

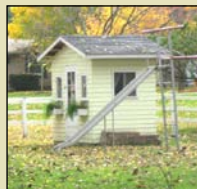
WAYNE DALE AREA HOME AUCTION



MONDAY, NOVEMBER 21 - 6 PM
2910 SANDPOINT ROAD, FORT WAYNE

HOME FEATURES:

- 3 Bedrooms & 2 Baths
- Large 1+ Acre Lot
- Great Kitchen/Dining Area & Built-in Hutch
- Hearth Room with Fireplace
- Large Living Room w/newer carpet
- Full Basement w/lots of storage
- Detached Garage with Heated Workshop
- Carport & Doll House
- Gas FA/CA, City Water & Sewer



OPEN HOUSE:
Sunday, Nov. 6 • 2-4 PM
Or Call Office for Private Showing!

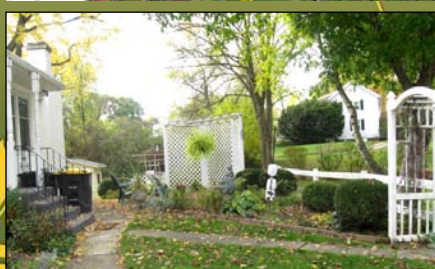


SCHRADER
 REAL ESTATE & AUCTION

of Fort Wayne

Sellers: Vince & Helen Muntzinger
 Auctioneer: Jerry Ehle

SchraderFortWayne.com • EhleAuctions.com
260-749-0445 • 866-340-0445



Residential Client Full Detail Report

Listings as of 10/26/2011 at 10:38AM

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ML#: 201111827 2910 Sandpoint Dr Fort Wayne, IN 46809-1833		Status: Active			LP: \$0(Auc)	
	County: Allen	Parcel ID: 021221403007000074	Type: Site-Built Home		Area: AL07	
	Sub: Morells Addition	Cross Street: Oaks	Bedrms: 3	F Baths: 2	H Baths: 0	
	Location: City/Town/Suburb	Style: Cape Cod				
	School District: Fort Wayne Community	Elem: Waynedale	JrH: Kekionga	SrH: Wayne		
	Legal Desc: E1.11A W of Sandpoint RD S of Willow Oak Drive Sec 21					
	Directions: 2910 Sandpoint Road corner of Sand Point Road and Willow Oaks Drive.					

Remarks: Auction is Nov 21st at 6:00 p.m. on site. What a beautiful setting with a little over an acre lot. There are 3 Bedrooms, 2 Baths, Kitchen with Dining area and Hearth Room with brick fireplace. Partial basement, 2 car oversized detached garage, carport, gas FA/CA. Scenic yard features a play house, wishing well, plenty of flowers and gorgeous yard to enjoy.

Sec: 21	Lot:	Zoning: R1 One Family Res.	Lot Sz: 1.110	Src: (Assessor)	Lot Dim: 0x0	Lot Des: Corner, Rolling
Township: Wayne	Abv Gd SqFt: 2182	Below Gd SqFt: 800	Below Gd Fin SqFt:	Arch Style:	Yr Blt: 1948	Rooms: 7
Age: 63	New: Not New	Date Complete:	Exterior: Vinyl	Foundation: Crawl, Partial Basement		

Room Dimensions					Baths:	Full	Half	Water:	City	Refrigerator:	No	Basement:	Yes
DIM	L	F	WT	FP	B-Main	2		Sewer:	City	Range/Oven:	Yes, Electric Hook Up	Fireplace:	Yes
LR: 15x14	M	C	Y	N	B-Upper			Fuel:	Gas	Microwave:	Yes	Guest Suite:	No
DR: 18x12	M	C	Y	Y	B-Lower			Heating:	Forced Air	Dishwasher:	No	Split FlrPln:	No
FR: 11x9	M	C	Y	N	B-Bsmt			Cooling:	Central Air	Disposal:	Yes	Ceiling Fan:	No
KT: 11x11	M	C	N		Laundry Area:	Bathroom 9x7				Washer:	No	Skylight:	No
BK: 0x0	N	N	N		Porch:	Covered				Dryer:	No, Electric Hook Up	Foyer Entr:	No
DN: 0x0	N	N	N		Patio:	Yes 0x0				Water Htr:	Electric	Nat. Woodwk:	No
MB: 13x10	M	C	Y		Deck:	No 0x0				Water Soft:	No	Handicap:	No
2B: 12x10	M	C	Y		Garage:	2, Detached, 40x22, 880sf				Security Sys:	No	Gas Grill:	No
3B: 26x22	U	C	Y		Outbuilding:	None 0x0				Master Bath:	None	Hot Tub:	No
4B: 0x0	N	N	N		Outbuilding:					Jet/Grdn Tub:	None	Fenced Yard:	No
5B: 0x0	N	N	N		Assn Dues:	None				Pool:	No	Utility Shed:	No
RR: 0x0	N	N	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:					Streets:	Paved	Garage:	Yes
										Off Street Pk:	Yes	GD Opener:	
										Driveway:	Asphalt		

Financing:	Proposed: Cash, Conventional	Exemption: Homestead	Year taxes are payable:
Annual Taxes: 1161.00	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

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DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 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 pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are exclusive agents of the Seller.

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