranty Deed, to the terms and conditions outlined in the brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranties are made by the Seller.

**TWO
AUCTION
DATES!!**

Immaculate Modern Chandler's Landing Estate

9519 SEA VIEW COVE

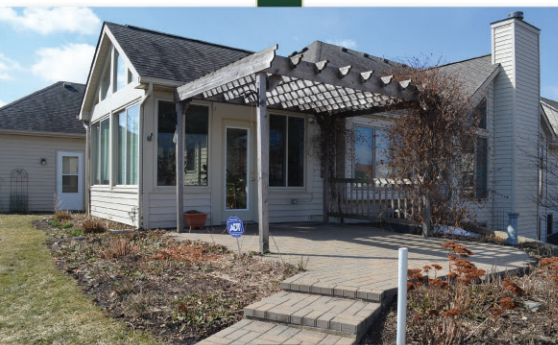
Real Estate **AUCTION**
MONDAY, MAY 12 • 6:00PM

Personal Property **AUCTION**
SATURDAY, MAY 10 • 9:00AM

Real Estate • **MONDAY, MAY 12 • 6:00 PM**

OPEN HOUSE TO PREVIEW THE REAL ESTATE:
Sunday, April 13, 2-4 pm
or call office for private showing! 260-749-0445

Personal Property • **SATURDAY, MAY 10 • 9:00 AM**



Auction held on site! - 9519 SEA VIEW COVE, FORT WAYNE, IN
(Enter Chandler's Landing off of St. Joe Center Road, go to stop sign at Sea View Cove and turn right.)

3 BEDROOM, 3 ½ BATH, RANCH ON FULL FINISHED BASEMENT

This immaculate home is just over 2,000 square feet of finished living space on the main level and nearly 1500 square feet on the lower level.

HOME FEATURES:

- Awesome Custom Kitchen with Breakfast Bar plus spacious Dining area overlooking the lake in back
- Huge Living Room with gas log fireplace and windows providing view of lake in the back
- All Main level bedrooms featuring Master Suite with walk-in closet, and master bath
- Sun Room off of the Kitchen to enjoy lake access and view
- A large Family room in the lower level plus additional bonus room / den
- Huge closet with shelves in the lower level
- 3 car garage with workshop area
- Newer Furnace and Central air
- Home is spotless and ready to move in!

Fort Wayne Community Schools

Annual Taxes: \$2388 with exemptions



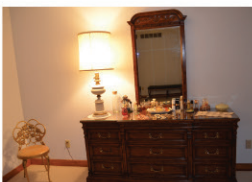
SELLER: BEVERLEY LEVITT



AUCTIONEER: JERRY EHLE

**260-749-0445
866-340-0445**

SchraderFortWayne.com



MODERN FURNITURE: 9 drawer dresser w/ mirror & nightstand by **Heritage** • wood rocker w/ cloth seat & back • twin **Serta** Perfect Sleeper w/ metal frame • king headboard • ornate metal vanity chair • wood bench w/ velvet tufted seat • 2 lamp tables & matching coffee table by **Heritage** • 2 matching wood arm chairs w/ upholstered seat & back • 2 retro chrome framed office chairs • wood computer desk • retro **Johnson Chair Co.** office chair • **Broyhill** floral print sofa & love seat • blue plaid sofa • foot stool w/ butterfly needle point • glass top lamp table • 2 matching upholstered arm chairs • rattan foot stool • 2 cd racks • modern glass top tv stand • glider rocker w/ foot stool • 2 door lamp table by **Heritage** • assortment of quality table lamps many by **Stiffel** • 3 metal framed high back bar stools • round pedestal dining table w/ 4 chairs • wood plant stand • 4 tier metal plant stand • wicker style love seat w/ matching end tables & plant stand • retro mosaic top end table • **Stearns & Foster** pull out sofa • floor lamps • 10 shelf oak book case • leather top lamp table • 3 wicker trunks • retro tufted velvet barrel chair • wood tv stand • misc side tables • retro Tru Chrome dinette set w/ red Formica top & 4 red vinyl chairs • mauve colored vintage couch & arm chair • set of 4 TV trays • mission style coffee table • 3 drawer maple chest • 2 over 3 cherry chest • 5 drawer chest • wood computer center

