

ST. JOE TOWNSHIP · FORT WAYNE, IN
NEAR ROTHMAN AND MAPLECREST ROADS



real estate AUCTION

*Beautiful
3 bedroom,
2 bath home
with 2 car
attached garage,
covered deck,
spacious yard.*



SATURDAY, JUNE 21ST · 10:00 AM

auction held on site - 7421 SUNDERLAND DRIVE



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JUNE 2014						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					



Auction Manager:
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ST. JOE TOWNSHIP · FORT WAYNE, IN
NEAR ROTHMAN AND MAPLECREST ROADS





Open House:
THURSDAY, JUNE 5
 6-8 PM and
SATURDAY, JUNE 7
 1-5 PM

real estate AUCTION

SATURDAY, JUNE 21ST • 10:00 AM • auction held on site

7421 SUNDERLAND DRIVE, FORT WAYNE

DIRECTIONS: From the Junction of Rothman and Maplecrest Roads in Northeast Fort Wayne, travel west approximately 2 blocks to Sunderland Drive at entrance of Concord Hill Subdivision - home is third on left.

Beautiful, well maintained 3 bedroom ranch home in a great St. Joe Township location! Located at 7421 Sunderland Drive, near Rothman and Maplecrest Roads and just a couple minutes from I-469. This is a great location for those working near the Dupont medical facilities.

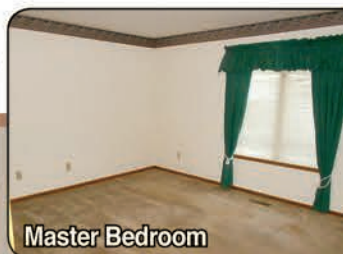
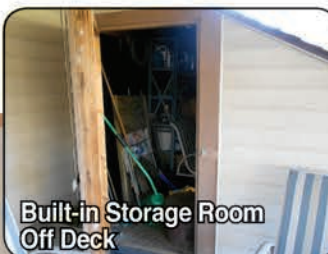
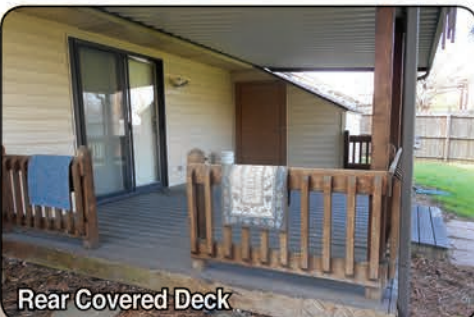
Newer mechanicals all installed in 2010; included are 95% efficient gas forced air furnace and air conditioning unit and gas water heater. All appliances stay with the exception of the washer and dryer.

Open concept kitchen, dining room and great room with vaulted ceiling with lots of natural light. The great room includes a fireplace on the north wall. There is a 12' x 18' covered deck off the great room with a nicely landscaped back yard.

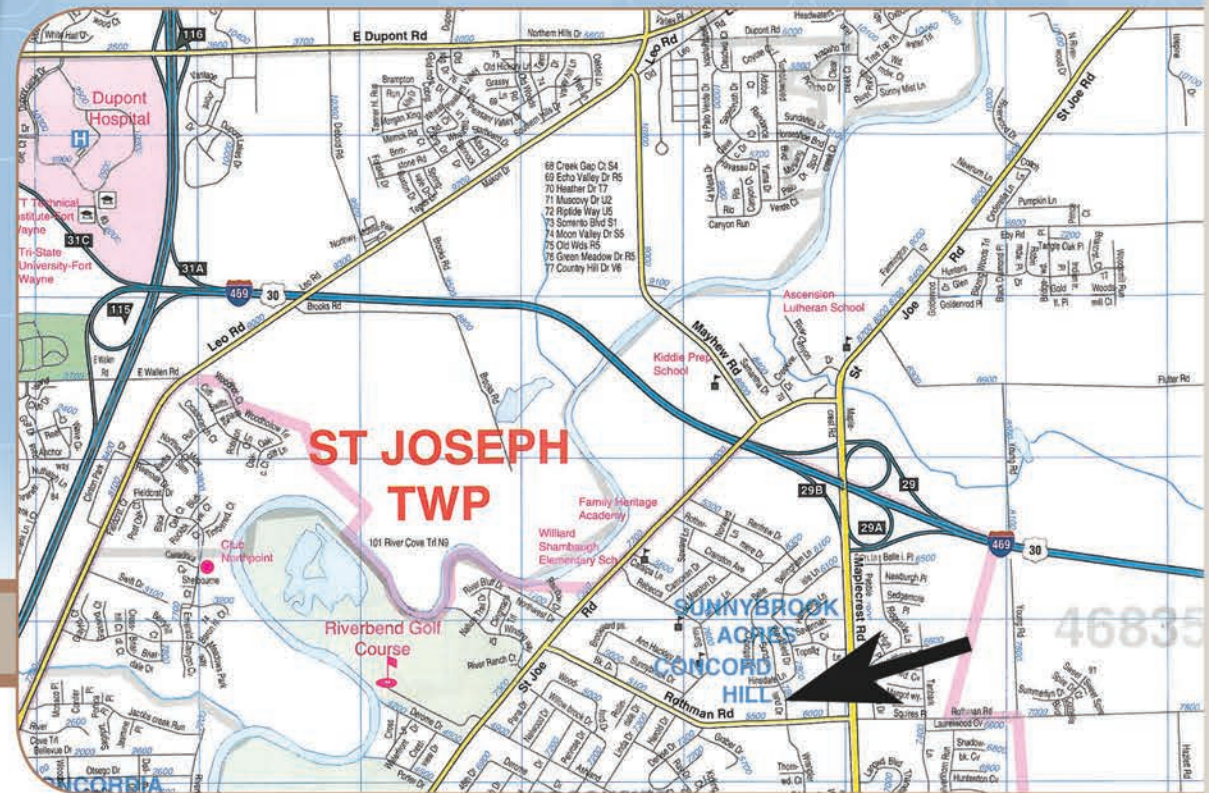
Some new paint and carpet in neutral colors give this home a fresh look.

