

Listings as 08/25/2026

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202634848	3643 Westport Drive	New Haven	IN	46774	Status	Active	L	\$280,200				
	Area	Allen County	Parcel ID	02-13-14-427-013.000-041			Type	Condo/Villa					
	Sub	Ashford Lakes	Cross Street				Bedrms	2	F Baths	2	H Baths	0	
	Location		Style	One Story									
	School District	EAC	Elem	New Haven			JrH	New Haven			SrH	New Haven	
	Legal Description	Ashford Lakes Extd Villaminiums Lot 103											
	Directions	Enter off Moeller Road. Turn left on Whitepine and go to the first street on your left. The house is on the left.											
	Inside City Limits	City Zoning		County Zoning		Zoning Description							

Remarks Single-story living in Ashford Lakes! This low-maintenance 2 bedroom, 2 full bath ranch offers 1,445 square feet of comfortable, functional space. The primary suite features a tray ceiling and an en-suite bath with a dual-sink vanity and walk-in closet. The living room centers on a gas fireplace, vaulted ceilings and custom built-in cabinetry with arched display shelving. The large foyer opens into the main living space, connecting easily to the kitchen and bedrooms. Outdoor you'll find a screened porch offering a shaded retreat, while the adjoining deck is ready for grilling and entertaining. All that's missing is you! This home is ready to welcome its next owner. <<< 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 \$ 100,000. The Personal Representative for the Estate will review the Highest Offer on Tuesday, September 15 @ 3pm. There will be Two Open House dates to view the property on Thurs. Sept 3 (5-6 pm) and Sun. Sept. 13 (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 9/1. ***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	Lot Ac/SF/Dim		0.1700 / 7,405		77 x 95		Sr	No	Lot Des	Corner, Cul-De-Sac										
Township		Adams		Abv Gd Fin SqFt		1,445		Below Gd Fin SqFt		0		Ttl Below Gd SqFt		0		Ttl Fin SqFt		1,445		Year Built	2004
Age	22	New	No	Date Complete		Ext		Brick, Vinyl		Fndtn	Slab								# Rooms	6	
Room Dimensions			Inside City Limits			City		County		Zoning Description											
	DIM		L																		
L	15	x 24	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No			Fireplace		Yes				
D		x		B-Main	2	0	Well			Dryer Hookup Elec		No			Guest Qtrs		No				
F		x		B-Upper	0	0	Sewer	City		Dryer Hook Up		Yes				Split Flrpln		No			
K	11	x 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal		Yes				Ceiling Fan		Yes			
B	11	x 10	M	Laundry Rm	Main		Heating			Water Soft-Owned		No			Skylight		No				
D	10	x 10	M	Laundry L/W	5 x 6		Cooling	Central Air		Water Soft-Rented		No			ADA Features		No				
M	14	x 13	M	AMENITIES 1st Bdrm En Suite, Alarm System-Security,						Alarm Sys-Sec		Yes				Fence					
2	11	x 11	M	Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Gas/Elec,						Alarm		No				Golf Course		No			
3		x		Garage Door Opener, Jet Tub, Near Walking Trail, Porch						Jet/Grdn Tub		No				Nr Wlkg Trails		Yes			
4		x		Garage	2.0	/ Attached		/ 26 x 24 / 624.00		Pool		No				Garage Y/N		Yes			
5		x		Outbuilding	None		x				Pool Type						Opnr:		Yes		
R		x		Outbuilding			x				Off Street Pk		Yes								
LF		x		Assn Dues	\$150.00	Annually				FIREPLACE		Living/Great Rm									
E	7	x 26	M	Other Fees																	
WtrType			Restrictions																		
Water Features			Water					Wtr Name													
			Wtr Frtg					Channel Frtg													
								Lake Type													

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	8/25/2026	Auction Time	3:00 pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing:	Proposed			Exemptions	Year Taxes Payable 2026		
Annual Taxes	\$2,520.9	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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