Schedule a Showing

SrH

Homestead

06/18/2025



 Property Type
 RESIDENTIAL
 Status
 Active
 Auction Yes

 MLS # 20252156
 5236 Halley View Run
 Fort Wayne
 IN 46814
 Status
 Active
 L \$387,000

WILS # 202521330 5230 F

nalley view Ruff	ron wayne	IIN 40014	Status Active		L	Φ307,000	
Area Allen County	Parcel ID	02-11-19-401-008.000-038		Type	Site-Bui	It Home	
Sub Quail Hollow	Cross Street		Bedrms 4	F Baths	3	H Baths	1
Location	Style Or	ne and Half Story					

JrH

Woodside

School District SWA Elem Covington

Legal Description QUAIL HOLLOW LOT 1

Directions Just East of County Line Rd on Liberty Mills Rd, Quail Hollow enterance is on the north side of the road.

Inside City Limits City Zoning County Zoning Description

Remarks Tucked away on a beautiful 0.86-acre wooded lot, this spacious home offers peaceful rural living just minutes from award-winning Southwest Allen County schools, the Jorgenson YMCA, Coventry Plaza shopping, and I-69. Inside, you'll find a bright, open floor plan highlighted by a stunning 24x18 family room addition—perfect for gatherings, movie nights, or relaxing by the fireplace. Upstairs, a loft overlooks both the living and family rooms, creating an open, airy feel. Just off the loft is a cozy alcove—ideal for a home office, studio, or reading nook—perfect for remote work or quiet time. A private wing of the home features two comfortable bedrooms and a full bathroom, offering separation and privacy from the main living spaces. Recent updates provide peace of mind, including a new furnace and central air in 2024, a roof just three years old, and a freshly painted exterior for enhanced curb appeal. Step outside and enjoy the natural setting, where the expansive yard and wooded backdrop offer the perfect space to relax, entertain, or explore. >>> This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 200,000. Seller is Downsizing and will review the Highest Offer on Tuesday, July 1 @ 3pm. There will be Two Open House dates to view the property on Sun. June 22 (1-2 pm) and Sun. June 29 (1-2 pm). Special Note: 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. * This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. **The Contents of the Personal Property in the Home will also be selling Online at a later date. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

Se	Lo	Lo	ot Ac/	SF/Dim 0.86	00 / 37	7,462 288	3x151	Sr No Lot Des	s Level			
Tov	vnship	Aboi	ite	Abv G	d Fin SqFt	2,902 Belov	w Gd Fin SqFt 0	Ttl Below Gd SqFt (Ttl Fin Sql	t 2,902 Y	ear Built	1992
Age	33	New	, No	Date Co	mplete	Ext	t Wood I	ndtn Slab			# Rooms	10
Roc	m Dim	ensior	าร	Inside City Lin	nits	City	County	Zoning Des	cription			
	DIM		L									
L	21 x	16	М	Baths F	ull Hal	f Water	WELL	Dryer Hookup Gas	No	Fireplace	No	
D	13 x	12	М	B-Main	2 1	Well	Private	Dryer Hookup Elec	No	Guest Qtrs	No	
F	24 x	18	М	B-Upper	1 0	Sewer	City	Dryer Hook Up	Yes	Split FlrpIn	Yes	
K	14 x	12	М	B-Blw G	0 0	Fuel /	Gas	Disposal	Yes	Ceiling Fan	Yes	
В	Х			Laundry Rm	Main	Heating		Water Soft-Owned	Yes	Skylight	Yes	
D	Х			Laundry L/W	6 x 3	Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
М	16 x	16	М	AMENITIES	Ceiling Fa	n(s), Ceilings-\	/aulted, Disposal, Drye	r Alarm Sys-Sec	No	Fence		
2	12 x	12	М	-	Hook Up Gas/Elec, Garage Door Opener, Garden Tub,			Alarm	No	Golf Course	No	
3	12 x	10	U	Skylight(s), S	Skylight(s), Split Br Floor Plan					Nr Wlkg Trails	No	
4	12 x	10	U	Garage	2.0 /	Attached	/ 25 x 21 / 525.0	0 Pool No		Garage Y/N	Yes	
5	Х			Outbuilding	Shed	12 x 1	12	Pool Type		Opnr:	Yes	
R	Х			Outbuilding		х		Off Street Pk Ye	S	•		
LF	14 x	13	U	Assn Dues	\$400.00	Annually		SALE INCLUDES V	Water Heater Gas	, Water Softene	r-Owned	
E	10 x	8	U	Other Fees				FIREPLACE Family	y Rm			
Wtr	Туре			Restrictions								
Wat	ter Feat	ures		Water		Wtr Name	•					
				W	tr Frtg	Ch	annel Frtg					
						Lake Ty	ype					

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 6/6/2025 Auction Time 3:00 pm

Auctioneer Name Kyle Ness Auctioneer License # AU10300027

Financing: Proposed Exemptions Year Taxes Payable 2025

Annual Taxes \$3,118.0 Is Owner/Seller a Real Estate Licensee No Possession 15 days after closing

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

Pending Date Closing Date Selling Price How Sold CDOM 12

Ttl Concessions Paid Sold/Concession Remarks

Seller Concessions Offer Y/N Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911