

Real Estate **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**

AC31300015

|                           |  |                     |                          |                      |            |              |    |                |       |                           |                 |
|---------------------------|--|---------------------|--------------------------|----------------------|------------|--------------|----|----------------|-------|---------------------------|-----------------|
| <b>Property Type</b>      | RESIDENTIAL  | <b>Status</b>       | Active                   | <b>CDOM</b>          | 1          | <b>DOM</b>   | 1  | <b>Auction</b> | Yes   |                           |                 |
| <b>MLS #</b>              | 202043378  | <b>Address</b>      | 2827 Ridge Valley Drive  | <b>City</b>          | Fort Wayne | <b>State</b> | IN | <b>Zip</b>     | 46804 |                           |                 |
| <b>Area</b>               | Allen County   | <b>Parcel ID</b>    | 02-11-14-231-024.000-075 |                      |            |              |    |                |       | <b>Type</b>               | Site-Built Home |
| <b>Sub</b>                | Shores of Oak Borough  | <b>Cross Street</b> |                          |                      |            |              |    |                |       | <b>Bedrms</b>             | 4               |
| <b>Location</b>           | City/Town/Suburb   | <b>Style</b>        | One Story                |                      |            |              |    |                |       | <b>F Baths</b>            | 2               |
| <b>School District</b>    | SWA Elem   | <b>Aboite</b>       | JrH Summit               |                      |            |              |    |                |       | <b>H Baths</b>            | 0               |
| <b>Legal Description</b>  | Shores Of Oak Borough Sec li Lot 68 & W1/2 Vac Dicke Rd Adj On E   |                     |                          |                      |            |              |    |                |       |                           |                 |
| <b>Directions</b>         | 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 |                     |                          |                      |            |              |    |                |       |                           |                 |
| <b>Inside City Limits</b> | Y  | <b>City Zoning</b>  | OTH                      | <b>County Zoning</b> |            |              |    |                |       | <b>Zoning Description</b> |                 |



