Residential Client Full Detail Report

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 202619285 8311 Sagimore Court Fort Wayne IN 46835 **Status** Active **L** $260,000

Area Allen County **Parcel ID** 02-08-23-181-009.000-072 **Type** Site-Built Home

Sub Arlington Park **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 1

Location City/Town/Suburb **Style** Two Story

School District FWC **Elem** Arlington **JrH** Jefferson **SrH** Northrop

Legal Description Arlington Park Sec VI Lot 314

Directions From IN469 take Maysville rd West toward Fort Wayne, Turn Right onto Stellhorn Rd, then Right into the Arlington

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks 4 Bedroom Home in Desirable Arlington Park Community with spacious back yard, large mature trees and landscaping with patio for entertaining. Living Room in front of home and Family Room with Brick Gas Fireplace for Cozy evenings opens into Kitchen with lots of cabinets and granite counters at the back of home. Formal Dining Room for Holiday Gatherings and 4 Large Bedrooms upstairs with 2 Full Baths. Laundry Room with half bath for guests downstairs and 2 car attached garage sums up this great two story home ready for its new owners to enjoy the Community Pool, Clubhouse, Playground and Golf Course all within walking distance....<<< 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.>>> 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 $160,000. Sellers are Downsizing and will review the Highest Offer on Wednesday, June 10 @ 3pm. There will be Two Open House dates to view the property on Sun. May 31 (1-2 pm) and Sun. June 7 (1-2 pm). *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. **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.

Se **Lo** **Lot Ac/SF/Dim** 0.2200 / 9,583 82 x 123 **Sr** No **Lot Des** Level

Township St Joe **Abv Gd Fin SqFt** 1,824 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,824 **Year Built** 1976

Age 50 **New** No **Date Complete** **Ext** Vinyl **Fndtn** Slab **# Rooms** 7

Room Dimensions	DIM	L
L	18 x 12	M
D	9 x 11	M
F	11 x 16	M
K	9 x 14	M
B	x	
D	x	
M	11 x 11	U
2	10 x 13	U
3	9 x 10	U
4	11 x 16	U
5	x	
R	x	
LF	x	
E	x	

Inside City Limits **City** **County** **Zoning Description**

Baths **Full** 0 **Half** 1

B-Main 0 **B-Upper** 2 **B-Blw G** 0

Laundry Rm Main **Laundry L/W** 6 x 9

Garage 2.0 / Attached / 23 x 23 / 529.00

Outbuilding None x

Outbuilding x

Assn Dues Not Applicable

Other Fees

Restrictions

Water CITY **Well** **Sewer** City **Fuel /** Gas, Forced Air **Heating** **Cooling** Central Air

AMENITIES Disposal, Dryer Hook Up Electric, Patio Open, Porch Covered, Tub/Shower Combination, Washer Hook-Up

Water Features **Water** **Wtr Name**

Wtr Frtg **Channel Frtg**

Lake Type

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hook Up	No	**Split Flrpln**	No
Disposal	Yes	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	No	**Garage Y/N**	Yes
Pool Type		**Opnr:**	No
Off Street Pk	Yes		

SALE INCLUDES Water Heater Gas

FIREPLACE Family Rm

Virtual Tours:

Auction Yes **Auction Reserve Price $** **Auction Date** 6/10/2026 **Auction Time** 3:00 pm

Auctioneer Name Kyle Ness **Auctioneer License #** AU10300027

Financing: **Proposed** **Exemptions** **Year Taxes Payable** 2026

Annual Taxes $5,193.0 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC

List Office Ness Bros. Realtors & Auctione - 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 & Auctione - 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. © 2026 IRMLS. All Rights Reserved.