


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, and gutter guards for low-maintenance living, this home offers both comfort and efficiency. The interior shines with pride of ownership and includes a brand-new dishwasher. The garage 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 FlrPln | 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 | No |
| M | 21 x 15 | M | AMENITIES Ceiling Fan(s), Disposal, Dryer Hook Up Electric, | | | | Alarm Sys-Sec | No | Fence | | |
| 2 | 13 x 12 | M | Garden Tub, Split Br Floor Plan | | | | Alarm | No | Golf Course | No | |
| 3 | 13 x 12 | M | | | | | 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: | No |
| R | x | | Outbuilding | | | x | | Off Street Pk | Yes | | |
| LF | x | | Assn Dues | \$275.00 | Annually | | | SALE INCLUDES | Boat Lift-Covered | | |
| E | x | | Other Fees | | | | | FIREPLACE | Living/Great Rm | | |
| WtrType | | Restrictions | | Yes | | | | | | | |
| Water Features | | Water | | Wtr Name | | | | | | | |
| Wtr Frtg | | | | Channel Frtg | | | | | | | |
| Lake Type | | | | | | | | | | | |

Virtual Tours:

| | | | |
|--|--|--------------------------------|--------------------------|
| 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 0 |
| 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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.