The exterior is both wood trim and vinyl siding. The back yard is spacious with plenty of room to garden and grow flowers. A nice feature off the deck is a built-in storage shed with plenty of room for lawn and garden tools, along with patio furniture.

This home is a "MUST SEE" to be appreciated. Plan to attend our Open House dates, and we'll see you on auction day!



OWN FOR LESS THAN RENT



HOME INFORMATION

Address/Directions 7421 Sunderland Drive, Fort Wayne, IN 46835

Price: Auction
 Terms: Cash X Contract
 Reason for Selling Estate
 Age 28 Condition Very Good
 Lot Size 65' x 130' Lot #
 Type Property Residential
 Construction Stick Built
 Assessed Value:
 Land Buildings
 Tax Rate Adjustment
 Annual Taxes \$442.00
 Type of Heat Gas Forced Air 95% Eff.

Age 4 Avg. Elec. Cost Approx. \$40 mo. on budget
 High School Snider
 Middle School Jefferson
 Grade School St. Joe Center Bus Yes
 Size Well No Septic No
 Tub Yes Shower Yes
 Fireplace in Living Room
 Insulation Bat Wall 4" Attic 8"
 Storm Door Yes
 Storm Window Screen w/ Casement Window
 Siding Vinyl
 Windows Vinyl Replacement Casement
 Roof Asphalt Shingles
 Walls Dry Wall Floors Carpet & Vinyl
 Type Cabinets Oak Custom
 Range Yes Oven Yes Refrig Yes
 Dishwasher Yes Disposal Yes
 Water Softener No

	1st	2nd
Living Room	15' x 20' Vaulted Ceiling	
Dining Room/Kitchen	12' x 20' Open Concept	
Bath	5' x 10' Master	5 1/2' x 7'
Bedroom	12' x 15' Master	
Bedroom	9 1/2' x 10'	
Bedroom	9 1/2' x 9 1/2'	
Entry Way	3 1/2' x 12'	
Hallway	3' x 24'	
Utility	3' x 9'	
Basement Size	N/A	
Square Foot Living Area	1262	

Slab Yes Crawl
 Garage Yes Att. 18' x 22' Det.
 Air Conditioning Central Air
 LP Tank N/A Rental N/A Owned N/A
 Carpeting Yes, except entry way and kitchen
 Draperies Stay
 Porch Patio
 Deck Nice covered deck 12' x 18'
 Plumbing Copper & PVC
 Wiring 200 amp
 Water Heater Gas Size 40 Gal.
 Possession At Closing
 Remarks Concord Hills Subdivision. This home has been well maintained. This is a very nice home in a great location. Just off Rothman & Maplecrest Roads in St. Joe Township. Only a couple minutes from I-469. Near fire protection, shopping and Dupont area medical facilities.

SELLER: MARTHA L. GRIMES TRUST, KRISTY K. GRIMES TRUSTEE

AUCTION MANAGER:
 Dennis Bennett • 260-433-2159
 dennisabennett1@peoplepc.com

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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 has the right to accept or 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 Trustee's Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of the final title commitment. 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 Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
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