

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS #	202629558	6001 Fitchburg Place		Fort Wayne		IN	46815	Status Active		L \$318,300				
	Area	Allen County			Parcel ID	02-08-28-477-007.000-072				Type	Site-Built Home				
	Sub	Walden			Cross Street					Bedrms	4	F Baths	2	H Baths	1
	Location				Style	Two Story									
	School District	FWC	Elem	Glenwood Park		JrH	Lane		SrH	Snider					
	Legal Description	Walden Sec 1 Lot 46													
	Directions	Travelling east on E State Rd, take a left onto Maplecrest Rd. Take a left on Vance Ave and then the third right onto													
	Inside City Limits	City Zoning		County Zoning		Zoning Description									

Remarks Unlock the potential in this spacious two-story home offering 2,942 square feet of living space with 4 bedrooms, 2.5 bathrooms, and a partial unfinished basement. Nestled on a mature lot with beautiful shade trees, this property provides the perfect opportunity for buyers looking to personalize a home and build instant equity. The main level offers multiple living and gathering spaces, including a generous living room with a cozy brick fireplace, a large kitchen with abundant cabinetry, an adjoining dining area, and spacious family room ideal for entertaining. Upstairs, you'll find four generously sized bedrooms, including a primary suite with private bath, providing plenty of room for family, guests, or a home office. Outside, the home features an attached two-car garage, mature landscaping, and a welcoming front yard in an established neighborhood. While the property would benefit from cosmetic updates and repairs, including flooring, paint, and other improvements, it presents an outstanding opportunity to renovate to your personal taste. With its desirable floor plan, generous room sizes, and nearly 3,000 square feet of living area, this home has the space and layout today's buyers are looking for..... <<< 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 \$ 150,000. The Personal Representative for the Estate will review the Highest Offer on Wednesday, August 12 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 2 (1-2 pm) and Sun. Aug. 9 (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. SPECIAL NOTE: Any Remaining Personal Property at closing shall pass with the real estate and be the responsibility of the new buyers.

Se	Lo	Lot Ac/SF/Dim	0.2500	/	10,890	78 x 130	Sr	No	Lot Des	Level, Rolling		
Township	St Joe	Abv Gd Fin SqFt	2,370	Below Gd Fin SqFt	572	Ttl Below Gd SqFt	572	Ttl Fin SqFt	2,942	Year Built	1973	
Age	53	New	No	Date Complete		Ext	Stone, Vinyl	Fndtn	Slab	# Rooms	10	
Room Dimensions		Inside City Limits		City		County		Zoning Description				
	DIM	L										
L	16 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
D	12 x 10	M	B-Main	0	1	Well		Dryer Hookup	Elec	No	Guest Qtrs	No
F	25 x 11	M	B-Upper	2	0	Sewer	City	Dryer Hook Up		No	Split FlrPln	No
K	20 x 17	M	B-Blw G	0	0	Fuel /	Gas	Disposal		No	Ceiling Fan	No
B	11 x 8	M	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	9 x 7		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	18 x 12	U						Alarm Sys-Sec		No	Fence	
2	11 x 11	U						Alarm		No	Golf Course	No
3	14 x 10	U						Jet/Grdn Tub	No		Nr Wlkg Trails	No
4	13 x 10	U	Garage	2.0	/ Attached	/	20 x 19 / 380.00	Pool	No		Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type			Opnr:	No
R	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues	\$113.00	Annually			SALE INCLUDES	Dishwasher, Dryer-Gas, Oven-Built-In, Range			
E	x		Other Fees					-Electric				
WtrType			Restrictions					FIREPLACE	Living/Great Rm			
Water Features			Water									
			Wtr Frtg					Wtr Name				
								Channel Frtg				
								Lake Type				

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	7/22/2026	Auction Time	3:00 pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing:	Proposed			Exemptions		Year Taxes Payable	2026
Annual Taxes	\$3,423.8	Is Owner/Seller a Real Estate Licensee	No	Possession	DOC		
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 / Ness Bros. Realtors & Auctione - Off: 260-356-3911

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.