**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.

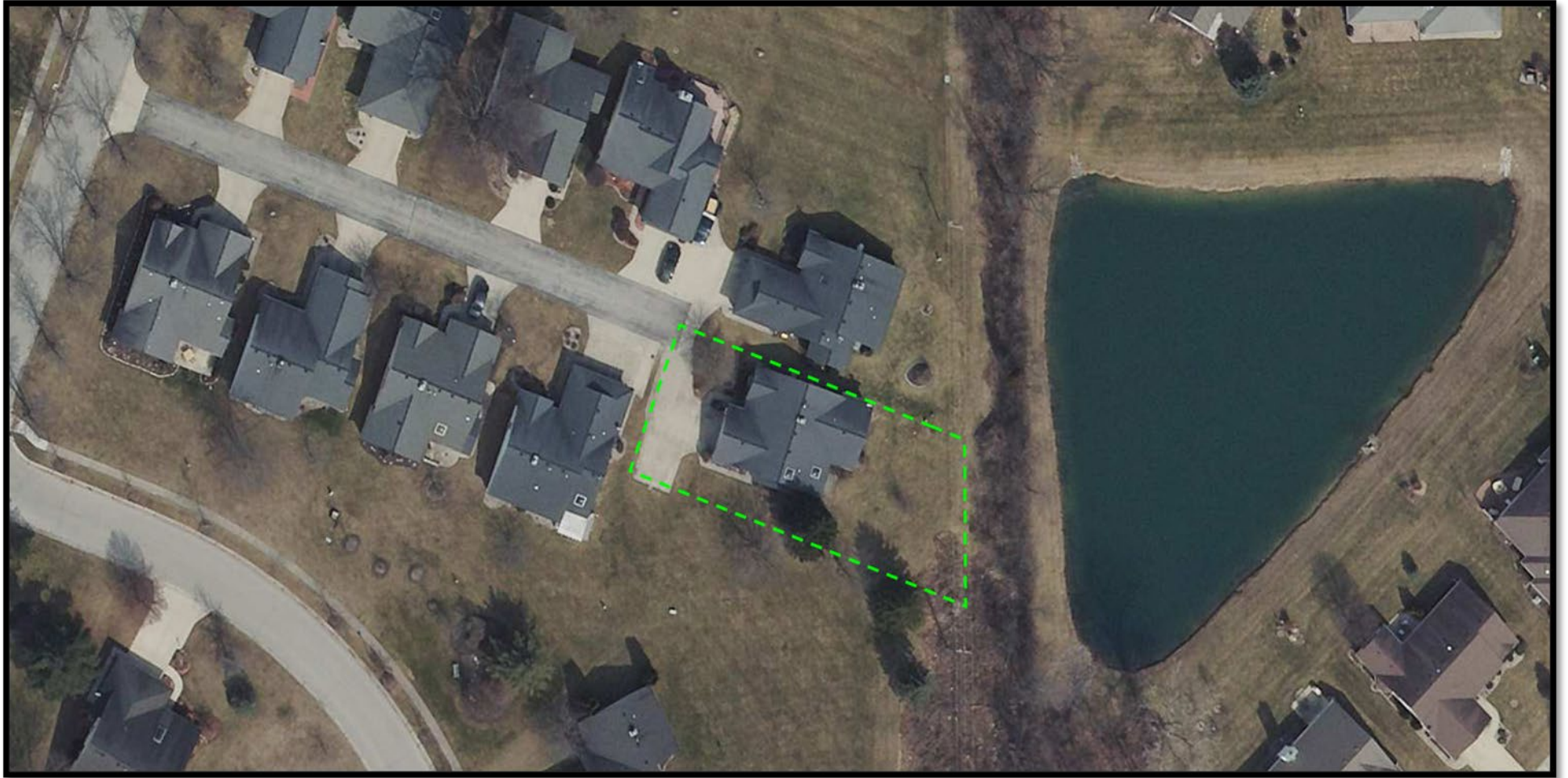
|   |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
|---|---|------------------------|--|----------------------------|---------------------------|-------------------------------|-----------------------------------|---|---------------------------|----------------------|------|
| <b>Sec</b>  | Lot 68  | <b>Lot Ac/SF/Dim</b>   | 0.2045 / 8,908 / 65 x 160  | <b>Src N</b>               | <b>Lot Des</b> Corner     |                               |                                   |   |                           |                      |      |
| <b>Township</b>   | Aboite  | <b>Abv Gd Fin SqFt</b> | 1,842  | <b>Below Gd Fin SqFt</b>   | 921                       | <b>Ttl Below Gd SqFt</b>      | 1,842                             | <b>Ttl Fin SqFt</b>   | 2,763                     | <b>Year Built</b>    | 1986 |
| <b>Age</b>  | 34 New No   | <b>Date Complete</b>   |  | <b>Ext</b>                 | Vinyl                     | <b>Fndtn</b>                  | Full Basement, Partially Finished |   | <b># Rooms</b>            | 13                   |      |
| <b>Room Dimensions</b>                                      |   | <b>Baths</b>           | Full Half  | <b>Water</b>               | CITY                      | <b>Basement Material</b>      | Poured Concrete                   |   |                           |                      |      |
| <b>DIM</b>  | L   | <b>B-Main</b>          | 2 0  | <b>Sewer</b>               | City                      | <b>Dryer Hookup Gas</b>       | No                                | <b>Fireplace</b>  | Yes                       |                      |      |
| <b>LR</b>   | 26 x 25 M   | <b>B-Upper</b>         | 0 0  | <b>Fuel</b>                | Gas, Forced Air           | <b>Dryer Hookup Elec</b>      | No                                | <b>Guest Qtrs</b>   | No                        |                      |      |
| <b>DR</b>   | x   | <b>B-Blw G</b>         | 0 0  | <b>Heating</b>             |                           | <b>Dryer Hook Up Gas/Elec</b> | Yes                               | <b>Split FlrPln</b>   | No                        |                      |      |
| <b>FR</b>   | x   | <b>Cooling</b>         | Central Air  |                            |                           | <b>Disposal</b>               | Yes                               | <b>Ceiling Fan</b>  | Yes                       |                      |      |
| <b>KT</b>   | 13 x 13 M   | <b>Laundry Rm</b>      | Basement 24 x 19   |                            |                           | <b>Water Soft-Owned</b>       | Yes                               | <b>Skylight</b>   | Yes                       |                      |      |
| <b>BK</b>   | x   | <b>AMENITIES</b>       | 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, |                            |                           |                               |                                   |   |                           |                      |      |
| <b>DN</b>   | x   | <b>Garage</b>          | 2.0 / Attached   | / 22 x 21 / 462.00         |                           | <b>Water Soft-Rented</b>      | No                                | <b>ADA Features</b>   | No                        |                      |      |
| <b>MB</b>   | 14 x 12 M   | <b>Outbuilding</b>     | None x   |                            |                           | <b>Alarm Sys-Sec</b>          | Yes                               | <b>Fence</b>  | None                      |                      |      |
| <b>2B</b>   | 11 x 11 M   | <b>Outbuilding</b>     | None x   |                            |                           | <b>Alarm Sys-Rent</b>         | No                                | <b>Golf Course</b>  | No                        |                      |      |
| <b>3B</b>   | 14 x 12 M   | <b>Assn Dues</b>       | \$136.33   | Monthly                    |                           | <b>Garden Tub</b>             | No                                | <b>Nr Wlkg Trails</b>   | Yes                       |                      |      |
| <b>4B</b>   | 18 x 11 B   | <b>Other Fees</b>      |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>5B</b>   | x   | <b>Restrictions</b>    | No   |                            |                           |                               |                                   |   |                           |                      |      |
| <b>RR</b>   | 37 x 20 B   | <b>Water Access</b>    |  |                            |                           | <b>Pool</b>                   | No                                | <b>Off Street Pk</b>  | Yes                       |                      |      |
| <b>LF</b>   | x   | <b>Wtr Name</b>        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>EX</b>   | x   | <b>Wtr Type</b>        |  |                            |                           | <b>Pool Type</b>              |                                   |   |                           |                      |      |
