



**TYPE/STYLE** Site-Built Home / One and Half Story  
**ROOMS** 13 **AREA** Allen County  
**BEDROOMS** 5 **SUBDIVISION** Woodland Lake  
**FULL BATHS** 3 **TOWNSHIP** Washington  
**HALF BATHS** 2 **ELEMENTARY** Lincoln  
**APX YEAR BUILT** 1992 **MIDDLE** Shawnee  
**APX ABOVE GRADE FIN SQFT** 3,656 **HIGH** Northrop  
**APX BELOW GRADE FIN SQFT** 1,108 **PARCEL #** 02-07-01-276-005.000-073  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 4,764 **ANNUAL TAXES** \$3,419.48  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 135 X 196	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.6100	<b>Garage Dim.</b> 24 x 29
<b>OCCUPANCY</b> Vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Brick, Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 1
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Hardwood Floors, Carpet		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes		<b>SEWER</b> City	<b># Half Baths Main</b> 2
			<b># Full Baths BG</b> 1
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	15 x 16	1st Bdrm	Main	16 x 13
Dining Rm	Main	15 x 13	2nd Bdrm	Main	12 x 11
Kitchen	Main	15 x 14	3rd Bdrm	Upper	14 x 11
Family Rm	Main	17 x 15	4th Bdrm	Upper	14 x 12
basement #2	Lower	30 x 11	5th Bdrm	Lower	16 x 14
		x	Den		15 x 13
		x	Loft		x
basement	Lower	17 x 13	Laundry	Main	6 x 5

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Corner  
**SALE INCLUDES** Microwave, Refrigerator, Oven-Built-In, Sump Pump, Water Heater Gas  
**FIREPLACE** Family Rm

**AMENITIES** 1st Bdrm En Suite, Attic Storage, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Jet Tub, Intercom, Natural Woodwork, Patio Open, Main Level Bedroom Suite, Main Floor Laundry, Sump Pump, Jack & Jill Bath  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** This is an Online Auction Only ending Thursday, July 11 @ 3:00 pm and Open House(s) will be held on Sunday, June 30 from (1-2) and July 7 from (1-2). Beautiful Stately Home on private lot with daylight basement. 4 Beds & Office or 5 Beds, 3 full baths including a jack & jill bath, 2 half baths and office. Beautiful 6-panel Hardwood doors and trim throughout w/cathedral ceilings, catwalk and open wood stairway. The Kitchen boasts hardwood floors, wet bar area, stainless app., kitchen island w/cooktop, lots of hardwood cabinets. Enjoy the large living room w/fireplace and sliding doors to deck. Spacious Laundry w/sink. Master suite boasts jet tub and double sinks, stall shower and custom closets. The Daylight Basement has bar area with living room, additional bed w/walk in closet and bath. Outside there is a Large 12x12 deck and 12x17 stamped concrete patio for entertaining. Sellers have provide a Pre-Home Inspection prior to the Auction Date for Buyers to review which has a 120 day warranty provided by The Inspection Company. 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.

**Directions to Property** From Downtown Fort Wayne, go North on I69, Get off on West Dupont Road exit, Turn Left on Coldwater Road, Turn Left onto Woodland Crossing, Turn Left onto Ruskin, Your location will be the first house on the left (it is a corner house).