

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	202043378	Address	2827 Ridge Valley Drive	City	Fort Wayne	State	IN	Zip	46804		
Area	Allen County	Parcel ID	02-11-14-231-024.000-075							Type	Site-Built Home
Sub	Shores of Oak Borough	Cross Street								Bedrms	4
Location	City/Town/Suburb	Style	One Story	REO	No	F Baths	2	H Baths	0		
School District	SWA Elem	Aboite	JrH	Summit						SrH	Homestead
Legal Description	Shores Of Oak Borough Sec li Lot 68 & W1/2 Vac Dicke Rd Adj On E										
Directions	From Covington Rd. Turn South on Ridge Valley Dr. Property will be at the end of the 3rd road on the East side of Ridge Valley Drive										
Inside City Limits	Y	City Zoning	OTH	County Zoning						Zoning Description	



Remarks Beautiful Ranch Home with Finished Basement going to Auction on Tuesday, November 17, 2020 at 6:00 PM! This home features 3-4 Bedrooms, 2 Full Baths, Eat-In Kitchen, Main Level Master Bedroom with Ensuite and 2-Car Attached Garage! The Large Living Room features a Gas Fireplace, Cathedral Ceilings, and lots of Natural Light from the Large Windows and Skylight! The Finished Basement has a Large Rec Room for entertaining family & friends, a Large Bedroom with a Full Unfinished Bath ready for you to make it your own! The Basement also has plenty of Extra Storage with extra closets & Rooms! Come check out this Beautiful Home in the Shores of Oak Borough at our Open House on Sunday, November 8 from 1-2 PM!

Agent Remarks Auction: Tuesday, 11.17.20 at 6 PM at the property. Open House: Sunday 11.8.20 at 1-2 pm. Terms: \$5,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 68	Lot Ac/SF/Dim	0.2045 / 8,908 / 65 x 160	Src N	Lot Des Corner								
Township	Aboite	Abv Gd Fin SqFt	1,842	Below Gd Fin SqFt	921	Ttl Below Gd SqFt	1,842	Ttl Fin SqFt	2,763	Year Built	1986		
Age	34	New	No	Date Complete		Ext	Vinyl	Fndtn	Full Basement, Partially Finished	# Rooms	13		
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material	Poured Concrete					
DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes			
LR	26 x 25	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	Yes	Split FlrPln	No		
FR	x		Cooling	Central Air			Disposal	Yes	Ceiling Fan	Yes			
KT	13 x 13	M	Laundry Rm	Basement	24	x 19	Water Soft-Owned	Yes	Skylight	Yes			
BK	x		AMENITIES	1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Attic Storage, Cable Available, Cable Ready, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk-in,									
DN	x		Garage	2.0	/ Attached	/ 22	x 21	/ 462.00	Water Soft-Rented	No	ADA Features	No	
MB	14 x 12	M	Outbuilding	None		x	Alarm Sys-Sec	Yes	Fence	None			
2B	11 x 11	M	Outbuilding			x	Alarm Sys-Rent	No	Golf Course	No			
3B	14 x 12	M	Assn Dues	\$136.33	Monthly		Garden Tub	No	Nr Wlkg Trails	Yes			
4B	18 x 11	B	Other Fees				Jet Tub	No	Garage Y/N	Yes			
5B	x		Restrictions	No			Pool	No	Off Street Pk	Yes			
RR	37 x 20	B	Water Access		Wtr Name		Pool Type		SALE INCLUDES	Dishwasher, Microwave, Window Treatments, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds			
LF	x		Water Access		Wtr Name		FIREPLACE	Living/Great Rm, Gas Starter					
EX	x		WtrType		Wtr Frtg		Channel Frtg						
Water Features	None			Lake Type									
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts		Auctioneer License #	AC31300015							
Owner Name													
Financing: Existing				Proposed				Excluded Party	None				
Annual Taxes	\$2,250.48	Exemptions	Homestead, Mortgage,		Year Taxes Payable	2020		Assessed Value					
Is Owner/Seller a Real Estate Licensee	No			Possession	At Closing								
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	Showing time or Open House												
List Date	10/26/2020	Exp Date	12/31/2020	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.	1.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Lockbox Type MECH			Lockbox Location	Front 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: Chad Metzger / Metzger Property Services, LLC												

Information is deemed reliable but not guaranteed.

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