COLLECTIBLES: opalescence hobnail vase • Waterford crystal gulf club paperweight • pink blown glass vase • large assortment of **Vera Bradley** handbags • blue satin glass decanter • **Coach** leather purses • die cast model 1937 **Cord 812** supercharged • **Wallace** sterling flatware set • misc. sterling serving utensils • sterling salt & pepper shakers, serving plate & weighted candle holders • 5 silverplate "Sons of Liberty" bowls by **Paul Revere** • silverplate w/ blue enamel bowl by **Towle Silversmiths** • hand decorated enamel copper ashtray & plate • millenium **Disney** musical globe • assorted crystal bowls, stemware, candy dishes, tooth pick holders, vase, decanter, etc. • pressed & pattern glass • **Candlewick** pattern divided dishes • pewter teapot • **Franconia china** set **Selb Bavaria Germany**, Palladina pattern, service for 12 w/ serving dishes & teapot • 10" **Goebel Hummel** Madonna w/ child figurine • 2 poly acrylic ferry figurines • **Haeger** pottery vase • cement angle statue • **Goebel Hummel** bird figurines • pair **Royal Limited** lead crystal candle holders • **Lenox** salt & pepper shakers • **Lenox** bowls • **Goebel Hummel Betsey Clark** collection figurines • large collection of **Schmid** collector plates • rose colored stemware • **Lenox china**, "Rutledge" pattern, service for 8 w/ serving dishes & teapot

ARTWORK: Oil on Canvas Paintings: floral scene signed **A. Carlton** • desert scene signed **Kenneth Walford** • ocean scene w/ light house signed **R. Kosta** • winter mountain scene signed **Richard Shelton** • abstract signed **Ashton III** • water scene w/ light house signed **Nathan** • abstract signed **Kaiser** • floral scene signed **Marge Sharrow** • Signed Prints: floral print signed **Dawna Darton c. 1984** • 2 bird prints signed **Basil Ede c. 1969** • seagull print #83 of 600 signed **Robert White** • many other pieces of artwork

HOUSEHOLD: large assort. of silk flower arrangements & center pieces • mirrored dresser tray • blankets, linens, towels & placemats • throw pillows • music & jewelry boxes • **smith corona** electric typewriter • paper cutter • metal filing stand • 2 drawer filing cabinet • misc. office supplies • CD collection mixed genres • hard cover books • brass end irons, fireplace tools & screen • area rugs & runners • 2 large stained glass light catchers • wind chimes • assortment of perfumes: **Chanel**, **Estee Lauder**, **Chloe**, **Oscar de la Renta** • costume jewelry • hand bags & purses • large collection of cook books • **PFAFF model 1222** console sewing machine • sewing & knitting supplies: totes of yarn, thread, fabric, patterns, notions etc. • house plants: ferns, cactuses, trees, etc. • banquet tables • 3 wooden cloths racks • **Sterilite** 5 tier plastic shelving units • metal storage cabinet • storage totes • oscillating fan • luggage • 2 adult walkers • large assortment of holiday decorations: Christmas, Halloween, Easter, etc. • decorative wreaths & center pieces • golf clubs • canister set • misc. household décor • misc. kitchenware: flatware, cooking utensils, cups, mugs, glassware etc. • large assortment of pots, pans, dishes, cookware, etc. to include **Corning ware**, **Tupperware**, **Pyrex**, **Anolon**, **Farberware**, **Kitchenaid**, etc.

APPLIANCES & ELECTRONICS: Whirlpool side-by-side refrigerator w/ ice maker & water dispenser in door • **Kenmore** washer & electric clothes dryer • **Whirlpool** 14 cu. Ft. refrigerator • **Hoover Wind Tunnel** & **Panasonic Performance Plus** vacuums • **Bissell Proheat** carpet cleaner • misc. small kitchen appliances: **Sunbeam** blender, **Cuisinart** food processor, **B&D** electric frying pan, **Sunbeam** toaster, **Oster** waffle maker, etc. • **Timex** clock radio w/ CD • **Lloyds** portable TV radio • **Panasonic** TV w/ remote • **Emerson** clock radio • **Panasonic** 5 disc DVD/CD player w/ speaker • **Emerson** radio w/ cassette • **Sharp** TV w/ remote • **Panasonic** stereo w/ turntable, cassette & speakers • **Sony SEN-R4500** stereo w/ 5 disc CD player, cassette & speakers • **Toshiba** combo DVD/ VHS player • **Panasonic** VHS player • **Toshiba** console TV

TOOLS & FISHING EQUIPMENT: Craftsman 16 gal. wet/dry vacuum • **Various size** step ladders • battery charger • vise • wheel barrow • **Sunbeam** gas grill • yard & garden tools: rakes, spades, shovels, pitch fork, push broom, sprayers, hoses, saws, pruning shears, etc. • hand tools: pliers, screw drivers, clamps, wrenches, sockets, ratchets, handsaws, wood plane, etc. • painting tools & supplies • tarps • metal patio set w/ umbrella & 4 chairs • pots & planters • bird feeders • lawn ornaments • fishing tackle • tackle boxes • fish nets • bait box • waders • life vests

