Residential Client Full Detail Report

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 202647860 6824 Creekwood Trail Fort Wayne IN 46835 **Status** Active **LP** $230,000



Area Allen County **Parcel ID** 02-08-22-128-008.000-072 **Type** Condo/Villa

Sub Creekwood Villas **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0

Location **Style** One and Half Story

School District FWC **Elem** St. Joseph Central **JrH** Jefferson **SrH** Northrop

Legal Description Lot 60 Villas of Creekwood (Creekwood Sec Ii) Ex Nw-Ly Tri Tr

Directions Travelling east on St Joe Rd, take a right onto Creekwood Blvd and the first left onto Creekwood Trail, the house is

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Enjoy peaceful pond views and convenient main level living in this 2 bedroom, 2 bath villa offering 1,516 sq. ft. of comfortable living space! The spacious living room features vaulted ceilings and large windows overlooking the scenic pond. The kitchen offers ample cabinetry, generous counter space, a breakfast bar, and adjoining dining areas. The primary suite includes a private bath and walk-in closet, while an upstairs loft provides flexible space for a home office, hobby room, or reading nook. Additional highlights include main level laundry, central air, and an attached 2-car garage. Step outside to enjoy the open backyard and relaxing water views. With a functional floor plan and opportunities for cosmetic updates, this Creekwood Villas home is ready for your personal touch!..... 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. The Personal Representative for the Estate will review the Highest Offer on Wednesday, December 16 @ 3pm. There will be Two Open House dates to view the property on Sun. Dec. 6 (1-2 pm) and Sun. Dec. 13 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> *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. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Sec **Lot** **Lot Ac/SF/Dim** / 56X135 **Src** No **Lot Des** Level, Water View

Township St Joe **Abv Gd Fin SqFt** 1,516 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,516 **Year Built** 2003

Age 23 **New** No **Date Complete** **Ext** Vinyl **Fndtn** Slab **# Rooms** 8

Room Dimensions	DIM	L
LR	13 x 19	M
DR	10 x 11	M
FR	x	
KT	10 x 11	M
BK	11 x 12	M
DN	x	
MB	12 x 14	M
2B	11 x 13	M
3B	x	
4B	x	
5B	x	
RR	x	
LF	11 x 12	U
EX	x	

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Baths	**Full**	**Half**	**Water**	CITY
B-Main	2	0	**Well**	
B-Upper	0	0	**Sewer**	City
B-Blw G	0	0	**Fuel /**	Gas, Forced Air
Laundry Rm	Main		**Heating**	
Laundry L/W	6 x 9		**Cooling**	Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings -Vaulted, Closet(s) Walk-in, Countertops-Laminate, Dryer Hook Up Gas/Elec, Range/Oven Hk Up Gas/Elec, Storm Doors,

Garage 2.0 / Attached / 21 x 19 / 399.00

Outbuilding None x

Outbuilding x

Assn Dues $1,110.00 Annually

Other Fees

Restrictions

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hook Up Gas/Elec	Yes	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	No	**Garage Y/N**	Yes
Pool Type		**Garage Dr Oprnr:**	No
Off Street Pk	Yes		

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Water Heater Gas

WtrType **Water Features** **Water Access** **Wtr Name** **Wtr Frtg** **Channel Frtg** **Lake Type**

Virtual Tours:

Auction Yes **Auction Reserve Price $** **Auction Date** 11/23/2026 **Auction Time** 3 PM

Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833

Financing: **Proposed** **Exemptions** **Year Taxes Payable** 2026/2027

Annual Taxes $5,236.50 **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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