

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202634667	6340 Langwood Boulevard	Fort Wayne	IN 46835	Status Active	L \$178,100
	Area Allen County	Parcel ID 02-08-15-102-022.000-072	Type Condo/Villa		
	Sub Communities of Chadwick	Cross Street	Bedrms 2	F Baths 1	H Baths 1
	Location	Style One Story			
	School District FWC	Elem St. Joseph Central	JrH Jefferson	SrH Northrop	
	Legal Description Chadwick Sec 1 Dwelling Unit 20				
	Directions Travelling east on Saint Joe Center Road, take a left onto Maplecrest Road and then a right into Community of				
Inside City Limits		City Zoning	County Zoning	Zoning Description	

Remarks Located in the desirable Communities of Chadwick, this ranch-style condo offers convenient one level living in a great Fort Wayne location. The spacious living room features vaulted ceilings, skylights, a fireplace, and plenty of natural light. The kitchen offers ample cabinet and counter space with an adjoining dining area. The home also features a spacious primary bedroom, additional bedroom, and attached 2 car garage with extra storage/workspace. Enjoy outdoor living from the patio and deck area with mature landscaping and nearby community pond. Conveniently located near numerous restaurants, shopping, everyday amenities, and easy access to I-469. A great opportunity for low maintenance living in an established community! <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> 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 Trustee for the Estate will review the Highest Offer on Monday, Sept. 14 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 6 (1-2 pm) and Thurs. Sept. 10 (5-6 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 8.31. *** Some Photos enhanced with virtual re-staging. Property shown furnished. Original un-staged photos available upon request.

Se	Lo	Lot Ac/SF/Dim	/	0x0	Sr	No	Lot Des	Level				
Township	St Joe	Abv Gd Fin SqFt	1,312	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,312	Year Built	1986	
Age	40	New No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab			# Rooms	6	
Room Dimensions		Inside City Limits		City		County		Zoning Description				
	DIM	L										
L	26 x 17	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes	
D	x		B-Main	1	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No	
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split FlrPln	No	
K	9 x 17	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	Yes	
D	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
M	13 x 16	M	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Skylight(s), Main Floor Laundry,					Alarm Sys-Sec	No	Fence		
2	10 x 12	M						Alarm	No	Golf Course	No	
3	x							Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4	x		Garage	2.0	/ Attached	/	19 x 20 / 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	\$610.00	Quarterly			FIREPLACE	Living/Great Rm, Gas Log			
E	x		Other Fees									
WtrType		Restrictions		Wtr Name		Channel Frtg						
Water Features		Water		Wtr Frtg		Lake Type						

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 8/24/2026	Auction Time 3:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed	Exemptions	Year Taxes Payable 2026	
Annual Taxes \$119.60	Is Owner/Seller a Real Estate Licensee No	Possession Day of 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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