

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202633830	4110 Stillwood Drive		Fort Wayne		IN 46815		Status Active		L \$226,700		
	Area		Allen County		Parcel ID		02-08-26-102-024.000-072		Type		Condo/Villa	
	Sub		Stillwood		Cross Street				Bedrms		2	
	F Baths		2		H Baths		0					
	Location				Style		One Story					
	School District		FWC		Elem		Glenwood Park		JrH		Blackhawk	
	SrH		Snider									
	Legal Description		Stillwood Condominiums Home 26									
Directions		Travelling east on St Joe Center Rd, take a right onto Maplecrest Rd and then a left onto Stellhorn Rd. Take a right										
Inside City Limits		City Zoning		County Zoning		Zoning Description						

Remarks Welcome to easy, low-maintenance living in this desirable 55+ community in Northeast Fort Wayne! This well maintained 2 bedroom, 2 bath home offers a spacious, open feel with vaulted ceilings, exposed beams, a cozy fireplace, and large windows providing plenty of natural light. The kitchen has been remodeled in recent years and features updated cabinetry, countertops, backsplash, flooring, recessed lighting, and a new dishwasher. The primary bathroom has also been recently remodeled with an updated vanity, finishes, and walk-in shower. Additional features include main-level laundry, an attached 2 car garage, and a private backyard patio surrounded by mature landscaping. Conveniently located near numerous restaurants, shopping, grocery stores, medical facilities, and other Northeast Fort Wayne amenities. Enjoy comfortable, convenient living in a well-maintained home with thoughtful updates throughout! <<< 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. Seller is Downsizing and will review the Highest Offer on Tuesday, September 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 23 (1-2 pm) and Sun. Aug. 30 (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 8.26. ***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		/		45 X 58		Sr	No	Lot Des	Level					
Township	St Joe	Abv Gd Fin SqFt		1,507	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,507	Year Built	1993			
Age	33	New	No	Date Complete		Ext	Aluminum, Brick	Fndtn	Slab			# Rooms	6			
Room Dimensions		Inside City Limits			City		County		Zoning Description							
DIM		L														
L	31 x 15	M		Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace	Yes			
D	9 x 10	M		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 FirPln	No			
K	15 x 10	M		B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal	No	Ceiling Fan	Yes			
B	x			Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No			
D	x			Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No			
M	12 x 15	M		AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Ceiling					Alarm Sys-Sec	No	Fence					
2	10 x 14	M		Fan(s), Closet(s) Walk-in, Detector-Smoke, Dryer Hook Up					Alarm	No	Golf Course	No				
3	x			Gas/Elec, Foyer Entry, Garage Door Opener, Patio Open,					Jet/Grdn Tub	No	Nr Wlkg Trails	No				
4	x			Garage	2.0	/ Attached		/ 20 x 20 / 400.00		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	\$400.00	Annually		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer								
E	x			Other Fees	-Electric, Oven-Electric, Range-Electric											
WtrType		Restrictions			FIREPLACE Living/Great Rm											
Water Features		Water			Wtr Name											
		Wtr Frtg			Channel Frtg											
					Lake Type											

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 8/18/2026	Auction Time 3:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed	Exemptions	Year Taxes Payable 2026/2027	
Annual Taxes \$2,111.7	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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