




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 06/23/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202225169	5225 Vance Avenue	Fort Wayne	IN 46815		LP \$179,000		
	Area	Allen County	Parcel ID	02-08-28-384-011.000-072	Type	Site-Built Home	Waterfront	No
	Sub	New Glenwood Park	Cross Street		Bedrms	4	F Baths	2
	Township	Wayne	Style	One Story	REO	No	Short Sale	No
	School District	FWC	Elem	Glenwood Park	JrH Lane		SrH	Snider
	Legal Description	GLENWOOD PARK EXTD SEC 2 LOT 96						
	Directions	Keep right to continue on E Washington Blvd Use the right lane to take the ramp to IN-930 W Turn left onto Coliseum Blvd S						
	Inside City Limits	City Zoning	County Zoning	Zoning Description				

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The Highest Offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Wednesday, July 13 @ 3:00 pm. There will be 2 Open House dates held on Thursday, July 7th from (1 -2pm) and Sunday, July 10th from (1-2pm) *** MINIMUM STARTING BID IS \$100,000 <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Please visit our website for more information. The seller has recently moved into an assisted living facility and will be selling their real estate & personal property through an online auction platform. This one owner home was custom built and is setting on a shaded lot on a quiet street in Fort Wayne. The home consists of over 2,058 sq. ft. of living space which includes a kitchen with nook area, family room with fireplace, and formal living room. There are 4 large bedrooms and 2 1/2 baths. This all -brick home has a 24' x 24' attached garage along with a partially fenced in back yard sitting on a 102' x 130' lot. This home had a new AC installed in 2020, the dryer has an electric hookup, and this home has 2 gas water heaters (50gl and 40gl). The property is located at 5225 Vance Avenue Fort Wayne Indiana. The online auction ends on Wednesday, July 13th @

Agent Remarks STEP 1: Download all Docs from MLS. STEP 2: Complete the Realtor Bidder Registration/BAC form, submit to Ness Bros 24 hours prior to end of auction. STEP 3: Submit copy of buyer's bank statement with at least \$10,000 as their "Proof of Funds " or Lender's Pre Approval to Ness Bros. STEP 4: Go over with Buyer ALL Contract Documents, especially Auction Terms. STEP 5: Have Buyer follow instructions on how to register & bid online. After the buyer has registered, they will receive email with next steps to take.

Sec	Lot	Lot Ac/SF/Dim	0.2984	/ 12,998	/ 102 x 131 x	Lot Desc	Level									
Above Gd Fin	SqFt	2,058	Above Gd Unfin	SqFt	0	Below Gd Fin	SqFt	0	Ttl Below Gd	SqFt	0	Ttl Fin	SqFt	2,058	Year Built	1964
Age	58	New Const	No	Date Complete		Ext	Brick, Wood		Bsmt	Slab					# Rooms	9
Room Dimensions		Baths	Full	Half	Water	PUBL		Basement Material								
	RM DIM	LVL	B-Main	2	1	Sewer	Public	Dryer Hookup Gas	No	Fireplace	Yes					
LR	19 x 15	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No					
DR	11 x 8	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No					
FR	22 x 18	M				Cooling	Central Air	Disposal	No	Ceiling Fan	No					
KT	13 x 9	M	Laundry Rm	Main		& 6		Water Soft-Owned	No	Skylight	No					
BK	x							Water Soft-Rented	No	ADA Features	No					
DN	x							Alarm Sys-Sec	No	Fence						
MB	15 x 12	M						Alarm Sys-Rent	No	Golf Course	No					
2B	11 x 10	M						Garden Tub	No	Nr Wlkg Trails	No					
3B	12 x 10	M	Garage	2.0	/ Attached	/	24 x 24	/ 576.00		Jet Tub	No	Garage Y/N	Yes			
4B	12 x 11	M	Outbuilding 1	None			x			Pool	No	Off Street Pk				
5B	x		Outbuilding 2				x			Pool Type						
RR	x		Assn Dues	\$50.00	Frequency	Annually		FIREPLACE	Living/Great Rm, Wood Burning							
LF	x		Other Fees													
EX	x		Restrictions													

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Kurt Ness	Lic #	AU01026833	Auction Date	6/22/2022	Time End	
Financing:	Existing	Proposed		Location		Excluded Party	None
Annual Taxes	\$704.00	Exemptions		Year Taxes Payable	2020	Assessed Value	

Possession	Closing	List Office	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911	List Agent	Kurt J Ness - Cell: 260-417-1545
Agent E-mail	kurt@nessbros.com	List Agent - User Code	UP388030000	List Team	
Co-List Office		Co-List Agent			
Showing Instr					
List Date	6/22/2022	Start Showing Date		Exp Date	12/1/2022
Contract Type	Exclusive Right to Sell	Buyer Broker Comp. 2%		Variable Rate	No
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	Electronic	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By	
Sell Office		Sell Agent		Co-Sell Agent	
		Co-Sell Off		Sell Team	

Presented by:

Marley Carden / Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

© 2022 IRMLS. All Rights Reserved.

Page 1 of 1

06/23/2022 10:23 AM