# Tuesday, July 7th • 6pm | 8923 Woodstream Drive, Fort Wayne, IN



## Aboite Southwest Allen County Home • Great Investment Opportunity

### **HOME FEATURES:**

- 3 Bedroom, 3 ½ bath and full basement on wooded lot!
- This home looking for the full makeover experience!!
- · Large half acre wooded lot
- Kitchen with double oven, electric cooktop
- · Additional nook off of kitchen
- Great room with fireplace and cathedral ceilings
- · Sun room with double French doors
- Screened back porch with multi-tiered wood deck
- Master bedroom with private patio door to deck
- Full basement completely framed waiting to be finished
- Annual Taxes: \$2,367
- Association Dues: \$170



Seller: Eversole | Auction Manager: Jerry Ehle AC63001504, AU19300123









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8923 Woodstream Drive, Fort Wayne, IN





## **AUCTION TERMS & CONDITIONS:**

any & all bids

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer. **DOWN PAYMENT:** \$2,500 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, & 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

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

following the close of the auction. Seller reserves the right to reject

**DEED:** Seller shall provide a General Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction

Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter. ACREAGE: The lot size, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new perimeter survey shall be prepared to complete Title Commitment. Seller & successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.



**Inside City Limits** 

### **Residential Client Full Detail Report**

Schedule a Showing

**Zoning Description** 

Property Type RESIDENTIAL Status Active **Auction** Yes

City Zoning

MLS # 202021283 8923 Woodstream Drive Fort Wayne IN 46804 Status Active **LP** \$0 Area Allen County Parcel ID 02-11-23-179-004.000-075 Site-Built Home Type Sub The Shores **Cross Street** Coventry Lane Bedrms 3 F Baths 3 H Baths Location City/Town/Suburb Style One Story School District SWA Elem Haverhill JrH Summit SrH Homestead **Legal Description** The Shores Sec 1 Lot 38 **Directions** Coventry Lane to Woodstream Drive

Remarks Auction is July 7th 6:00 p.m. 3 BR, 3 1/2 BA, Ranch with full basement, Natural Setting with plenty of trees and large lot, 3 tier deck, FP in the great room, sunken Sunroom, screen porch, galley style kitchen with 2 pantries, nook, DR, Large foyer, Basement has a full bath, and a large rec room with fireplace, Water Softener, sump pump, 2 car garage with pull down attic stairs and attic storage.

**County Zoning** 

ес	Lot	Lo	ot Ac	SF/Dim 0	.5500	/ 23,9	58 96x	251		Src N L	ot De	<b>s</b> Pa	artially Woo	oded			
Town	ship	Abo	ite	Abv	Gd Fin	SqFt :	2,230 <b>Belov</b>	w Gd Fin SqFt	O Ttl E	Beløw Gd So	ηFt :	2,230	Ttl Fin Sq	<b>Ft</b> 2,230	Year Built	1979	
Age	41 N	lew	No	Date (	Comple	te	Ext	Aluminum	Fndtn	Full Base	ment				# Rooms	9	
Room	Dimensions		Inside City Limits		City Zoning		County	y	Zoning Description								
	DIM		L														
LR	18 <sub>X</sub> 1	4	M	Baths	Full	Half	Water	CITY	Di	ryer Hookup	Gas	No		Fireplace	Yes		
DR	13 <sub>X</sub> 1	0	M	B-Main	2	1	Sewer	City	Di	ryer Hookup	Elec	No		<b>Guest Qtrs</b>	No		
FR	х			B-Upper	0	0	Fuel /	Gas, Forced Air	Di	ryer Hook U	p Gas	/Elec	No	Split FlrpIn	No		
<b>KT</b>	11 <sub>X</sub> 9	)	M	B-Blw G	1	0	Heating		Di	isposal		No		Ceiling Fan	No		
ВК	11 <sub>X</sub> 1	0	M				Cooling	Central Air	W	ater Soft-O	wned	Yes		Skylight	No		
ON	х			Laundry F	Rm	Main		X	W	ater Soft-Re	ented	No		ADA Feature	s No		
ΜВ	18 <sub>X</sub> 1	2	M	AMENITIE	AMENITIES Attic Pull Down Stairs, Attic Storage, Deck Oper					larm Sys-Se	C	No		Fence			
2B	12 <sub>X</sub> 1	2 <sub>X</sub> 10 M 2 <sub>X</sub> 10 M		,	Foyer Entry, Garage Door Opener, Jet Tub, Natural Woodwo					larm Sys-Re	ent	No		<b>Golf Course</b>	No		
3B	12 <sub>X</sub> 1			Patio Open, Porch Open, Tub/Shower Combination, Main Floo					n Floor Je	et/Grdn Tub	No	)		Nr Wlkg Trail	l <b>s</b> No		
4B	х			Garage	2.0	) / Att	ached	/ 24 x 28 / 6	672.00 <b>P</b>	ool	No	)		Garage Y/N	Yes		
5B	Х			Outbuildir	Outbuilding None x				Po	Pool Type Ga					arage Dr Opnr: <sup>Yes</sup>		
RR	х			Outbuilding X					O	Off Street Pk							
LF	Х			Assn Dues Not Applicable					S	ALE INCLUI	DES (	Cookto	p-Electric,	Oven-Double,	Sump Pump	o, Wate	
ΕX	х	χ Other Fees							Heater Gas, Water Softener-Owned  FIREPLACE Living/Great Rm, Basement								
WtrType			Restrictions					FI	REPLACE	Living	/Great	Rm, Base	ment				
Wate	r Featu	ures		Water Acc	cess		Wtr Name	•									
					Wtr Frt	tg	Ch	annel Frtg									
							Lake Ty	/pe									

Virtual Tours:

Auction Yes **Auction Date** 7/7/2020 Auction Time 6:00 **Auction Reserve Price \$** 

Auctioneer Name Jerry Ehle Auctioneer License # AU19300123

Financing: Proposed Cash, Conventional Exemptions Year Taxes Payable 2020

**Annual Taxes** \$2,366.96 Is Owner/Seller a Real Estate Licensee Nο Possession NEG

List Office Schrader Real Estate & Auction - Offc.: 260-749-0445

**Closing Date Selling Price How Sold** CDOM 0

**Pending Date** 

**Ttl Concessions Paid** Sold/Concession Remarks

Presented by: Jerry Ehle - Off: 260-749-0445 / Schrader Real Estate & Auction - Offc.: 260-749-0445

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Yes