Residential Client Full Detail Report

Schedule a Showing

Listings as of 06/03/2019

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 201922359 4932 Guaine Court Fort Wayne IN 46815 **Status** Active **LP** $102,800



Area Allen County **Parcel ID** 02-08-28-156-005.000-072 **Type** Site-Built Home

Sub Camelot **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 1

Location **Style** Two Story

School District FWC **Elem** Harris **JrH** Lane **SrH** Snider

Legal Description Camelot Sec 1 lot 12

Directions Trier past Reed to Knightsway Dr to Guaine Ct.

Remarks This is a court ordered public auction for the real estate located at 4932 Guaine Ct, Fort Wayne, on Thursday, June 20 @ 5:30 pm.... there will be an Open House on Sunday, June 16 @ 1-2 pm to view the property. This home has great potential but needs a lot of work, excellent opportunity to gain sweat equity. Two story home with 4 Beds, 2.5 baths and 2,024 sqft of Living Space. Brick Fireplace in Living room. Outdoors boasts an in-ground pool, fenced back yard, and 2 car attached garage, plus shed. The LIsting Price is the Assessed Value. This property may sell below, at or above the listed price depending on the outcome of the auction bidding.

Sec **Lot** **Zoning** **Lot Ac/SF/Dim** 0.2200 / 9,583 50x110x148x143 **Src** N **Lot Des** Level

Township St Joe **Abv Gd Fin SqFt** 2,024 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 2,024 **Year Built** 1968

Age 51 **New** No **Date Complete** **Ext** Brick, Vinyl **Fndtn** None **# Rooms** 9

Room Dimensions

	DIM	L
LR	19 x 13	M
DR	12 x 11	
FR	22 x 12	M
KT	12 x 12	M
BK	12 x 12	M
DN	x	
MB	17 x 11	M
2B	12 x 11	M
3B	11 x 10	M
4B	14 x 11	M
5B	x	
RR	x	
LF	x	
EX	x	

Baths **Full** **Half**

B-Main 0 1

B-Upper 2 0

B-Blw G 0 0

Laundry Rm Main

Garage 2.0 / Attached / 21 x 21 / 441.00

Outbuilding Shed 8 x 10

Outbuilding x

Assn Dues Not Applicable

Other Fees

Restrictions

Water CITY **Sewer** City **Fuel /** Baseboard **Heating** **Cooling** Central Air

Water Features **Water Access** **Wtr Name**

Wtr Frtg **Channel Frtg**

None **Lake Type**

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hook Up Gas/Elec	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	Yes	**Garage Y/N**	Yes
Pool Type	Below Ground	**Garage Dr Opnr:**	No
Off Street Pk			
FIREPLACE	Living/Great Rm		

Virtual Tours: Unbranded Virtual Tour

Auction Yes **Auction Reserve Price $** **Auction Date** 6/20/2019 **Auction Time** 5:30

Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833

Financing: **Proposed** Cash **Exemptions** **Year Taxes Payable** 2019

Annual Taxes $1,364.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC

List Office Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911

Yes

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

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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