Real AUCTION

Tues., Nov. 17 6 pm



2827 Ridge Valley Dr., Ft. Wayne, IN 2700+ SF Home in Shores of Oak Borough! Beautiful home featuring 3BR, 2.5 BA, Family Room with Fireplace, Finished Basement, a 2 car garage and More!

Call Tim Pitts 317-714-0432!

www.METZGERAUCTION.com

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

H Baths

 Property Type
 RESIDENTIAL
 Status
 Active
 CDOM 1
 DOM 1
 Auction Yes

 MLS # 202043378
 2827 Ridge Valley Drive
 Fort Wayne
 IN 46804
 Status Active
 LP \$0

MLS # 202043378 2827 Ridge Valley Drive Fort Wayne IN 46804 Status Active

AreaAllen CountyParcel ID02-11-14-231-024.000-075TypeSite-Built HomeSubShores of Oak BoroughCross StreetBedrms4F Baths2

 Location
 City/Town/Suburb
 Style
 One Story
 REO
 No
 Short Sale
 No

 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 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 6	8 Lot	Ac/SF/Dim	0.2045	/ 8,9	908	/ 65 >	x 160		Src 1	N Lo	ot Des C	Corner					
Town	ı ship Ab	oite		Abv Gd F	in SqFt	1,842 Be	low Gd	Fin Sq	Ft 92	21 T	tl Below Gd	SqFt	1,842	Ttl Fin	SqFt :	2,763	Year Built	1986
Age	34 New	No	Da	te Comp	lete	E	Ext V	'inyl		Fndt	n Full Base	ement, P	artially	/ Finished	d		# Rooms	13
Roon	n Dimensi	ons	Baths	Full	Half	Water	CITY				Basement Ma	aterial	Pour	ed Conc	rete			
	DIM	L	B-Main	2	0	Sewer	City				Dryer Hooku	p Gas	No		Firepl	lace	Yes	
LR	26 x 25	М	B-Upper	0	0	Fuel	Gas, F	Forced A	۹ir		Dryer Hooku	p Elec	No		Gues	t Qtrs	No	
OR	Х		B-Blw G	0	0	Heating					Dryer Hook l			Yes	Split I	Firpin	No	
R	Х					Cooling	Centra	al Air		ı	Disposal	•	Yes		Ceilin	ig Fan	Yes	
T	13 x 13	М	Laundry	Rm	Basem	ent 24	x 19			١	Nater Soft-O	wned	Yes		Skylig	ght	Yes	
ВK	Х		AMENITII	AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic						٠ ١	Nater Soft-R	ented	No		ADA I	- Features	s No	
ON	х		Pull Down Stairs, Attic Storage, Cable Available, Cable Ready, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk-in,							Alarm Sys-S		Yes		Fence		None		
ΜВ	14 x 12	М	Ceiling-Ca	ainedral,	Celling F	an(s), Close	et(s) vva	aik-in,			Alarm Sys-R		No		Golf (Course	No	
2B	11 x 11	М	Garage	2.0) / Att	tached	/ 22	χ21	/ 462.0	^	Garden Tub		No		Nr WI	kg Trail	s Yes	
BB	14 x 12	М	Outbuildi	ng No	ne	Х					Jet Tub		No			ge Y/N	Yes	
B	18 x 11	В	Outbuildi	ng		Х					Pool	No			-	treet Pk		
В	Х		Assn Due	es \$1	36.33	Monthly					Pool Type							
lR.	37 x 20	В	Other Fee	es							SALE INCLU	DES D	ishwas	sher. Mic	rowave.	. Windov	v Treatment	s. Wa
_	Х		Restriction	ons No														,
.F	^									ŀ	Heater Gas, V	water So	onener	-Owneu,	vvindov	w rreaur	ient-billus	
	X		Water Ac			Wtr Name)				Heater Gas, V F IREPLACE						ient-biinus	
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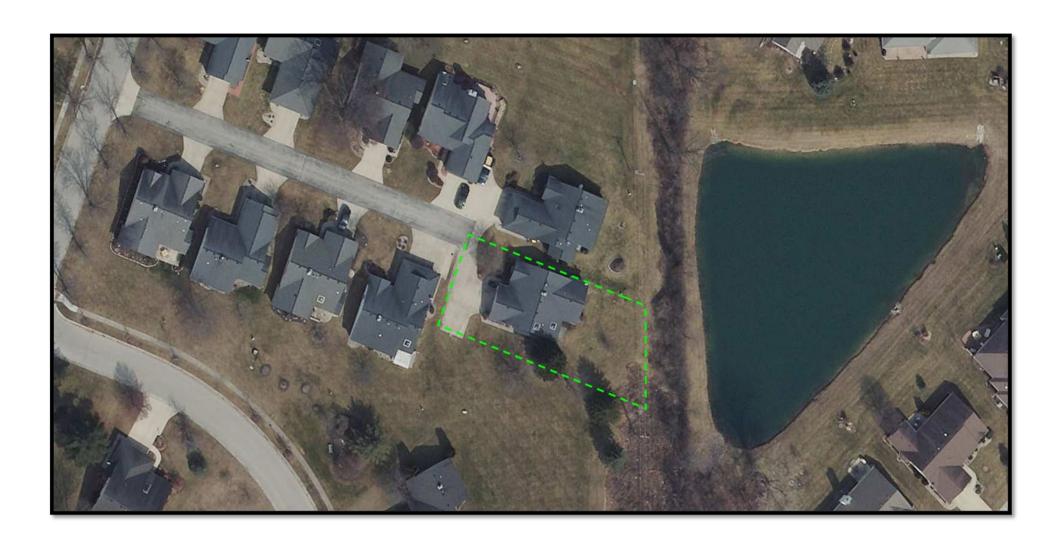
Presented by: Chad Metzger / Metzger Property Services, LLC

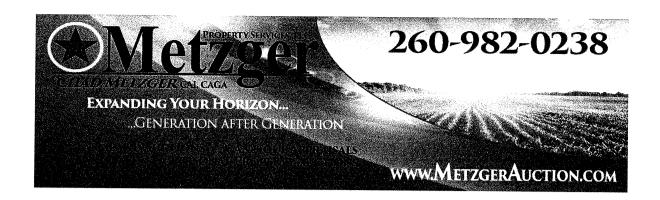
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Aerial

2827 Ridge Valley Dr., Fort Wayne, IN 46804 • Aboite Township • Allen County





Average Utilities

	Company	Average Amount					
Gas	NIPSCO	\$ 54.43 MD / 653.19 Amount					
Electric	INDIANA Michigan fower	ι					
Water	City Utilities	\$ 50.31 no / 603.69 Annual \$ 31.71 / 380.46					
Other	Senon - Adua labrama-	\$ 31.23 MO/ 374.75 Annual					
НОА	Shores of Oak Borough Community As	550C14TIONS 136.33 mo / 44,908 AN					