


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	Bedrms 2	F Baths 1 H Baths 0
	Sub Brackenridge Place	Cross Street			
	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 3 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			Alarm Sys-Sec	No	Fence		
2 11 x 9	M			Alarm	No	Golf Course No		
3 x				Jet/Grdn Tub	No	Nr Wlkg Trails No		
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** 1
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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