


Property Type RESIDENTIAL	Status Active	Auction Yes		
MLS # 202236812	4322 Marvin Drive	Fort Wayne IN 46806	Status Active	LP \$100,000
	Area Allen County	Parcel ID 02-13-19-230-015.000-070	Type Site-Built Home	
	Sub Anthony Wayne Village	Cross Street	Bedrms 4	F Baths 3 H Baths 0
	Location	Style One Story		
	School District EAC Elem Southwick	JrH Prince Chapman	SrH New Haven	
	Legal Description ANTH WAYNE VIL SEC 7 LOT 670			
	Directions Take Engle Rd and W Rudisill Blvd to McKinnie Ave Turn left onto McKinnie Ave Turn right onto Hessen Cassel Rd			
	Inside City Limits	City Zoning	County Zoning	Zoning Description

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. Highest Offer amount will be available to public. Highest offer will be reviewed Wednesday, September 22 after 3:00pm. 2 Open House dates held on Sunday, September 11th and 18th (1-2pm). *** MINIMUM STARTING BID IS \$ 50,000 <<< 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.>>> Visit our website for more information. This 1287 Sq Ft ranch home with full basement has a lot of potential. The home features 4 bedrooms, a full bath with a 2nd full bath that is partially remodeled on the main level. On this level is a room that has over 370 Sq ft of living space, that at one time contained the kitchen area and living room featuring a fireplace and cathedral ceilings. The basement has over 1,000 sq ft of open area that is partially finished & contains a fully functional kitchen. There is a 3rd full bath along with a utility area on this level. The home is heated with gas heat and has central air. The home also has an attached 2 car garage. Appliances will pass with property and are sold in as is condition. **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.** SEE PROPERTY SPECIAL FEATURE SHEET which can be found in the MLS docs or on the auction website.

Sec	Lot	Lot Ac/SF/Dim	0.1900 / 8,276	70X120	Src N	Lot Des	Level
Township	Wayne	Abv Gd Fin SqFt 1,287	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,287	Ttl Fin SqFt 1,287	Year Built 1962	
Age 60	New No	Date Complete	Ext Vinyl	Fndtn Full Basement, Partially Finished	# Rooms 6		
Room Dimensions	Inside City Limits	City Zoning	County	Zoning Description			
DIM	L						
LR 18 x 13	M	Baths Full	Half	Water CITY	Dryer Hookup Gas	No	Fireplace Yes
DR x		B-Main 2	0	Sewer City	Dryer Hookup Elec	Yes	Guest Qtrs No
FR 23 x 19	B	B-Upper 0	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln No
KT 22 x 13	M	B-Blw G 1	0	Heating	Disposal	No	Ceiling Fan Yes
BK x				Cooling Central Air	Water Soft-Owned	Yes	Skylight No
DN x		Laundry Rm	Basement	x	Water Soft-Rented	No	ADA Features No
MB 13 x 13	M	AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric, Washer		Alarm Sys-Sec	No	Fence Partial, Metal
2B 10 x 8	M	Hook-Up			Alarm Sys-Rent	No	Golf Course No
3B 10 x 10	M				Jet/Grdn Tub	No	Nr Wlkg Trails No
4B 10 x 10	M	Garage 2.0	/ Attached	/ 21 x 20 / 420.00	Pool	No	Garage Y/N Yes
5B x		Outbuilding None		x	Pool Type		Garage Dr Opnr: No
RR 16 x 15	B	Outbuilding		x	Off Street Pk		
LF x		Assn Dues	Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Ice Maker, Range-Gas, Water Softener-Owned	
EX 8 x 7	B	Other Fees			FIREPLACE	Living/Great Rm, Basement	
WtrType	Restrictions						
Water Features	Water Access	Wtr Name					
	Wtr Frtg	Channel Frtg					
		Lake Type					

Virtual Tours: Unbranded Virtual Tour

Auction Yes	Auction Reserve Price \$	Auction Date 9/2/2022	Auction Time 3:00PM End
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2021
Annual Taxes \$1,120.00	Is Owner/Seller a Real Estate Licensee No	Possession Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 7	Yes
Ttl Concessions Paid	Sold/Concession Remarks				
BBC	2%				

Presented by: Anna Updike - Off: 260-459-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-459-3911
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