

Listings as 10/16/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202542066	5707 Chester Boulevard		Fort Wayne		IN 46819		Status Active		L \$235,400				
	Area	Allen County		Parcel ID	02-12-22-482-001.000-074				Type	Site-Built Home				
	Sub	Broadview Terrace		Cross Street					Bedrms	4	F Baths	2	H Baths	0
	Location	City/Town/Suburb		Style	One Story									
	School District	FWC	Elem	Maplewood		JrH	Miami		SrH	Wayne				
	Legal Description	Broadview Terrace Add Sec A Lot 23												
	Directions	Head south on S Clinton st , turn right on E Rudisill Blvd, then turn left on Fairfield Ave, Passed W Belmont Dr. turn												
Inside City Limits	City Zoning		County Zoning		Zoning Description									

Remarks Welcome to this inviting ranch-style home that perfectly blends comfort and functionality. Step into a spacious main living area ideal for gatherings, then continue to the second large living space at the back of the home featuring the sliding glass door that floods the room with natural light and offers views of the in-ground pool. A convenient bar area is located just inside the back door, creating the perfect setup for entertaining guests' poolside. The pool area itself is enclosed with a privacy fence and thoughtfully separated from the other half of the yard, which remains grassy and open, though it could easily be combined to create a seamless outdoor retreat if desired. Inside, the home offers a split-bedroom floor plan and a primary en-suite with a sitting jet tub, providing both comfort and privacy. Wooden beam accents add rustic charm throughout, while dual furnace systems ensure year-round efficiency. Additional features include a Generac generator for peace of mind, a detached garage and an additional storage shed, perfect for pool supplies, lawn care, or outdoor projects. This home is the perfect blend of spacious living, entertaining potential, and everyday comfort, ready to welcome its next owner home ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.*** 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 \$ 120,000. The Personal Representatives for the Estate will review the Highest Offer on Thursday, November 6 @ 3pm. There will be two Open House dates to view the property on Sun. Oct. 26 (1-2 pm) and Sun. Nov. 2 (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	23	Lot Ac/SF/Dim	0.4000	/	17,500	100 x 175	Sr	No	Lot Des	Corner, Level					
Township	Wayne			Abv Gd Fin SqFt		2,381	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,381	Year Built	1956		
Age	69	New	No	Date Complete			Ext	Brick	Fndtn	Slab				# Rooms	10	
Room Dimensions			Inside City Limits			City		County		Zoning Description						
DIM			L													
L	21	x 14	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	Yes	Fireplace	Yes			
D	12	x 8	M	B-Main	2	0	Well			Dryer Hookup Elec	Yes	Guest Qtrs	No			
F	30	x 17	M	B-Upper	0	0	Sewer	City		Dryer Hook Up	No	Split FlrPln	No			
K	14	x 5	M	B-Blw G	0	0	Fuel /	Gas		Disposal	No	Ceiling Fan	No			
B		x		Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No			
D		x		Laundry L/W	7 x 3		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No			
M	19	x 12	M	AMENITIES 1st Bdrm En Suite, Dryer Hook Up Electric, Dryer Hook Up Gas, Jet Tub, Generator Built-In, Range/Oven Hook							Alarm Sys-Sec	No	Fence	Full, Chain Link,		
2	8	x 8	M	Up Gas, Main Level Bedroom Suite, Bidet, Main Floor Laundry,							Alarm	No	Golf Course	No		
3	13	x 11	M								Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4	11	x 10	M	Garage	2.0 / Detached		/ 35 x 21 / 735.00		Pool	Yes	Garage Y/N	Yes				
5		x		Outbuilding	Shed		24 x 4		Pool Type	Below Ground	Opnr:	No				
R	8	x 7	M	Outbuilding	x							Off Street Pk				
LF		x		Assn Dues	\$20.00		Annually		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer						
E		x		Other Fees								-Gas, Oven-Gas				
WtrType			Restrictions							FIREPLACE Family Rm, Living/Great Rm						
Water Features			Water			Wtr Name										
Wtr Frtg					Channel Frtg											
Lake Type																

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 10/16/2025	Auction Time 3:00PM
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2024
Annual Taxes \$1,415.6	Is Owner/Seller a Real Estate Licensee No	Possession Day Of Closing	
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

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