

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202644509	2916 Jennifer Road		Fort Wayne		IN	46816	Status	Active	LP	\$0			
	Area		Allen County		Parcel ID		02-18-06-227-001.000-051		Type		Site-Built Home			
	Sub		None		Cross Street				Bedrms	3	F Baths	2	H Baths	1
	Location				Style		One Story							
	School District	EAC	Elem	Heritage	JrH	Heritage	SrH	Heritage						
	Legal Description		W 1.45 A of S 179.4' of N 345.4' SE 1/4 NE 1/4 Sec 6 E of Rd Ex E 712.16'											
	Directions		GPS will bring you to property											
	Inside City Limits		City Zoning		County Zoning		Zoning Description							

Remarks Enjoy the perfect blend of space, comfort, and convenience with this 3 bedroom, 2.5 bath home situated on 1.45 acres! Inside, you'll find a spacious eat-in kitchen, inviting sunroom, and a basement offering additional space and possibilities. The main bedroom features sliding glass doors leading directly to the deck, perfect for enjoying your morning coffee or unwinding at the end of the day. With plenty of room to enjoy the outdoors and just minutes from all the shopping, dining, and amenities Fort Wayne has to offer, this property offers the best of both worlds!.... <<< 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. Seller is Downsizing and will review the Highest Offer on Wednesday, November 18 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 8 (1-2 pm) and Sun. Nov. 15 (1-2 pm).... **The Contents of the Personal Property in the Home will also be selling online starting 11/5.

Sec	Lot	Lot Ac/SF/Dim	1.4500 / 63,162	230x186	Src No	Lot Des	Corner, Irregular					
Township	Marion	Abv Gd Fin SqFt	1,250	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,100	Ttl Fin SqFt	1,250	Year Built	1947	
Age	79	New	No	Date Complete	Ext	Vinyl	Fndtn	Full Basement	# Rooms	9		
Room	Dimensions	Inside City Limits	City Zoning	County	Zoning Description							
	DIM	L										
LR	21 x 15	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No	
DR	x		B-Main	2	1	Well	Private	Dryer Hookup Elec	No	Guest Qtrs	No	
FR	x		B-Upper	0	0	Sewer	City	Dryer Hook Up Gas/Elec	No	Split FirPln	No	
KT	16 x 12	M	B-Blw G	0	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No	
BK	x		Laundry Rm	Lower		Heating		Water Soft-Owned	Yes	Skylight	No	
DN	16 x 13	M	Laundry L/W	12x 11		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
MB	15 x 14	M										
2B	14 x 11	M										
3B	13 x 11	M										
4B	x		Garage	2.0 / Attached	/ 24 x 22 / 528.00	Pool	No	Garage Y/N	Yes			
5B	x		Outbuilding	Shed	20 x 12	Pool Type		Opnr:	No			
RR	x		Outbuilding		x	Off Street Pk	Refrigerator, Range-Gas, Water Heater Gas, Water Softener-Owned					
LF	x		Assn Dues	Not Applicable								SALE INCLUDES
EX	x		Other Fees									
WtrType			Restrictions									
Water Features			Water Access	Wtr Name								
			Wtr Frtg	Channel Frtg								
			Lake Type									

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 10/28/2026	Auction Time 6:00PM
Auctioneer Name Steve Ness	Auctioneer License # AU01029310		
Financing: Proposed Cash, Conventional	Exemptions Homestead	Year Taxes Payable 2026	
Annual Taxes \$849.29	Is Owner/Seller a Real Estate Licensee No	Possession At Closing	
List Office Ness Bros. Realtors & Auctione - Off: 260-356-3911			

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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