

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202626335	702 W Pettit Avenue	Fort Wayne	IN 46807	Status Active	L \$0
Area Allen County	Parcel ID 02-12-23-166-014.000-074	Type Site-Built Home			
Sub Woodhurst	Cross Street	Bedrms 2	F Baths 1	H Baths 1	
Location City/Town/Suburb	Style One and Half Story				
School District FWC	Elem Harrison Hill	JrH Kekionga	SrH South Side		
Legal Description	Lot 27 South Wood Park Addition Sec F				
Directions	South on 'Fairfield Av turn right on W Pettit Av				
Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description		



Remarks Great opportunity in the desirable Woodhurst Neighborhood Association! This charming home offers hardwood floors, an attached garage, a formal dining room, breakfast nook, breezeway, and a full basement. With solid bones and tons of potential, this property is ready for your personal touch. Whether you are looking for a home to make your own or a property with room to improve, this one is full of possibilities.... <<< 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 Thursday, July 16 @ 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	0.1300 / 5,280	44 x 120	Sr	No	Lot Des	Level			
Township	Wayne	Abv Gd Fin SqFt 858	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 858	Ttl Fin SqFt 858	Year Built	1950				
Age 76	New No	Date Complete	Ext Aluminum	Fndtn Full Basement, Unfinished	# Rooms	8					
Room Dimensions	Inside City Limits Y	City	R1	County	Zoning Description						
DIM	L										
L 22 x 12	M	Baths Full	Half	Water CITY	Dryer Hookup Gas	No	Fireplace	Yes			
D 12 x 13	M	B-Main 0	1	Well	Dryer Hookup Elec	Yes	Guest Qtrs	No			
F 0 x 0		B-Upper 1	0	Sewer City	Dryer Hook Up	No	Split Firpln	No			
K 12 x 8	M	B-Blw G 0	0	Fuel / Gas, Forced Air	Disposal	No	Ceiling Fan	No			
B 6 x 12	M	Laundry Rm	Baseme	Heating	Water Soft-Owned	No	Skylight	No			
D 8 x 16	M	Laundry L/W	x	Cooling Central Air	Water Soft-Rented	No	ADA Features	No			
M 12 x 14	U	AMENITIES	Dryer Hook Up Electric, Range/Oven Hook Up		Alarm Sys-Sec	No	Fence				
2 12 x 23	U	Elec, Tub/Shower Combination, Washer Hook-Up			Alarm	No	Golf Course	No			
3	x										
4	x	Garage	1.0 / Attached	/ 18 x 12 / 216.00	Pool	No	Nr Wlkg Trails	No			
5	x	Outbuilding	None	x	Pool Type		Garage Y/N	Yes			
R	x	Outbuilding		x	Off Street Pk	Yes	Opnr:	No			
LF	x	Assn Dues	Not Applicable		FIREPLACE	Living/Great Rm					
E	x	Other Fees									
WtrType	Restrictions										
Water Features	Water	Wtr Name									
	Wtr Frtg	Channel Frtg									
		Lake Type									

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 7/2/2026 **Auction Time** 3:00 pm
Auctioneer Name Kyle Ness **Auctioneer License #** AU10300027
Financing: Proposed **Exemptions** **Year Taxes Payable** 2026
Annual Taxes \$2,118.6 **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** 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

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