

Listings as 10/29/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202543853	4426 S Calhoun Street	Fort Wayne	IN	46807	Status	Active	L	\$200,000			
	Area	Allen County	Parcel ID	02-12-23-205-003-000-074			Type	Site-Built Home				
	Sub	Harrison Hill	Cross Street				Bedrms	4	F Baths	1	H Baths	1
	Location	City/Town/Suburb	Style	Two Story								
	School District	FWC	Elem	Harrison Hill	JrH	Miami	SrH	South Side				
	Legal Description	Harrison Hill Lot A Ex N 154 of W 85										
	Directions	from downtown Fort Wayne take S Calhoun St. south to property on the right side of road.										
	Inside City Limits	City Zoning	County Zoning	Zoning Description								

Remarks Step Back in Time with Modern Comforts! Built in 1915 by W.H.M. Moellering, this remarkable 2,862 sq. ft. home has been lovingly preserved to showcase its original craftsmanship and character. Featuring 10' ceilings, rich natural woodwork, and an ornate fireplace, every detail speaks to timeless elegance. The home offers both a formal front staircase and a charming back stairway, a spacious walk-in butler's pantry, and built-in buffet. Recent updates include a new roof (2020), central air (2022), high-efficiency furnace, and an updated breaker panel, blending historic charm with modern convenience. The full basement is impressively well preserved, offering abundant space for storage or hobby use. Situated on nearly 2 acres in the heart of the city, the property features mature trees, a large inviting front porch, and even the original milk delivery box on the back porch. This rare find offers a glimpse into Fort Wayne's architectural past while providing comfort and livability for today..... 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 \$ 100,000. Seller will review the Highest Offer on Wednesday, November 19 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 9 (1-2 pm) and Sun. Nov. 16 (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.>>>

Se	Lo	Lot Ac/SF/Dim		1.9800	/	86,249	45 x 130	Sr	No	Lot Des	Level				
Township	Wayne	Abv Gd Fin SqFt		2,862	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,890	Ttl Fin SqFt		2,862	Year Built	1915
Age	110	New	No	Date Complete		Ext	Brick, Masonry		Fndtn	Full Basement, Unfinished				# Rooms	4
Room Dimensions		Inside City Limits			City		County		Zoning Description						
DIM		L													
L	19 x 15	M		Baths	Full	Half	Water	CITY		Dryer Hookup	Gas	No		Fireplace	Yes
D	18 x 13	M		B-Main	0	0	Well			Dryer Hookup Elec	No			Guest Qtrs	No
F	11 x 17	M		B-Upper	1	0	Sewer	City		Dryer Hook Up		No		Split Flrpln	No
K	13 x 15	M		B-Blw G	0	1	Fuel /	Gas, Forced Air		Disposal	No			Ceiling Fan	No
B	x			Laundry Rm	Baseme		Heating			Water Soft-Owned	No			Skylight	No
D	15 x 12	M		Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No			ADA Features	No
M	15 x 15	U		AMENITIES	Attic Storage, Attic-Walk-up, Balcony, Porch							Alarm Sys-Sec	No	Fence	None
2	12 x 15	U		Open								Alarm	No	Golf Course	No
3	14 x 14	U										Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	11 x 12	U		Garage	/		/	x	/	Pool	No			Garage Y/N	No
5	x			Outbuilding	None		x			Pool Type				Opnr:	No
R	x			Outbuilding			x			Off Street Pk	Yes				
LF	x			Assn Dues	\$25.00	Annually				SALE INCLUDES	Window Treatments				
E	8 x 23	M		Other Fees								FIREPLACE	Family Rm		
WtrType		Restrictions													
Water Features		Water		None		Wtr Name									
None		Wtr Frtg		Channel Frtg											
Lake Type															

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 10/29/2025	Auction Time 3:00 pm
Auctioneer Name Kyle Ness	Auctioneer License # AU49978		
Financing: Proposed	Exemptions	Year Taxes Payable 2025	
Annual Taxes \$6,328.2	Is Owner/Seller a Real Estate Licensee No	Possession 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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