

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537849	5622 Sawmill Woods	Fort Wayne	IN	46835	Status	Active	L	\$299,900			
	Area	Allen County	Parcel ID	02-08-20-206-005.000-072			Type	Site-Built Home				
	Sub	Wyndemere	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location		Style	One Story								
	School District	FWC	Elem	Harris	JrH	Lane	SrH	Snider				
	Legal Description	WYNDEMERE SEC V LOT 160										
	Directions	from Maplecrest take Saint Joe Center Rd West, then south into Wyndemere on Sawmill Woods Blvd, home is on the										
Inside City Limits		City Zoning		County Zoning		Zoning Description						

Remarks This immaculate, one-owner custom-built home has been meticulously cared for and is loaded with thoughtful upgrades. Featuring triple-pane Pella windows, a hot water recirculating pump for instant hot water, gutter guards for low-maintenance living, partially floored attic, enclosed porch with skylights, high efficiency HVAC with Aprilaire humidifier, this home offers both comfort and efficiency. The interior shines with pride of ownership and includes a brand-new dishwasher. The driveway has been professionally sealed every three years, ensuring long-term protection. Ideally situated in a great location, this property combines quality construction, energy savings, and peace of mind. A true gem ready for its next chapter..... 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 \$150,000. Seller is Downsizing and will review the Highest Offer on Tuesday, October 14 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 5 (1-2 pm) and Sun. Oct. 12 (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.

Se	Lo	16	Lot Ac/SF/Dim	0.4500	/	19,602	170x115	Sr	No	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	2005		
Age	20	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Slab		# Rooms	7		
Room	Dimensions		Inside City Limits			City		County		Zoning Description				
	DIM	L												
L	18 x 16	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace	Yes		
D	12 x 11	M	B-Main	2	0	Well			Dryer Hookup Elec	Yes	Guest Qtrs	No		
F	x		B-Upper	0	0	Sewer	City		Dryer Hook Up	No	Split Firpln	Yes		
K	12 x 11	M	B-Blw G	0	0	Fuel /	Gas		Disposal	Yes	Ceiling Fan	Yes		
B	10 x 9	M	Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No		
D	x		Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No	ADA Features	Yes		
M	21 x 15	M	AMENITIES	ADA Features, Ceiling Fan(s), Disposal, Dryer				Alarm Sys-Sec	No	Fence				
2	13 x 12	M	Hook Up Electric, Garage Door Opener, Garden Tub, Split Br					Alarm	No	Golf Course	No			
3	13 x 12	M	Floor Plan					Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4	x		Garage	2.0	/ Attached	/ 22 x 21	/ 462.00	Pool	No	Garage Y/N	Yes			
5	x		Outbuilding	None		x		Pool Type		Opnr:	Yes			
R	x		Outbuilding			x		Off Street Pk	Yes					
LF	x		Assn Dues	\$275.00	Annually	SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Range-Electric								
E	x		Other Fees								FIREPLACE	Living/Great Rm		
WtrType			Restrictions	Yes										
Water Features			Water			Wtr Name								
			Wtr Frtg			Channel Frtg								
					Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/18/2025

Auction Time 3:00

Auctioneer Name J. Kyle Ness

Auctioneer License # AU10300027

Financing: Proposed

Exemptions Homestead, Over 65

Year Taxes Payable 2026

Annual Taxes \$3,337.5

Is Owner/Seller a Real Estate Licensee No

Possession 15 DAC

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 14

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

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