

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202627391 3217 Oswego Avenue Fort Wayne IN 46805 Status Active L \$319,100



**Area** Allen County **Parcel ID** 02-07-25-376-004.000-074 **Type** Site-Built Home  
**Sub** River Side / Riverside **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** City/Town/Suburb **Style** One Story  
**School District** FWC **Elem** Forest Park **JrH** Lakeside **SrH** North Side  
**Legal Description** Lot 1 Byars Sub  
**Directions** Go east down Coliseum Blvd, turn right onto Parnell Ave, turn right onto Somerset Lane (which turns into Oswego Ave)  
**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** Tucked away on a large, private lot backing to the St. Joseph River, this spacious 2,541 sq. ft. ranch offers a peaceful setting while remaining just minutes from all that central Fort Wayne has to offer. Surrounded by mature trees and nearly an acre of yard space, you'll have plenty of room to relax, entertain, and shape into your backyard dreams. Inside, the home features 3 bedrooms, 2 full bathrooms, main-level laundry, and an abundance of storage with numerous closets, built-in shelving, and bookcases. The large, open kitchen is offers extensive cabinetry, while the living spaces are filled with natural light from numerous windows and warmed by a wood-burning fireplace (the 2nd one is decorative). Two bedrooms include built-in desks and shelving, and an additional flex room makes the perfect home office, den, or hobby space. The covered screened-in back patio provides a comfortable place to enjoy the scenic outdoors. Downstairs, you'll find an additional 1,725 square feet in the basement ready to be finished for even more living space or used as an exceptional storage solution. Additional highlights include an attached 2-car garage and a furnace with a new motor installed approximately four years ago. This is a rare opportunity to enjoy space, privacy, and convenience all in one remarkable property! <<< 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 \$ 160,000. Sellers will review the Highest Offer on Thursday, July 30 @ 3pm. There will be Three Open House dates to view the property on Tues. July 14 (5-6 pm) and Sundays, July 19 & 26 (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.\*\*\*

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	0.9800 / 42,583	97x439	<b>Sr</b>	Yes	<b>Lot Des</b>	Irregular					
<b>Township</b>	Wayne	<b>Abv Gd Fin SqFt</b>	2,541	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,725	<b>Ttl Fin SqFt</b>	2,541	<b>Year Built</b>	1958		
<b>Age</b>	68	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick	<b>Fndtn</b>	Partial Basement, Unfinished	<b># Rooms</b>	8		
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City</b>		<b>County</b>		<b>Zoning Description</b>							
<b>DIM</b>	<b>L</b>												
<b>L</b>	22 x 16	<b>M</b>		<b>Baths</b>	Full	<b>Half</b>	Water	<b>CITY</b>	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	Yes
<b>D</b>	x			<b>B-Main</b>	2	<b>0</b>	<b>Well</b>		<b>Dryer Hookup Elec</b>	Yes		<b>Guest Qtrs</b>	No
<b>F</b>	21 x 14	<b>M</b>		<b>B-Upper</b>	0	<b>0</b>	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		<b>No</b>	<b>Split FirPln</b>	No
<b>K</b>	24 x 10			<b>B-Blw G</b>	0	<b>0</b>	<b>Fuel /</b>	Forced Air	<b>Disposal</b>		<b>No</b>	<b>Ceiling Fan</b>	No
<b>B</b>	x			<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>		<b>No</b>	<b>Skylight</b>	No
<b>D</b>	15 x 10	<b>M</b>		<b>Laundry L/W</b>	10x 9		<b>Cooling</b>	None	<b>Water Soft-Rented</b>		<b>No</b>	<b>ADA Features</b>	No
<b>M</b>	17 x 11	<b>M</b>		<b>AMENITIES</b>	Built-In Bookcase, Built-in Desk, Dryer Hook Up				<b>Alarm Sys-Sec</b>		<b>No</b>	<b>Fence</b>	None
<b>2</b>	15 x 10	<b>M</b>			Electric, Patio Covered, Pocket Doors, Porch Covered, Tub				<b>Alarm</b>		<b>No</b>	<b>Golf Course</b>	No
<b>3</b>	15 x 14	<b>M</b>			/Shower Combination, Main Floor Laundry, Washer Hook-Up				<b>Jet/Grdn Tub</b>		<b>No</b>	<b>Nr Wlkg Trails</b>	No
<b>4</b>	x			<b>Garage</b>	2.0	/ Attached	/ 25 x 22	/ 550.00	<b>Pool</b>		<b>No</b>	<b>Garage Y/N</b>	Yes
<b>5</b>	x			<b>Outbuilding</b>	None		x		<b>Pool Type</b>			<b>Opnr:</b>	No
<b>R</b>	x			<b>Outbuilding</b>			x		<b>Off Street Pk</b>	Yes			
<b>LF</b>	x			<b>Assn Dues</b>		Not Applicable			<b>SALE INCLUDES</b>	Washer, Cooktop-Electric, Dryer-Electric, Kitchen Exhaust Hood, Oven-Built-In, Oven-Electric, Water Heater Electric			
<b>E</b>	22 x 10	<b>M</b>		<b>Other Fees</b>					<b>FIREPLACE</b>	Family Rm, Wood Burning			
<b>WtrType</b>				<b>Restrictions</b>									
<b>Water Features</b>				<b>Water</b>	River	<b>Wtr Name</b>	St.JosephRv						
	River			<b>Wtr Frtg</b>	97.00	<b>Channel Frtg</b>							
					None	<b>Lake Type</b>							

**Virtual Tours:**

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 7/2/2026 **Auction Time** 3:00 PM  
**Auctioneer Name** Kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** Cash, Conventional **Exemptions** **Year Taxes Payable** 2025  
**Annual Taxes** \$3,324.1 **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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