

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202626189		2434 Carlton Court		Fort Wayne		IN 46802		Status Active		L \$0	
		Area Allen County		Parcel ID 02-12-10-378-031.000-074				Type Site-Built Home			
		Sub Brackenridge Place		Cross Street		Bedrms 2		F Baths 1		H Baths 0	
		Location		Style One Story							
		School District FWC		Elem Study		JrH Kekionga		SrH South Side			
		Legal Description		Lot 20 Brackenridge Place Addition							
Directions From Bluffton Rd, North on Brooklyn Ave, From Taylor, South on Brooklyn Ave., Turn East on Carlton Ave, Turn North											
Inside City Limits Y		City Zoning R1		County Zoning		Zoning Description					

Remarks Calling all investors, flippers, and DIY enthusiasts! This property offers tremendous potential for renovation and value appreciation. Featuring 2 Bedrooms and a spacious living room with original hardwood floors ready to be brought back to life, this home provides a solid foundation for your next project. The kitchen offers plenty of cabinet space and a functional layout, making it an excellent candidate for a complete remodel or cosmetic update. Basement is Partially Finished ready for your vision. Outside, you'll find a generous backyard with a deck and extra large detached garage, providing exceptional storage, workshop space, or room for multiple vehicles, a rare find for properties in this price range. Located on a mature, tree-lined street with convenient access to shopping, schools, restaurants, and major roadways, this home is ideally situated for an owner-occupant looking to renovate or an investor seeking their next project. Bring your vision and creativity, this property is being sold As-Is and is ready for its next chapter! <<< 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 \$ 2,500. Seller will review the Highest Offer on Wednesday, July 15 @ 3pm. There will be One Open House date to view the property on Sunday, July 12 (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.

Se	Lo	Lot Ac/SF/Dim		0.1400	/ 6,098		44 x 141		Sr	No	Lot Des	Level				
Township	Wayne			Abv Gd Fin SqFt	672	Below Gd Fin SqFt	333	Ttl Below Gd SqFt	672	Ttl Fin SqFt	1,005	Year Built	1930			
Age	96	New	No	Date Complete		Ext	Aluminum	Fndtn	Full Basement, Partially Finished					# Rooms	4	
Room Dimensions			Inside City Limits		Y	City	R1	County	Zoning Description							
	DIM	L														
L	17 x 12	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No				
D	0 x 0		B-Main	1	0	Well		Dryer Hookup	Elec	No	Guest Qtrs	No				
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split Firpln	No				
K	12 x 9	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal		No	Ceiling Fan	No				
B	0 x 0		Laundry Rm	Baseme		Heating		Water Soft-Owned		No	Skylight	No				
D	0 x 0		Laundry L/W	x		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No				
M	12 x 19	M														
2	11 x 9	M														
3	x															
4	x		Garage	2.0	/ Detached		/ 24 x 28		/ 672.00		Pool	No	Garage Y/N	Yes		
5	x		Outbuilding	None		x		Pool Type			Opnr:	No				
R	x		Outbuilding			x		Off Street Pk	Yes							
LF	x		Assn Dues			Not Applicable		FIREPLACE	None							
E	30 x 11	B	Other Fees													
WtrType			Restrictions													
Water Features			Water		Wtr Name											
			Wtr Frtg		Channel Frtg											
			Lake Type													

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 7/1/2026

Auction Time 3:00 pm

Auctioneer Name Kyle Ness

Auctioneer License # AU10300027

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$1,111.6

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 7

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

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