

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202623657	3009 Rockwood Drive	Fort Wayne	IN	46815	Status	Active	L..	\$173,400			
	Area	Allen County	Parcel ID	02-08-33-101-026.000-072			Type	Site-Built Home				
	Sub	New Glenwood Park	Cross Street				Bedrms	4	F Baths	2	H Baths	0
	Location	City/Town/Suburb	Style	Two Story								
	School District	FWC Elem	Glenwood Park	JrH	Lane			SrH	Snider			
	Legal Description	4-33-1-080 Glenwood Park Extd Sec 1 Lot 54										
	Directions	Travel east down Coliseum Blvd. and take a left onto Vance Ave. Take a right on Rockwood Dr. and the house will be										
	Inside City Limits	City Zoning	County Zoning	Zoning Description								

Remarks Located on a large corner lot in the desirable Glenwood Park neighborhood, this well-maintained, single-owner home offers space, convenience, and curb appeal with 4 bedrooms and 2 full bathrooms. Enjoy being within walking distance of Snider High School and having access to the awesome neighborhood pool! Inside , you'll find a welcoming entryway, a very spacious living room, and a kitchen with plenty of counter space that can accommodate bar seating and a newer gas range. The main-level primary bedroom provides added convenience, while the three additional bedrooms are located upstairs. Outside, the beautifully landscaped yard is accented by mature trees, a backyard patio, and a garden shed. The oversized 2-car attached garage includes additional room for storage, plus the attic space above. Combining a functional layout with a fantastic location, this home is ready for its next owner to enjoy! <<< 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 \$ 90,000. Sellers will review the Highest Offer on Wednesday, July 8 @ 3pm. There will be Two Open House dates to view the property on Sun. June 21 (1-2 pm) and Sun. June 28 (1-2 pm). ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Sei	Lot	Lot Ac/SF/Dim	0.3200	/	13,939	106 X 130	Src	No	Lot Des	Corner, Level			
Township	St Joe	Abv Gd Fin SqFt	1,938	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,938	Year Built	1965		
Age	61	New	No	Date Complete	Ext	Wood	Fndtn	Slab	# Rooms	6			
Room Dimensions	Inside City Limits	City Zoni...	County Zo...	Zoning Description									
DIM	L												
L..	22 x 14	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No		
D..	x		B-Main	1	0	Well T...		Dryer Hookup Elec	No	Guest Qtrs	No		
F..	16 x 12	M	B-Upper	1	0	Sewer	City	Dryer Hook Up Gas/Elec	Yes	Split FlrPln	No		
K..	14 x 10	M	B-Blw G	0	0	Fuel /	Hot Water	Disposal	Yes	Ceiling Fan	No		
B..	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No		
D..	x		Laundry L/W	14x 7		Cooling	Window, None	Water Soft-Rented	No	ADA Features	No		
M.	13 x 11	M	AMENITIES	Attic Pull Down Stairs, Attic Storage, Ceilings				Alarm Sys-Sec	No	Fence	None		
2..	13 x 11	U	-Beamed, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen,				Alarm Sys-R...	No	Golf Course	No			
3..	13 x 11	U	Foyer Entry, Stand Up Shower, Tub/Shower Combination,				Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4..	11 x 10	U	Garage	2.0	/ Attached	/	25 x 21 / 525.00	Pool	Yes	Garage Y/N	Yes		
5..	x		Outbuilding	Shed	10 x 12	120		Pool Type	Association	Garage Dr Opnr:	No		
R..	x		Outbuilding	x									
LF	x		Assn Dues	\$50.00	Annually	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer							
E..	x		Other Fees	-Gas, Range-Gas, Water Heater Gas									
WtrType	Restrictions	FIREPLACE								None			
Water Features	Water Acce...	Wtr Name											
	Wtr Frtg	Channel Frtg											
	Lake Type												

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 6/16/2026

Auction Time 3:00 PM

Auctioneer Name Kut Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional, FHA

Exemptions

Year Taxes Payable 2024

Annual Taxes \$3,559....

Is Owner/Seller a Real Estate Licensee No

Possession At closing

List Office Ness Bros. Realtors & Auctione - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 2

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Chloe Pikel - Cell: 260-437-3963

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