


Listings as 09/16/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537366	4015 Wedgewood Drive		Fort Wayne		IN	46815	Status	Active	L	\$273,700			
	Area	Allen County		Parcel ID	02-08-27-152-012.000-072				Type	Site-Built Home				
	Sub	Maplewood Park		Cross Street					Bedrms	4	F Baths	2	H Baths	0
	Location	City/Town/Suburb		Style	One Story									
	School District	FWC	Elem	Croninger		JrH	Blackhawk		SrH	Snider				
	Legal Description	Maplewood Park Sec 3 Lot 186												
	Directions	Head East on Crescent Ave, then turn Right on E coliseum Blvd, then turn left to Trier drive, past willshire estates dr												
Inside City Limits	City Zoning		County Zoning		Zoning Description									

**Remarks** This inviting 4-bedroom ranch offers both comfort and functionality, with a convenient main-level mudroom and a family room featuring a built-in display ideal for showcasing your favorite décor or treasures. The living room is the heart of the home, showcasing a cozy woodburning stove framed by built-in bookshelves and surrounded by large windows that fill the space with natural light and overlook the spacious backyard. The basement includes a large recreation room perfect for entertaining with a gas log fireplace, along with a dedicated storage room for all your needs. An enclosed back porch with skylight provides the perfect spot to relax year-round. Ideally located near shopping, restaurants, and amenities, this home blends practicality with charm, see this home today! \* Appliances shall remain but are not warranted or guaranteed. Refrigerator currently is non-operational. 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 \$ 140,000. Seller is Downsizing and will review the Highest Offer on Wednesday, October 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 28 (1-2 pm) and Sun. Oct. 5 (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 Home has a Pre-Inspected Report with No Warranty that the Seller has provided for the Buyer to view before the auction. \*\*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 3	Lo 18	Lot Ac/SF/Dim	0.3300 / 14,364	84X171	Sr No	Lot Des	Level					
Township	St Joe	Abv Gd Fin SqFt	1,960	Below Gd Fin SqFt	475	Ttl Below Gd SqFt	1,080	Ttl Fin SqFt	2,435	Year Built	1962	
Age 63	New No	Date Complete	Ext	Stone, Vinyl	Fndtn	Crawl, Slab, Partial Basement				# Rooms	12	
Room Dimensions		Inside City Limits		City	County	Zoning Description						
DIM L												
L	25 x 19	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes	
D	11 x 11	M	B-Main	2	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No	
F	24 x 11	M	B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No	
K	14 x 9	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan	Yes	
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	Yes	
D	x		Laundry L/W	9 x 5		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
M	15 x 11	M	AMENITIES Attic-Walk-up, Ceiling Fan(s), Dryer Hook Up				Alarm Sys-Sec	No	Fence	None		
2	12 x 10	M	Electric, Garage Door Opener, Patio Covered, Porch Enclosed,				Alarm	No	Golf Course	No		
3	11 x 7	M	Range/Oven Hook Up Gas, Skylight(s), Storm Doors, Main				Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4	9 x 9	M	Garage	2.0 / Attached	/ 20 x 20 / 400.00		Pool	No	Garage Y/N	Yes		
5	x		Outbuilding	Shed	8 x 8		Pool Type		Opnr:	Yes		
R	25 x 19	L	Outbuilding		x		Off Street Pk	Yes				
LF	x		Assn Dues	Not Applicable			SALE INCLUDES	Dishwasher, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas				
E	22 x 9	M	Other Fees				FIREPLACE	Living/Great Rm, Rec Rm, Gas Log, Basement, Wood Burning Stove				
WtrType		Restrictions										
Water Features		Water		Wtr Name								
		Wtr Frtg		Channel Frtg								
				Lake Type								

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/16/2025

Auction Time 3:00PM

Auctioneer Name Kurt Ness

Auctioneer License # Au01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2024

Annual Taxes \$2,703.3

Is Owner/Seller a Real Estate Licensee No

Possession Day Of Closing

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 0

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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