Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

CDOM 3 Property Type RESIDENTIAL Status Active DOM **Auction** Yes MLS # 202148208 1421 Glacier Ridge Road Fort Wayne IN 46845 Status Active **LP** \$0

Area Allen County Parcel ID 02-02-10-200-015.000-057 Type Site-Built Home

Sub None **Cross Street** Bedrms 3 F Baths **H** Baths **REO** Location Style One Story Short Sale No **School District** NWA Elem Cedar Canyon JrH Maple Creek SrH Carroll

Legal Description 2.50a Irr Tr Of W 221.8 Ft Ne1/4 & Of E 40 Ft Nw1/4 S Of Ced Crk & N Of S 189.3 Ft Sec 10

Directions From Coldwater Rd, head east on Cedar Canyons Rd. Turn north onto T Tarn Trl. Turn north onto Glacier Ridge Rd. Property is

Inside City Limits City Zoning **County Zoning Zoning Description**

Remarks 3.9+/- Acres with Ranch Home & Building Site in Northwest Allen County is being offered via Online Only Auction on Wednesday, December 15, 2021 - Bidding begins closing out at 6 pm! This is Tract 1 which features a Ranch Home with 2-Car Attached Garage & Barn on 2.5+/- Acres! Main Floor has 3 Bedrooms, 1.5 Baths & Back Deck to take in the peaceful views of beautiful Cedar Creek! The basement is partially finished including a Game Room, Family Room with Wood Fireplace, Storage Room & Office! Great location in a quiet neighborhood but only minutes from restaurants & shopping in Northwest Allen County! Great opportunity and location! Bid on this tract individually or in combination with the vacant lot / building site next door. Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm

Agent Remarks Online Auction: December 15 at 6 pm! Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm TERMS: \$5,000 down the day of the auction. The Sellers will provide a Trustee's Deed at Closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title the costs shall be split 50/50 by the Seller and the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

	Lot	Lot	Ac/SF/Dim	2.5000	/ 108	3,900	/ 175x45	50	Src Y	Lot Des	Partially	Wooded, 0)-2.9999, Pas	sture, Water	View
Town	ship Per	ry		Abv Gd F	Fin SqFt	1,548 Be	low Gd Fii	n SqFt 1,	548 Ttl Belo	w Gd SqFt	1,548	Ttl Fin Sql	Ft 3,096	Year Built	1972
Age	49 New	No	Da	te Comp	olete	i	Ext Brick	t, Vinyl	Fndtn Da	ylight, Full Ba	semen	t, Walk-Out	Basement,	# Rooms	6
Roon	n Dimensio	ns	Baths	Full	Half	Water	WELL		Basem	ent Material					
	DIM	L	B-Main	1	1	Sewer	City			lookup Gas	No	F	ireplace	Yes	
LR	Х	М	B-Upper	0	0	Fuel	Radiant		Dryer F	lookup Elec	Yes	C	Guest Qtrs	No	
DR	Х		B-Blw G	0	0	Heating			-	look Up Gas		No S	Split Firpin	No	
FR	Х	В				Cooling	Window		Dispos	-	Yes		eiling Fan	No	
KT	Х	М	Laundry	Rm	Main		х		•	Soft-Owned	Yes		Skylight	No	
BK	Х					Disposal, Dr	,		Water S	Soft-Rented	No		DA Feature	s No	
DN	N x Porch Covered, Porch Open, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up							Alarm S	Alarm Sys-Sec No Fence						
MB	16 x 14	М	Level Bed	Iroom Su	ııte, Maın	Floor Laund	dry, Washe	r Hook-Up		Sys-Rent	No	(Solf Course	No	
2B	14 x 12	М	Garage	2.0	O / Atta	ached	/ 34 x	24 / 816.0		-	No		Ir Wikg Trail		
3B	14 x 12	М	Outbuild	i ng Ba	arn	24 x 1	14		Jet Tub		No		Sarage Y/N	Yes	
4B	Х		Outbuild	ing		Х			Pool	No			Off Street Pk		
5B	Х		Assn Du	es	١	Not Applical	ole		Pool Ty						
RR	χ Other Fees							•	SALE INCLUDES Dishwasher, Refrigerator, Washer, Kitchen Exhaus						
LF	χ Restrictions							Hood, Water Heater Electric, Water Softener-Owned							
EΧ	Х		Water Ac	coss FR	TING	Wtr Name	e Othe	_	EIDEDI	ACE Wood	Rurnin	a			
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Presented by: Chad Metzger / Metzger Property Services, LLC

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