

Property Type RESIDENTIAL

Status Active

Auction Yes

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

**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	2006						
Age 20	New No	Date Complete		Ext	Vinyl	Fndtn	Full Basement, Finished					# Rooms	13				
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	Yes						
D	14 x 12	M	B-Main	1	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No						
F	24 x 15	L	B-Upper	1	0	Sewer	City	Dryer Hook Up	No	Split Firpln	Yes						
K	22 x 11	M	B-Blw G	1	0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan	No						
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No						
D	12 x 10	M	Laundry L/W	9 x 8		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No						
M	20 x 15	M	AMENITIES Alarm System-Security, Ceilings-Vaulted,					Alarm Sys-Sec	Yes	Fence							
2	14 x 12	U	Countertops-Laminate, Deck Open, Detector-Smoke, Dryer					Alarm	No	Golf Course	No						
3	12 x 11	U	Hook Up Electric, Garage Door Opener, Garden Tub,					Jet/Grdn Tub	No	Nr Wlkg Trails	No						
4	12 x 12	U	Garage	2.0	/ Attached	/	24 x 22 / 528.00	Pool	No	Garage Y/N	Yes						
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:

<b>Auction</b> Yes	<b>Auction Reserve Price \$</b>	<b>Auction Date</b> 1/20/2026	<b>Auction Time</b> 3:00 pm
<b>Auctioneer Name</b> Andy Eckert	<b>Auctioneer License #</b> AU10700015		
<b>Financing: Proposed</b> Cash, Conventional, FHA, USDA, VA	<b>Exemptions</b> Homestead, Vet	<b>Year Taxes Payable</b> 2025	
<b>Annual Taxes</b> \$2,887.4	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> DOC	
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-356-3911			

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>			

Presented by: Cathy Woodman - Off: 260-356-3911

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