



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 #	202625146	2425 Shore Oaks Pass Street	Fort Wayne	IN	46814	LP	\$0
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Area	Allen County	Parcel ID	02-11-07-457-002.000-038	Type	Site-Built Home	Waterfront	No
Sub	Bridgewater	Cross Street		Bedrms	3	F Baths	2
Township	Aboite	Style	One Story	REO	No	Short Sale	No
School District	MSD of Southwest Allen Cnty			Elem	Covington		
Intermediate		JrH	Woodside	SrH	Homestead		

Legal Description 02-11-07-457-002.000-038**Directions to Property** State Road 14 to S 800 East-92, go South to Covington Road, turn West, go to Stonebriar Road and turn Left, take a right onto Shore Oaks Pass, property is second on the righthand side.

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks This beautiful 3-bedroom, 2.5-bath home in Fort Wayne's desirable Bridgewater Subdivision is selling via online auction, Tuesday, July 28, 2026 at 6 pm. This Ranch Home has 1,811 sq. ft. & is a great starter or downsizing option with easy one-level living. This home features a gas fireplace, built-in bookcases, breakfast bar, rich woodwork throughout, tray ceilings, along with lots of natural light. Kitchen with a gas range, opens to the dining room with a great deck for entertaining off the back of the house. The primary suite has an ensuite bath with a separate garden tub with two more bedrooms & another full bath down the hall. The 3-car attached garage adds ample storage & this great location makes this home a must see! Check it out at the open house on Thursday, July 23, 2026 from 5:30-6:00 pm.

Agent Remarks Online Auction: Tuesday, July 28th, 2026 at 6pm Open House: Thursday, July 23, 2026 from 5:30-6pm A 3% buyer's premium will be added to the winning invoice. Full terms available in Docs. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on BidMetzger.com

Sec	Lot	Lot Ac/SF/Dim	0.4400 / 19,166 / 165x85x165x135	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,811	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	30	New Const	No	Date Complete	
Ext	Brick, Vinyl		Basmt	Slab, None	
Year Built	1996		# Rooms	6	
Room Dimensions	Baths	Full	Half	Water	Public
RM DIM	LVL	B-Main	2	1	Well
LR	17 x 16	M	B-Upper	0	0
DR	12 x 12	M	B-Blw G	0	0
FR	14 x 11	M	Laundry Rm	Main	Heating
KT	12 x 12	M	Laundry L/W	x	Cooling
BK	x		AMENITIES	1st Bdrm En Suite, Alarm System-Security, Attic Pull	
DN	x			Down Stairs, Attic Storage, Breakfast Bar, Built-In Bookcase, Cable	
1B	15 x 14	M		Ready, Ceiling-9+, Closet(s) Walk-in, Countertops-Laminate, Deck	
2B	15 x 10	M	Garage	3.0 / Attached	/ 23 x 32 / 736.00
3B	11 x 10	M	Outbuilding 1	None	x
4B	x		Outbuilding 2		x
5B	x		Assn Dues	\$250.00	Frequency
RR	x		Other Fees		Annually
LF	x		Restrictions	Yes	
EX	x		Water	None	
Water	None		Wtr Name	Water Frontage	Channel Frontage
Auctioneer Name	Chad Metzger		Lic	AC31300015	Auction Date
Financing: Existing			Proposed		Time
Annual	\$2,130.20	Exemptions		Year Taxes Payable	2026
Possession	At closing		List Office	Metzger Property Services, LLC - Off: 260-982-0238	
List Office	Metzger Property Services, LLC - Off: 260-982-0238		List Agent	Timothy Pitts - Cell: 317-714-0432	
Agent E-mail	tpitts5467@hotmail.com		List Agent - User Code	UP388055047	List Team
Co-List Office	Metzger Property Services, LLC		Co-List Agent	Chad Metzger - Cell: 260-982-9050	
Showing	Showingtime or Open House				
List Date	6/25/2026	Start Showing Date	Exp Date	12/31/2026	Owner/Seller a Real Estate
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$		
Contract Type	Exclusive Right to Sell		Virtual	None	
Lockbox	Mechanical/Combo		Lockbox Location	On the Door	
Pending Date	Closing Date	Selling Price	How Sold	Type of Sale	
Ttl Concessions Paid	Sold/Concession	Conc Paid By			
Sell Office	Sell Agent				
Co-Sell Office	Co-Sell Agent				
Sell Team					
Presented by:	Jen Rice - Cell: 260-982-0238		/ 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.