

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>Auction</b>	Yes
<b>MLS #</b>	201905790	<b>Address</b>	6930 Mangrove Lane	<b>City</b>	Fort Wayne
<b>Area</b>	Allen County	<b>Parcel ID</b>	02-08-14-178-006.000-072	<b>Status</b>	Active
<b>Sub</b>	Cherry Hill(s)	<b>Cross Street</b>	Greyhawk Dr.	<b>LP</b>	\$300,000
<b>Location</b>	<b>Style</b>	<b>Bedrms</b>	4	<b>F Baths</b>	3
<b>School District</b>	FWC	<b>Elem</b>	Arlington	<b>JrH</b>	Jefferson
<b>Legal Description</b>	CHERRY HILL SEC XI LOT 314				
<b>Directions</b>	From Fort Wayne I-469 take exit Maplecrest Rd South to Rothman Rd and go East (left) to Wheelock Rd and turn South (right) to Cherry Hill Sub Entrance on Greyhawk Dr (turn Right). Follow until it turns into Mangrove Ln house on the left.				



**Remarks** Hole #3 on Cherry Hills Golf Course sits this Custom Built Home by Keyes Builders which will be sold as an ONLINE AUCTION ONLY ending March 19 @ 3:00pm. Open Houses will be held on March 10 & 17 (1-2). Personal Property will be sold Online Ending March 21 @ 6:00pm. Over 4,000 sqft Living Space incl. Basement with Rec. rm, Full Kitchen, Living, Bed & Baths. Upstairs Living has beautiful oak hardwood trim, tray ceilings, built-in entertainment center and gas firplc. PLus Frml Din Rm and Den. The large Kitchen w/Oak Cabinets, Corian Countertops, Built-ins w/island and eat-in breakfast nook overlooks golf course w/ attached sunroom. Master En-Suite Boasts Bay windows, double vanities, walk-in shower and jetted tub overlooking the golf course. 3 Car Garage, Geothermal Heat w/4 Zones. Security & Irrigation Systems. Stone Patio and Trex Deck to enjoy out back n the Course. So Much More! Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price.

Sec	Lot	314	Zoning	Lot Ac/SF/Dim	0.3700 / 16,117 152x108	Src	N	Lot Des	Other			
<b>Township</b>	St Joe	<b>Abv Gd Fin SqFt</b>	2,700	<b>Below Gd Fin SqFt</b>	2,140	<b>Ttl</b>	<b>Belw Gd SqFt</b>	2,839	<b>Ttl Fin SqFt</b>	4,840	<b>Year Built</b>	2000
<b>Age</b>	19	<b>NewNo</b>		<b>Date Complete</b>		<b>Ext</b>	Brick	<b>Fndtn</b>	Daylight	<b># Rooms</b>	15	
<b>Room Dimensions</b>												
	<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	PUBL	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	Yes
<b>LR</b>	18 x 16	M	<b>B-Main</b>	2	1	<b>Sewer</b>	Public	<b>Dryer Hookup</b>	Elec	<b>No</b>	<b>Guest Qtrs</b>	No
<b>DR</b>	14 x 11	M	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Gas, Geothermal	<b>Dryer Hook Up</b>	Gas/Elec	<b>No</b>	<b>Split FirPln</b>	No
<b>FR</b>	21 x 18	L	<b>B-Blw G</b>	1	0	<b>Heating</b>		<b>Disposal</b>		<b>No</b>	<b>Ceiling Fan</b>	No
<b>KT</b>	16 x 14	M	<b>Cooling</b>			Central Air		<b>Water Soft-Owned</b>	Yes		<b>Skylight</b>	No
<b>BK</b>	14 x 11	M	<b>Laundry Rm</b>	Main	9	x 6		<b>Water Soft-Rented</b>	No		<b>ADA Features</b>	No
<b>DN</b>	x		<b>AMENITIES</b>	1st Bdrm En Suite, Built-In Entertainment Ct,			<b>Alarm Sys-Sec</b>	No			<b>Fence</b>	None
<b>MB</b>	22 x 14	M		Cable Ready, Closet(s) Walk-in, Countertops-Ceramic, Crown			<b>Alarm Sys-Rent</b>	No			<b>Golf Course</b>	No
<b>2B</b>	13 x 11	M		Molding, Deck Open, Garage Door Opener, Jet Tub, Generator			<b>Jet/Grdn Tub</b>	No			<b>Nr Wlkg Trails</b>	No
<b>3B</b>	13 x 12	M	<b>Garage</b>	3.0	/ Attached	/ 33 x 23 / 759.00	<b>Pool</b>	No			<b>Garage Y/N</b>	Yes
<b>4B</b>	25 x 14	L	<b>Outbuilding</b>	None		x	<b>Pool Type</b>				<b>Garage Dr Opnr:</b>	Yes
<b>5B</b>	x		<b>Outbuilding</b>			x	<b>Off Street Pk</b>	Yes				
<b>RR</b>	31 x 22	L	<b>Assn Dues</b>	\$727.00	Annually		<b>SALE INCLUDES</b>	Microwave, Window Treatments, Humidifier, Oven -Built-In, Sump Pump, Water Softener-Owned, Window Treatment-Blinds				
<b>LF</b>	x		<b>Other Fees</b>				<b>FIREPLACE</b>	Living/Great Rm, Gas Log				
<b>EX</b>	13 x 11	M	<b>Restrictions</b>	Yes								
<b>WtrType</b>			<b>Water Features</b>									
<b>Water Features</b>			<b>Water Access</b>				<b>Wtr Name</b>					
			<b>Wtr Frtg</b>				<b>Channel Frtg</b>					
							<b>Lake Type</b>					

Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	3/19/2019	<b>Auction Time</b>	3:00 pm
<b>Auctioneer Name</b>	Kurt Ness		<b>Auctioneer License #</b>	AU#01026833			
<b>Financing:</b>	Proposed	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2018		
<b>Annual Taxes</b>	\$4,247.06	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	15 DAC		
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911						

**Pending Date** Closing Date Selling Price How Sold CDOM 0 Yes

**Ttl Concessions Paid** Sold/Concession Remarks Presented by: C.J. Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Offc.: 260-356-3911

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