

Property Location: 7130 Thamesford Dr, Fort Wayne, IN 46835

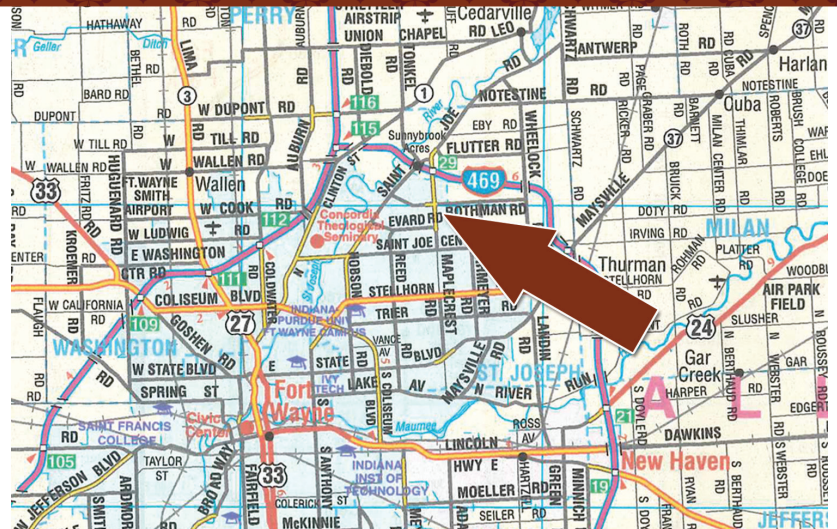
# ONLINE ONLY REAL ESTATE AUCTION

**Auction Begins Closing: Thursday, December 18 • 6pm EST**

- Well maintained 2- story, single owner condo
- Built in 1987 • 1,298 Sq. Ft.
- 2 bedrooms, 1.5 bathrooms
- New AC unit installed in 2025
- Skylights in living room
- Conveniently located on Maplecrest Rd, right by 469
- Bedrooms & bathrooms: 2 upstairs bedrooms with a spacious bathroom with 2 sinks
- Living Room: Open living room area connected to the dining room with a fireplace & sky lights.
- Heating & Air: This home features gas forced air heat & central air. A new AC unit was installed by J.O. Mory in August 2025.
- 1 car attached garage
- Concrete patio & wood deck
- New roof in 2021
- Prime location: Located just off Maplecrest road, conveniently placed minutes from 469, many shops, restaurants, etc.
- Property taxes: \$1,799.60
- School district: Fort Wayne Community
- HOA dues: \$610 quarterly

#### Room dimensions:

- Dining room: 9'x10'
- Kitchen: 8'2"x10'
- Living Room: 13'x18'2"
- Loft: 13'x9'4"
- Master: 13'8"x13'2"
- Bedroom #2: 10'8"x9'10"



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Head north on Maplecrest Rd & turn right at the Chadwick condos, before the exit. The condo is on the left-hand side in Chadwick.



**Preview Dates:** Sun, Dec. 7 • 2-4pm EST & Sun, Dec. 14 • 2-4pm EST



#### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as a timed online only auction. There will be open bidding during the auction period until the close of the auction.  
**DOWN PAYMENT:** \$5,000 down payment on the day of auction. The down payment may be made in the form of 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:** All successful bidders will be required to enter into a purchase agreement within 24 hours following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide a title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide a Personal Representative's Deed.  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will

take place approximately 30 days after the auction.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**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

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**Owners:** Nancy Webb Estate **Licensed RE Broker & Auctioneer:** Michael L. Roy • 260.437.5428 #RB14049188, #AU08602044

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