

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202630500	2933 Cunningham Drive	Fort Wayne	IN	46804	Status	Active	L	\$299,400			
	Area	Allen County		Parcel ID	02-11-15-228-006.000-075			Type	Condo/Villa			
	Sub	Covington Reserve		Cross Street			Bedrms	2	F Baths	2	H Baths	0
	Location	City/Town/Suburb		Style	One Story							
	School District	SWA	Elem	Deer Ridge	JrH	Woodside			SrH	Homestead		
	Legal Description	Covington Reserve Sec 1 Lot 17 & SE 12.5 FT Lot 18										
	Directions	Covington Rd. to Covington Reserve Blvd. then right on Cunningham Dr.										
Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description							

Remarks This 2 Bed, 2 Bath Villa has Beautiful Pond Views with mature landscaping and close to everything for those wanting to downsize and have no maintenance. Spacious living room with Fireplace and built-ins. Kitchen boasts tons of cabinets & island plus formal dining/eating area. The four season room overlooks the pond which walks out onto the porch for grilling and outdoor entertaining. Primary Bedroom has Built-in Cabinets and Desk for your office and large walk-in closet. En-Suite Bath has Sunken Tub and dual sinks. Wood blinds and wood floors throughout the home. Extra large garage has area for workshop. Water included in maintenance fee including mowing, trimming, edging, fertilizing, spring fall cleanup, window washing and snow removal. Perfect for snowbirds! <<< 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 \$ 200,000. Sellers to review the Highest Offer on Wednesday, August 19 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 9 (1-2 pm) and Sun. Aug. 16 (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 starting 8/6. ***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	17	Lot Ac/SF/Dim	0.2400	/	10,642	91 x 157	Sr	Yes	Lot Des	Cul-De-Sac, Irregular, Waterfront			
Township	Aboite			Abv Gd Fin SqFt	1,898	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,898	Year Built	1997	
Age	29	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Slab			# Rooms	7	
Room Dimensions			Inside City Limits	Y	City	R1	County	Zoning Description						
	DIM	L												
L	24 x 18	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes		
D	14 x 11	M	B-Main	2	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 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		Yes	Ceiling Fan	No		
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No		
D	x		Laundry L/W	8 x 5		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No		
M	15 x 14	M	AMENITIES	Attic Storage, Closet(s) Walk-in, Disposal,				Alarm Sys-Sec		No	Fence			
2	15 x 11	M		Garden Tub, Kitchen Island, Patio Open, Tub and Separate Shower				Alarm		No	Golf Course	No		
3	x							Jet/Grdn Tub	No		Nr Wlkg Trails	No		
4	x		Garage	2.0	/ Attached	/	26 x 23 / 598.00	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	\$200.00	Monthly			SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Oven-Electric, Water Heater Gas					
E	14 x 12	M	Other Fees					FIREPLACE	Family Rm, Ventless					
WtrType			Restrictions											
Water Features			Water	Pond	Wtr Name									
Pond			Wtr Frtg			Channel Frtg								
Lake Type														

Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	7/28/2026	Auction Time	3:00 pm
Auctioneer Name	J. Kyle Ness		Auctioneer License #	AU10300027		
Financing:	Proposed		Exemptions	Year Taxes Payable 2026		
Annual Taxes	\$3,205.0	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	0
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

Presented by: Cathy Woodman - Off: 260-356-3911

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