Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641972 **6725 Coldwater Road** **Fort Wayne** **IN** 46825 **LP** $0



Area Allen County **Parcel ID** 02-07-14-278-017.000-07 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 1
Township Washington **Style** One Story **REO** No **Short Sale** No
School District Fort Wayne Community **Ele** Lincoln
Intermediate **JrH** Shawnee **SrH** Northrop
Legal Description 5-14-2-062 E 5.68A S1/2 S1/2 NE1/4 EX S 554.7 FT EX HWY SEC 14
Directions to Property Head East on I-69, take exit for N Coldwater Rd, merge onto Coldwater Rd, turn Left on short portion of Coldwater Rd

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

Remarks Discover the potential of this spacious 3-bedroom, 1.5-bath brick ranch offering 1,680 square feet of living space, an attached 2-car garage, and an additional detached garage - Selling via Online Auction, Thurs. Oct. 29th at 6:30 pm! Previously used as a rental property, this home presents an excellent opportunity for investors, buyers looking for a renovation project, or those seeking an affordable way to create a home tailored to their own style. Inside, you'll find a generously sized living room featuring a beautiful stone fireplace, along with a spacious eat-in kitchen offering abundant cabinetry, extensive counter space, and a second fireplace that adds warmth and character. The home's traditional floor plan includes three bedrooms, 1.5 baths, and convenient single-level living. A large screened-in rear porch provides additional space to relax and enjoy the backyard, while the attached 2 -car garage offers everyday convenience. One of the property's standout features is the additional detached garage, providing exceptional space for vehicles, a workshop, hobbies, equipment, or additional storage --- the possibilities are numerous! Situated on a crawl space, this solid-looking brick ranch offers a great starting point for buyers ready to bring their own updates and improvements. Location adds even more appeal. Situated just off I-69, this home offers easy access for commuting, traveling, and getting where you need to go. With

Agent Remarks Online Auction: Thursday, October 29th at 6:30 pm Open House: Tuesday, October 20th from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients in 24 hrs in advance of the auction & be present with them at any showing they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.8900 / 38,768 / 306x98 **Lot Desc** 0-2.9999
Above Gd Fin SqFt 1,680 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,680 **Year Built** 1955
Age 71 **New Const** No **Date Complete** **Ext** Brick **Bsmt** Crawl **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	21	x	22	M
D		x		
F		x		
K	21	x	14	M
B		x		
D		x		
1B	12	x	13	M
2B	12	x	11	M
3B	12	x	11	M
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 1
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x

Water City
Well
Sewer City
Fuel / Electric, Floor,
Heating
Cooling Central Air

AMENITIES Attic Pull Down Stairs, Attic Storage, Countertops -Ceramic, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Enclosed, Stand Up Shower, Main

Garage 2.0 / Attached / 24 x 20 / 480.
Outbuilding 2nd Detached 38 x 36
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas No **Fireplace** Yes
Dryer Hookup Elec Yes **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** No
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
Garden Tub No **Nr Wlkg Trails** No
Jet Tub No **Garage Y/N** Yes
Pool No **Off Street Pk** Yes
Pool Type
SALE INCLUDES Dishwasher, Microwave, Refrigerator
FIREPLACE Dining Rm, Living/Great Rm

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Tim Pitts & Chad Metzger **Lic #** AC31300015 **Auction Date** 10/9/2026 **Time** 6:30 **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $5,540.28 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession Closing

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** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Showingtime or Open House
List Date 10/9/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Back Porch **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented 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.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.