| <b>Water Features</b>                                       | None  |                        | <b>Wtr Frtg</b>  |                            |                           |                               | <b>SALE INCLUDES</b>              | Dishwasher, Microwave, Window Treatments, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds |                           |                      |      |
| <b>Auction</b>  | Yes   | <b>Auctioneer Name</b> | Chad Metzger & Tim Pitts   |                            |                           | <b>FIREPLACE</b>              | Living/Great Rm, Gas Starter      |   |                           |                      |      |
| <b>Owner Name</b>   |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>Financing: Existing</b>                                  |   |                        |  | <b>Proposed</b>            |                           |                               |                                   | <b>Excluded Party</b>   | None                      |                      |      |
| <b>Annual Taxes</b>   | \$2,250.48  | <b>Exemptions</b>      | Homestead, Mortgage,   |                            |                           | <b>Year Taxes Payable</b>     | 2020                              | <b>Assessed Value</b>   |                           |                      |      |
| <b>Is Owner/Seller a Real Estate Licensee</b>               | No  |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>List Office</b>  | Metzger Property Services, LLC - office: 260-982-0238 |                        |  |                            |                           | <b>Possession</b>             | At Closing                        |   |                           |                      |      |
| <b>Agent E-mail</b>   | chad@metzgerauction.com                               |                        |  |                            |                           | <b>List Agent</b>             | Chad Metzger - Cell: 260-982-9050 |   |                           |                      |      |
| <b>Co-List Office</b>                                       |   |                        |  |                            |                           | <b>List Agent - User Code</b> | UP388053395                       |   |                           |                      |      |
| <b>Showing Instr</b>  | Showing time or Open House                            |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>List Date</b>  | 10/26/2020  | <b>Exp Date</b>        | 12/31/2020   | <b>Publish to Internet</b> | Yes                       | <b>Show Addr to Public</b>    | Yes                               | <b>Allow AVM</b>  | Yes                       | <b>Show Comments</b> | Yes  |
| <b>IDX Include</b>  | Y   | <b>Contract Type</b>   | Exclusive Right to Sell  |                            | <b>Buyer Broker Comp.</b> | 1.5%                          | <b>Vari.Rate</b>                  | No  | <b>Special List Cond.</b> | None                 |      |
| <b>Virtual Tours:</b>                                       |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>Pending Date</b>   |   |                        | <b>Lockbox Type</b>  | MECH                       | <b>Lockbox Location</b>   | Front Door                    | <b>Type of Sale</b>               |   |                           |                      |      |
| <b>Ttl Concessions Paid</b>                                 |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>Sell Off</b>   |   |                        | <b>Selling Price</b>   |                            |                           | <b>How Sold</b>               |                                   |   |                           |                      |      |
| <b>Sold/Concession Remarks</b>                              |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |
| <b>Sell Agent</b>   |   |                        |  | <b>Co-Sell Off</b>         |                           |                               |                                   | <b>Co-Sell Agent</b>  |                           |                      |      |
| Presented by: Chad Metzger / Metzger Property Services, LLC |   |                        |  |                            |                           |                               |                                   |   |                           |                      |      |

Information is deemed reliable but not guaranteed.

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# Aerial

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



**Metzger** PROPERTY SERVICES  
 EXPANDING YOUR HORIZON...  
 GENERATION AFTER GENERATION

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**Average Utilities**

|          | <b>Company</b>                               | <b>Average Amount</b>       |
|----------|--|-----------------------------|
| Gas      | NIPSCO                                       | \$ 54.43 mo / 653.19 Annual |
| Electric | INDIANA Michigan power                       | \$ 50.31 mo / 603.69 Annual |
| Water    | City Utilities                               | \$ 31.71 / 380.46           |
| Other    | sewer - Aqua Indiana                         | \$ 31.23 mo / 374.75 Annual |
| HOA      | Shores of Oak Borough Community ASSOCIATIONS | 136.33 mo / \$4,908 AN      |