

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202608768 1115 Brandon Way Fort Wayne IN 46845 Status Active L \$354,900



Area Allen County **Parcel ID** 02-02-27-151-030.000-057 **Type** Site-Built Home
Sub Watersong **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Location City/Town/Suburb **Style** One Story
School District NWA **Elem** Perry Hill **JrH** Maple Creek **SrH** Carroll
Legal Description Watersong Sec II Lot 57
Directions head North on Coldwater Road, turn right onto Union Chapel Rd., turn left onto Falling Water Blvd., right onto Brandon
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Welcome to this beautifully maintained ranch in the desirable Watersong community of Northwest Allen County. Offering 2,112 square feet, this three-bedroom, two full bath home features a desirable split-bedroom floor plan designed for both privacy and comfort. Architectural details such as trayed ceilings and double glass French doors leading to the den add character, while the spacious living areas provide an inviting setting for everyday living and entertaining. The kitchen includes an eat-in area and comes fully equipped with appliances for a seamless move-in experience. The oversized laundry room is a standout feature, offering abundant cabinetry and a deep utility sink for both exceptional storage and convenience. An oversized two-car garage provides additional space that is perfect for extra storage, tools, or hobby space. Step outside to enjoy a spacious backyard and patio, ideal for relaxing or hosting guests. Conveniently located just minutes from the I-69 exit and close to numerous shopping and dining amenities, this home offers both comfort and accessibility in a prime location..... *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..... 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 \$ 175,000. Seller is Downsizing and will review the Highest Offer on Tuesday, April 7 @ 3pm. There will be two Open House dates to view the property on Sun. March 22 (1-2 pm) and Sun. March 29 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling Online. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.*** <<< 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	0.3600 / 15,682	226x73x132x173	Sr	No	Lot Des	Level
Township		Perry	Abv Gd Fin SqFt 2,112	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,112	Year Built 2007	
Age	19	New No	Date Complete	Ext Brick, Vinyl	Fndtn Slab		# Rooms 8	
Room Dimensions		Inside City Limits	City	County	Zoning Description			
DIM L								
L	20 x 14	M	Baths Full Half	Water	CITY	Dryer Hookup Gas	No	Fireplace No
D	15 x 11	M	B-Main 2 0	Well		Dryer Hookup Elec	No	Guest Qtrs No
F	x		B-Upper 0 0	Sewer	City	Dryer Hook Up	Yes	Split Firpln Yes
K	15 x 10	M	B-Blw G 0 0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan Yes
B	x		Laundry Rm Main	Heating		Water Soft-Owned	Yes	Skylight No
D	18 x 10	M	Laundry L/W 11x 9	Cooling	Central Air	Water Soft-Rented	No	ADA Features No
M	17 x 15	M	AMENITIES Attic Pull Down Stairs, Ceiling-Tray, Ceiling		Alarm Sys-Sec	No	Fence	None
2	13 x 11	M	Fan(s), Closet(s) Walk-in, Disposal, Dryer Hook Up Gas/Elec,		Alarm	No	Golf Course	No
3	11 x 11	M	Eat-In Kitchen, Garage Door Opener, Landscaped, Patio		Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	x		Garage 2.0 / Attached	/ 26 x 26 / 676.00	Pool	No	Garage Y/N	Yes
5	x		Outbuilding None	x	Pool Type		Opnr:	Yes
R	x		Outbuilding	x	Off Street Pk	Yes		
LF	x		Assn Dues \$539.17	Annually	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer			
E	x		Other Fees \$107.18	Annually	-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned			
WtrType			Restrictions Yes		FIREPLACE None			
Water Features			Water	Wtr Name				
			Wtr Frtg	Channel Frtg				
				Lake Type				

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 3/17/2026 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2025
Annual Taxes \$2,420.5 **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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