

Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Site-Built Home

Status Sold

CDOM 22

DOM 22

Auction Yes

MLS #	202037008	6732 Canby Drive	Fort Wayne	IN	46835	LP	\$136,000
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Area	Allen County	Parcel ID	02-08-16-178-010.000-072	Type	Site-Built Home	Waterfront	No
Sub	Brookside Estates	Cross Street		Bedrms	3	F Baths	2
Township	St Joe	Style	One Story	REO	No	Short Sale	No
School District	Fort Wayne Community			Elem			
Intermediate		JrH		SrH			
Legal Description	Brookside Estates Sec 12 Lot 297						
Directions to Property	Evard Road to Canby Dr.						

Inside City Limits

City Zoning

County Zoning

Zoning Descriptor

Remarks List Price is Assessed Value Auction is October 6th at 6:00 p.m. WOW what a great Ranch style home with 1824 sq.ft. 3 BR, 2 1/2 BA, Sunken Living room, Large foyer with closet storage. GR has a brick gas log lighter in the Fireplace, Kitchen is very open with eat in bar, 4 season room with elec. baseboard heat and CA with ext door that opens out onto patio area and a large fenced in backyard with a shed that has electricity. This home shows Pride of Ownership.

Agent Remarks AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN Email kbreaalestate01@aol.com THE REGISTRATION FORMS ARE IN THE ASSOCIATED DOC SECTION ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec	Lot	Lot Ac/SF/Dim	0.3200 / 13,939 / 99x149	Lot Desc	Corner
Above Gd Fin SqFt	1,824	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	0
Age	60	New Const	No	Ttl Fin SqFt	1,824
		Date Complete		Year Built	1960
		Ext	Aluminum	Bsm	Crawl
				# Rooms	8
Room Dimensions		Baths	Full	Half	Water
	RM DIM	LVL	B-Main	2	1
LR	17 x 15	M	B-Upper	0	0
DR	x		B-Blw G	0	0
FR	17 x 15	M	Laundry Rm	Main	Heating
KT	12 x 11	M	Laundry L/W	x	Cooling
BK	10 x 12	M	AMENITIES Attic Pull Down Stairs, Breakfast Bar, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Covered, Main Floor Laundry		
DN	x				
1B	12 x 13	M			
2B	11 x 11	M			
3B	11 x 12	M	Garage	2.0 / Attached	22 x 22 / 484.00
4B	x		Outbuilding 1	Shed	11 x 8
5B	x		Outbuilding 2		x
RR	x		Assn Dues	Frequency	Not Applicable
LF	x		Other Fees		
EX	x		Restrictions		

Water Acces:

Wtr Name

Water Frontage

Channel Frontage

Water Features:

Water Type

Lake Type

Auctioneer Name Jerry Ehle

Lic: AU19300123

Auction Date

10/6/2020

Time 6:00

Financing Existing Clear

Proposed Cash, Conventional

Location 6732 Canby Dr. Fort Wayne

Annual Tax \$506.38

Exemptions Homestead, Over 65

Year Taxes Payable 2020

Excluded Party None

Possession DOC

Assessed Value

List Office Schrader Real Estate & Auction - Off: 260-749-0445

List Agent Jerry Ehle - Off: 260-749-0445

Agent E-mail jwehle1@aol.com

List Agent - User Code UP388010700

List Team

Co-List Office

Co-List Agent

Showing Ins

List Date 9/14/2020 Start Showing Date

Exp Date

Owner/Seller a Real Estate License No

Agent/Owner Related No

Seller Concessions Offer Y/N

Seller Concession Amount \$

Contract Type Exclusive Right to Sell

Special List Cond. None

Virtual Tour Unbranded Virtual Tour

Lockbox Type Electronic Sentrilock

Lockbox Location front door

Type of Sale Auction

Pending Date 10/6/2020

Closing Date 11/6/2020

Selling Price \$136,000

How Sold Conventional

Ttl Concessions Paid \$0.00

Sold/Concession Remark:

Conc Paid By

Sell Office Schrader Real Estate & Auction

Sell Agent Jerry Ehle

Sell Team

Co-Sell Office

Co-Sell Agent

Presented by: Michael Roy - Cell: 260-437-5428

/ Schrader RE and Auction/Fort W - Off: 260-749-0445

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.

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