



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202617017	807 Ludwig Park Drive	Fort Wayne	IN	46825	LP	\$0
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Area	Allen County	Parcel ID	02-07-14-327-001.000-073	Type	Site-Built Home	Waterfront	No
Sub	Rodenbeck(s)	Cross Street		Bedrms	3	F Baths	1
Township	Washington	Style	One Story	REO	No	Short Sale	No
School District	Fort Wayne Community			Elem	Lincoln		
Intermediate		JrH	Shawnee	SrH	Northrop		
Legal Description	Rodenbecks 2nd Lot 35						
Directions to Property	St. Rd. 3 to Ludwig Park Dr., cross Sharon Dr., ninth place on the S side of road.						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Move-in Ready Limestone Ranch with a Partially Fenced Yard is going to Online Auction on Thurs. June 4th at 6 pm! This Charming home with a 2-car garage, offers 3 bedrooms & 1.5 baths, situated on approximately 0.5 acres. Estate property that has been well-maintained welcomes you with a bright and inviting living room, filled with natural light from large windows and complemented by a cozy gas fireplace and built-in bookshelf—perfect for relaxing or gathering. The home features a functional layout with an eat-in kitchen, a combined living/dining area for added flexibility, and a spacious bonus room that can be used as a family room, office, or additional living space to fit your needs. Step outside to enjoy the pergola covered patio, partially fenced yard, offering space for outdoor activities, pets, or entertaining. Garden shed also adds convenient storage opportunity. This estate property combines comfort, character, and natural light—making it a wonderful place to call home. Come take a look, Open House: Tuesday, May 26 from 5:30 – 6 pm

Agent Remarks Online Estate Auction: Thursday, June 4, 2026, 6:00 pm Open House: Tuesday, May 26, 2026, 5:30-6:00 pm A 4% buyer's premium will be added to the winning invoice. Full terms can be found in DOCS. RE BROKERS: You must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.5800 / 25,265 / 225x115	Lot Desc	Level		
Above Gd Fin SqFt	1,736	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0
Age	68	New Const	No	Ext	Limestone	Ttl Fin SqFt	1,736
		Date Complete				Year Built	1958
						# Rooms	7
Room Dimensions				Basement Material			
		Baths	Full Half	Dryer Hookup Gas	No	Fireplace	Yes
	RM DIM	LVL	B-Main 1 1	Dryer Hookup Elec	Yes	Guest Qtrs	No
LR	16 x 15	M	B-Upper 0 0	Dryer Hookup G/E	No	Split Firpln	No
DR	16 x 15	M	B-Blw G 0 0	Disposal	No	Ceiling Fan	No
FR	x		Laundry Rm Main	Water Soft-Owned	No	Skylight	No
KT	10 x 20	M	Laundry L/W 6 x 8	Water Soft-Rented	No	ADA Features	Yes
BK	x		AMENITIES ADA Features, Built-In Bookcase, Dryer Hook Up	Alarm Sys-Sec	No	Fence	Partial, Chain
DN	x		Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener,	Alarm Sys-Rent	No	Golf Course	No
1B	10 x 12	M	Landscaped, Open Floor Plan, Patio Open, Range/Oven Hook Up	Garden Tub	No	Nr Wlkg Trails	No
2B	10 x 12	M		Jet Tub	No	Garage Y/N	Yes
3B	10 x 18	M	Garage 2.0 / Attached / 26 x 22 / 572.00	Pool	No	Off Street Pk	Yes
4B	x		Outbuilding 1 Shed 12 x 10	Pool Type			
5B	x		Outbuilding 2 x	SALE INCLUDES Window Treatments, Cooktop-Electric, Oven-Built-In, Oven			
RR	x		Assn Dues \$30.00	-Electric			
LF	x		Other Fees	FIREPLACE Living/Great Rm, Gas Log			
EX	12 x 16	M	Restrictions No				
Water		Wtr Name		Water Frontage		Channel Frontage	
Water				Water Type		Lake Type	
Auctioneer Name Chad Metzger		Lic AC31300015	Auction Date 5/6/2026	Time 6	Location Online: BidMetzger.com		
Financing: Existing		Proposed		Excluded Party None			
Annual \$849.90	Exemptions Homestead, Over 65,		Year Taxes Payable 2026		Assessed Value		
Possession At closing							
List Office Metzger Property Services, LLC - Off: 260-982-0238		List Agent Chad Metzger - Cell: 260-982-9050					
Agent E-mail chad@metzgerauction.com		List Agent - User Code UP388053395		List Team			
Co-List Office		Co-List Agent					
Showing Showingtime or Open House							
List Date 5/7/2026	Start Showing Date	Exp Date 10/30/2026	Owner/Seller a Real Estate		No	Agent/Owner Related No	
Seller Concessions Offer Y/N No		Seller Concession Amount \$					
Contract Type Exclusive Right to Sell						Special List Cond. None	
Virtual	Lockbox None	Lockbox Location garage code		Type of Sale			
Pending Date	Closing Date	Selling Price		How Sold			
Ttl Concessions Paid	Sold/Concession		Conc Paid By				
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent					
Presented by: Tiffany Reimer - Cell: 260-571-7910		/ Metzger Property Services, LLC - Off: 260-982-0238					

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.