

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202602055	3926 Ravens Cove Run	Fort Wayne	IN	46818	Status	Active	L	\$0
	Area	Allen County	Parcel ID	02-07-08-485-006.000-065	Type	Site-Built Home			
Sub	Ravens Cove	Cross Street	Ravens Stone Dr.		Bedrms	8	F Baths	3	H Baths 1
Location	Rural Subdivision	Style	Two Story						
School District	FWC	Elem	Washington		JrH	Shawnee	SrH	Northrop	
Legal Description	Ravens Cove Sec 1 Lot 34								
Directions	Take Huguenard Rd, left on Cook Rd, right into Ravens Cove. Take a right on Ravens Cove Run.								
Inside City Limits	City Zoning	County Zoning	Zoning Description						

**Remarks** This 4-bedroom 3.5 bath two story home offers a great place for a family to settle into. The finished basement and loft area offers so much space to enjoy and entertain. The floor plan allows for everyone to have their own space and 3 spaces to come together and share time together. The outside deck needs some work but gives the new owners a nice place to rest in the warmer months.... \*\*The Contents of the Personal Property in the Home will also be selling Online..... 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. The Personal Representative for the Estate will review the Highest Offer on Tuesday, February 10 @ 3pm. There will be two Open House dates to view the property on Sun. Feb. 1 (1-2 pm) and Sun. Feb. 8 (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	08	Lo	34	Lot Ac/SF/Dim	0.1700	/ 7,405	60 x 124	Sr	Yes	Lot Des	Slope				
Township	Washington		Abv Gd Fin SqFt	3,400	Below Gd Fin SqFt	1,336	Ttl Below Gd SqFt	1,456	Ttl Fin SqFt	4,736	Year Built				
Age	20	New	No	Date Complete	Ext	Vinyl	Fndtn	Full Basement, Finished			# Rooms				
Room Dimensions	Inside City Limits			City	County			Zoning Description							
DIM	L														
L	18 x 14	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace				
D	14 x 12	M	B-Main	1	1	Well		Dryer Hookup	Elec	Yes	Guest Qtrs				
F	24 x 15	L	B-Upper	1	0	Sewer	City	Dryer Hook Up		No	Split Flrpln				
K	22 x 11	M	B-Blw G	1	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan				
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight				
D	12 x 10	M	Laundry L/W	9 x 8	Cooling	Central Air		Water Soft-Rented		No	ADA Features				
M	20 x 15	M	AMENITIES	Alarm System-Security, Ceilings-Vaulted, Countertops-Laminate, Deck Open, Detector-Smoke, Dryer Hook Up Electric, Garage Door Opener, Garden Tub,				Alarm Sys-Sec		Yes	Fence				
2	14 x 12	U						Alarm		No	Golf Course				
3	12 x 11	U						Jet/Grdn Tub		No	Nr Wlkg Trails				
4	12 x 12	U	Garage	2.0	/ Attached	/ 24 x 22 / 528.00	Pool		No		Garage Y/N				
5	15 x 12	L	Outbuilding	None		x	Pool Type			Opnr:	Yes				
R	22 x 15	L	Outbuilding			x	Off Street Pk		Yes						
LF	22 x 18	U	Assn Dues	\$150.00	Annually		SALE INCLUDES	Sump Pump, Water Heater Electric							
E	12 x 10	L	Other Fees				FIREPLACE	Living/Great Rm, Gas Log							
WtrType	Restrictions														
Water Features	Water	Pond	Wtr Name												
Pond			Wtr Frtg		Channel Frtg										
			Assoc		Lake Type										

**Virtual Tours:**

Auction Yes Auction Reserve Price \$ Auction Date 1/20/2026 Auction Time 3:00 pm

Auctioneer Name Andy Eckert Auctioneer License # AU10700015

Financing: Proposed Cash, Conventional, FHA, USDA, VA Exemptions Homestead, Vet Year Taxes Payable 2025

Annual Taxes \$2,887.4 Is Owner/Seller a Real Estate Licensee No Possession DOC

List Office Ness Bros. Realtors &amp; Auctioneers - Off: 260-356-3911

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 &amp; 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.