

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202547412	2505 Hubertus Avenue		Fort Wayne		IN 46805		Status Active		L \$0		
	Area		Allen County		Parcel ID		02-08-31-182-016.000-074		Type		Site-Built Home	
	Sub		Norwood Heights		Cross Street				Bedrms		3	
	F Baths		2		H Baths		1					
	Location				Style		One Story					
	School District		FWC		Elem		Forest Park		JrH		Lakeside	
	SrH		North Side									
	Legal Description		LOT 30 NORWOOD HEIGHTS ADD									
Directions		TURN RIGHT OFF OF DODGE AVE TO LAWNDAL E TO HUBERTUS										
Inside City Limits		City Zoning		County Zoning		Zoning Description						

Remarks Welcome to this spacious home situated on a corner lot, featuring 2.5 baths, a large living area, parquet floors, and a bright breezeway leading to the garage. The dry, unfinished basement with a fireplace offers excellent potential for additional living space or storage. Utilities average approx. \$65 for water, \$56 for electric, and \$200 for NIPSCO. With a little TLC and vision, this home can truly shine..... 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 \$50,000. Seller is Downsizing and will review the Highest Offer on Wednesday, December 17 @ 3pm. There will be Two Open House dates to view the property on Sun. Dec. 7 (1-2 pm) and Sun. Dec. 14 (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 30	Lot Ac/SF/Dim	0.2200 / 9,775	85X115	Sr No	Lot Des	Level, Slope												
Township	Wayne		Abv Gd Fin SqFt	1,260	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,107	Ttl Fin SqFt	1,260	Year Built	1955							
Age 70	New No		Date Complete		Ext	Wood	Fndtn	Unfinished			# Rooms	5							
Room Dimensions			Inside City Limits		City		County		Zoning Description										
DIM	L																		
L	24 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No		Fireplace	Yes							
D	x		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	No							
K	17 x 10	M	B-Blw G	0	1	Fuel /	Forced Air	Disposal	Yes		Ceiling Fan	No							
B	x		Laundry Rm	Lower		Heating		Water Soft-Owned	No		Skylight	No							
D	x		Laundry L/W	18x 16		Cooling	Central Air	Water Soft-Rented	No		ADA Features	No							
M	13 x 11	M	AMENITIES	Disposal, Dryer Hook Up Electric				Alarm Sys-Sec	No		Fence	None							
2	12 x 11	M						Alarm	No		Golf Course	No							
3	12 x 10	M						Jet/Grdn Tub	No		Nr Wlkg Trails	No							
4	x		Garage	2.0 / Attached	/ 24 x 24 / 576.00			Pool	No		Garage Y/N	Yes							
5	x		Outbuilding	None		x		Pool Type			Opnr:	No							
R	41 x 13	L	Outbuilding			x		Off Street Pk	Yes										
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher										
E	14 x 10	M	Other Fees					FIREPLACE	Living/Great Rm, Basement										
WtrType			Restrictions																
Water Features			Water			Wtr Name													
			Wtr Frtg			Channel Frtg													
						Lake Type													

Virtual Tours:

Auction Yes Auction Reserve Price \$

Auction Date 11/26/2025 Auction Time 3:00PM

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2025

Annual Taxes \$2,428.6 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

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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