



9205 WINCHESTER ROAD

(Located directly across from Wayne High School)

HOME FEATURES:

- 3 Bedroom ranch on 2 scenic wooded acres
- Full basement and 3 season room
- Beautiful hardwood floors
- 2 Car garage plus extra outbuilding
- Fenced back yard plus additional acre
- Gas forced air & central air
- City sewer & private well
- Replacement windows & doors
- Kitchen with island and breakfast nook
- Built-in oven & cooktop with lots of cabinets
- Large living room with hardwood floors
- Bedroom with beautiful hardwood floors
- Roof is 10 years old
- Remodeled bathroom
- Leaf guard guttering
- Newer white vinyl privacy fence
- Newer siding and roof on back building
- 4" Well
- Sump pump with battery backup in basement

Annual Taxes: \$562.08

SELLER: Don & Beverly Sheefel

AUCTIONEER: Jerry Ehle



Open House to Preview:

Sunday, October 23 • 2-4pm and
Thursday, November 3 • 5-7pm

260-749-0445 • 866-340-0445
www.schraderauction.com



Residential Client Full Detail Report

Listings as of 10/19/2011 at 9:46AM

Page 1

ML#: 201111449 9205 Winchester Rd Fort Wayne, IN 46819

Status: Active

LP: \$0(Auc)



County: Allen **Parcel ID:** 021702251001000059 **Type:** Site-Built Home **Area:** AL07
Sub: Winchester Heights **Cross Street:** Muldoon Road **Bedrms:** 3 **F Baths:** 1 **H Baths:** 1
Location: City/Town/Suburb **Style:** Ranch
School District: Fort Wayne Community **Elem:** Waynedale **JrH:** Miami **SrH:** Wayne

Legal Desc: Winchester Heights Lot 17 Sec B

Directions: Across the street from Wayne High School on Winchester Road.

Remarks: Auction is November 14, 6:00 on site. Great Property with plenty of room to expand or enjoy the large backyard from the enclosed sun porch. 3 BR, 1 1/2 BA, replacement windows, partially finished basement with dry bar, and the utility area, also basement has been waterproofed by interior Channel. Wonderful location across the street from Wayne High School. Some updates have been done to this property.

Sec: B **Lot:** 17 **Zoning:** R1 One Family Res. **Lot Sz:** 1.760 **Src:** (Assessor) **Lot Dim:** 0x0 **Lot Des:** Level,Partially Wooded

Township: Pleasant **Abv Gd SqFt:** 1377 **Below Gd SqFt:** 1107 **Below Gd Fin SqFt:** 900 **Arch Style:** **Yr Blt:** 1958
Age: 53 **New:** Not New **Date Complete:** **Exterior:** Aluminum **Foundation:** Crawl,Partial Basement **Rooms:** 7

Room Dimensions					Baths: Full Half	Water: Well	Refrigerator: Yes	Basement: Yes
DIM	L	F	WT	FP	B-Main 1 1	Sewer: City	Range/Oven: Yes, Electric Hook Up	Fireplace: No
LR: 17x15	M	H	Y	N	B-Upper	Fuel: Gas	Microwave: Yes	Guest Suite: No
DR: 0x0	N	N	N		B-Lower	Heating: Forced Air	Dishwasher: No	Split FirPln: No
FR: 0x0	N	O	N	N	B-Bsmt	Cooling: Central Air	Disposal: No	Ceiling Fan: Yes
KT: 12x10	M	V	Y		Laundry Area:	Basement 0x0	Washer: Yes	Skylight: No
BK: 12x8	M	V	Y		Porch:	Enclosed 17x12	Dryer: Yes, Electric Hook Up	Foyer Entr: Yes
DN: 0x0	N	N	N		Patio:	Yes 10x10	Water Htr: Electric	Nat. Woodwk: Yes
MB: 15x10	M	C	Y		Deck:	No 0x0	Water Soft: Yes	Handicap: No
2B: 21x12	M	C	Y		Garage:	2, Attached, 24x22, 528sf	Security Sys: No	Gas Grill: No
3B: 12x10	M	H	Y		Outbuilding:	Outbuilding 24x24	Master Bath: Half	Hot Tub: No
4B: 0x0	N	N	N		Outbuilding:		Jet/Grdn Tub: None	Fenced Yard: Yes
5B: 0x0	N	N	N		Assn Dues:	None	Pool: No	Utility Shed: Yes
RR: 40x16	L	C	N		Other Req Fees:		Pool Type: None	Golf Course: No
LF: 0x0	N	N	N		Restrictions:		Waterfront: None	Public Walks: No
EX: 0x0	N	N	N		Lake Name:	Lake Type:	Streets: Paved	Garage: Yes
							Off Street Pk: Yes	GD Opener: Yes
							Driveway: Asphalt	

Financing: **Proposed:** Cash,Conventional **Exemption:** Over 65,Homestead

Year taxes are payable:

Annual Taxes: 562.08

Is Owner/Seller a Real Estate Licensee?: No

Possession: NEG

Presented By: Jerry Ehle / Schrader Real Estate and Auction of Fort Wayne

Office:260-749-0445 x104 Cellular:260-410-1996

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2011 Upstate Alliance of REALTORS® Multiple Listing Service, Inc.

Copyright © 2011 Rapattoni Corporation. All rights reserved.

Featured properties may not be listed by the office/agent presenting this brochure.