

Property Type RESIDENTIAL Status Active Auction Yes

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



**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.\*\*\*

Se	Lo	Lot Ac/SF/Dim	0.3200 / 13,939	106 X 130	Sr	No	Lot Des	Corner, Level
<b>Township</b>	St Joe	<b>Abv Gd Fin SqFt</b> 1,028	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,028	<b>Year Built</b> 1965		
<b>Age</b> 61	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Wood	<b>Fndtn</b> Slab	<b># Rooms</b> 6			
Room Dimensions	Inside City Limits	City	County	Zoning Description				
<b>DIM</b>	<b>L</b>	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas No	<b>Fireplace</b> No			
<b>L</b> 22 x 14	<b>M</b>	<b>B-Main</b> 1 0	<b>Well</b>	<b>Dryer Hookup</b> Elec No	<b>Guest Qtrs</b> No			
<b>D</b> x		<b>B-Upper</b> 1 0	<b>Sewer</b> City	<b>Dryer Hook Up</b> Yes	<b>Split FirPln</b> No			
<b>F</b> 16 x 12	<b>M</b>	<b>B-Blw G</b> 0 0	<b>Fuel /</b> Hot Water	<b>Disposal</b> Yes	<b>Ceiling Fan</b> No			
<b>K</b> 14 x 10	<b>M</b>	<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Water Soft-Owned</b> No	<b>Skylight</b> No			
<b>B</b> x		<b>Laundry L/W</b> 14x 7	<b>Cooling</b> Window, None	<b>Water Soft-Rented</b> No	<b>ADA Features</b> No			
<b>D</b> x		<b>AMENITIES</b> Attic Pull Down Stairs, Attic Storage, Ceilings		<b>Alarm Sys-Sec</b> No	<b>Fence</b> None			
<b>M</b> 13 x 11	<b>M</b>	-Beamed, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen,		<b>Alarm</b> No	<b>Golf Course</b> No			
<b>2</b> 13 x 11	<b>U</b>	Foyer Entry, Stand Up Shower, Tub/Shower Combination,		<b>Jet/Grdn Tub</b> No	<b>Nr Wlkg Trails</b> No			
<b>3</b> 13 x 11	<b>U</b>	<b>Garage</b> 2.0 / Attached / 25 x 21 / 525.00		<b>Pool</b> Yes	<b>Garage Y/N</b> Yes			
<b>4</b> 11 x 10	<b>U</b>	<b>Outbuilding</b> Shed 10 x 12 120		<b>Pool Type</b> Association	<b>Opnr:</b> No			
<b>5</b> x		<b>Outbuilding</b> x		<b>Off Street Pk</b> Yes				
<b>R</b> x		<b>Assn Dues</b> \$50.00 Annually		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer				
<b>LF</b> x		<b>Other Fees</b>		-Gas, Range-Gas, Water Heater Gas				
<b>E</b> x		<b>Restrictions</b>		<b>FIREPLACE</b> None				
<b>WtrType</b>	<b>Water</b>	<b>Wtr Name</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>Lake Type</b>			

Virtual Tours:

<b>Auction</b> Yes	<b>Auction Reserve Price</b> \$	<b>Auction Date</b> 6/16/2026	<b>Auction Time</b> 3:00 PM
<b>Auctioneer Name</b> Kut Ness	<b>Auctioneer License #</b> AU01026833		
<b>Financing: Proposed</b> Cash, Conventional, FHA	<b>Exemptions</b>	<b>Year Taxes Payable</b> 2024	
<b>Annual Taxes</b> \$3,559.6	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> At closing	
<b>List Office</b> Ness Bros. Realtors & Auctione - Off: 260-459-3911			

<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 / Ness Bros. Realtors & Auctione - Off: 260-356-3911

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