

Listings as of 01/15/2020

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	202001689	6533 Post Road	Fort Wayne	IN	46814	Status	Active	LP	\$0		
Area	Allen County		Parcel ID	02-11-29-451-002.000-038						Type	Site-Built Home
Sub	West Hamilton Estates		Cross Street			Bedrms	4	F Baths	4	H Baths	1
Location	City/Town/Suburb		Style	Three Story		REO	No	Short Sale	No		
School District	SWA	Elem	Covington	JrH	Woodside	SrH	Homestead				
Legal Description	West Hamilton Estates Lot 11										
Directions	From 24 W to West Hamilton Road, follow to West Hamilton Estates. Look for signs!										
Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description					

Remarks Amazing, 7,000+ Sq. Ft. Home on 2.6 Acres in West Hamilton Estates is Going to Auction on Saturday, February 8, 2020 at 1 pm. This Home has an extensive list of features including a 2-Story Front Door Entry Way with Balcony Overlook, 4+ Bedrooms, 4.5 baths, 4 Fireplaces, Large Master Suite with 2 Spacious Walk-In Closets, Double Vanities, Corner Shower & Jetted Tub! Gourmet Kitchen is complete with Custom Cabinetry, Large Island with Sink & Seating, 2 Sinks, Ample Storage, Gas Range with Custom Hood, Double Ovens, Dishwasher, Stainless French Door Refrigerator all opening to a massive Great Room/Living Area. The expansive open living area features 25+ ft. Vaulted Ceilings with a Floor-to-Ceiling Stone Fireplace! Formal Dining Room is off of kitchen along with a formal office space & formal living room. The 2nd level has 3 additional bedrooms including a 3rd floor room with potential to be an office, playroom or additional bedroom! Finished Basement is setup to entertain with a pool table room, wet bar, fireplace and 3 workout rooms with rubber floors! Those rooms could be converted to storage areas or a possible Theater Room if wanted! Travel Outside where the amenities continue with an In-Ground Swimming Pool, Stone Outdoor Entertaining Area, Built-in Grill & Sink, Large Picturesque Tree-Lined Yard, Concrete Circle Drive and a 4-Car Attached Garage! This home is Graber Built with upgraded features including

Agent Remarks AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Saturday, January 25 from 2-3 pm and Saturday February 1, 2-3pm. TERMS: \$20,000 Down the day of the auction with the balance due at closing. Taxes prorated. No survey. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you will not receive

Sec	Lot 11	Lot Ac/SF/Dim	2.6000 113,256	360x198x269x340x177 /	N / Src	Lot Des	Cul-De-Sac, Partially Wooded, 0-2.9999						
Township	Aboite	Abv Gd Fin SqFt	7,081	Below Gd Fin SqFt	1,959	Ttl Below Gd SqFt	1,959	Ttl Fin SqFt	9,040	Year Built	1987		
Age	33	New	No	Date Complete		Ext	Brick, Stucco			Fndtn	Daylight, Full Basement, Finished	# Rooms	17
Room Dimensions	Baths	Full	Half	Water	PUBL		Basement Material						
DIM	L	B-Main	2	0	Sewer	Public	Dryer Hookup Gas	No	Fireplace	Yes			
LR	22 x 14	M	B-Upper	2	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	Yes		
DR	19 x 14	M	B-Blw G	0	1	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes		
FR	24 x 16	M				Cooling	Central Air	Disposal	Yes	Ceiling Fan	Yes		
KT	22 x 12	M	Laundry Rm	Main	8	x 6		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	Hot Tub/Spa, 1st Bdrm En Suite, Balcony, Bar, Breakfast Bar, Built-In Bookcase, Ceiling-9+, Ceiling-Tray, Ceiling Fan(s), Ceilings-Beamed, Ceilings-Vaulted, Closet(s)			Water Soft-Rented	No	ADA Features	No			
DN	13 x 10	M					Alarm Sys-Sec	No	Fence				
MB	15 x 23	U					Alarm Sys-Rent	No	Golf Course	No			
2B	15 x 12	M	Garage	4.0	/ Attached	/ 49 x 22 / 1,078.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	16 x 13	U	Outbuilding	None		x	Jet Tub	Yes	Garage Y/N	Yes			
4B	19 x 12	U	Outbuilding			x	Pool	Yes	Off Street Pk	Yes			
5B	x		Assn Dues	\$500.00	Annually		Pool Type	Below Ground					
RR	26 x 20	L	Other Fees				SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Built -In Gas Grill, Dryer-Electric, Kitchen Exhaust Hood, Oven-Double, Range -Gas, Water Heater Gas, Water Softener-Owned					
LF	x		Restrictions	Yes			FIREPLACE	Living/Great Rm, 1st Bdrm, Basement, Three +					
EX	46 x 20	M	Water Access			Wtr Name							
WtrType			Wtr Frtg			Channel Frtg							
Water Features						Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015							
Owner Name													
Financing: Existing		Proposed											
Annual Taxes	\$4,685.48	Exemptions	Homestead, Mortgage,		Year Taxes Payable	2019	Assessed Value						
Is Owner/Seller a Real Estate Licensee	No												
List Office	Metzger Property Services, LLC - office: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050							
Agent E-mail	chad@metzgerauction.com				List Agent - User Code	UP388053395							
Co-List Office													
Showing Instr	Showingtime or Open Houses												
List Date	1/14/2020	Exp Date	3/31/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes		
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None			
Virtual Tours:		Lockbox Type	MECH		Lockbox Location	door		Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1				
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							
		Presented by: Tiffany Reimer / Metzger Property Services, LLC											

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.