



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 21

DOM 21

Auction No

MLS # 202641972

6725 Coldwater Road

Fort Wayne

IN 46825

LP \$279,900



Area Allen County

Parcel ID 02-07-14-278-017.000-073

Type Site-Built Home

Waterfront No

Sub None

Cross Street

Bedrms 3

F Baths 1

H Baths 1

Township Washington

Style One Story

REO No

Short Sale No

School District Fort Wayne Community

JrH Shawnee

Elem Lincoln

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! 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 its convenient location and flexible layout, whether

Agent Remarks

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		
Room Dimensions				Baths	Full	Half	Water	City	Basement Material								
RM DIM	LVL	B-Main	1	1	Well Type	Dryer Hookup	Gas	No	Fireplace				Yes				
LR	21	x 22	M	B-Upper	0	0	Sewer	City	Dryer Hookup	Elec	Yes	Guest Qtrs	No				
DR		x		B-Blw G	0	0	Fuel /	Electric, Floor,	Dryer Hookup	G/E	No <th>Split FlrPln</th> <td>No</td>	Split FlrPln	No				
FR		x		Laundry Rm	Main		Heating	Forced Air	Disposal		No <th>Ceiling Fan</th> <td>No</td>	Ceiling Fan	No				
KT	21	x 14	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned		No <th>Skylight</th> <td>No</td>	Skylight	No				
BK		x		Water Soft-Rented										ADA Features	No		
DN		x		Alarm Sys-Sec										Fence			
1B	12	x 13	M	Alarm Sys-Rent										Golf Course	No		
2B	12	x 11	M	Garden Tub										Nr Wlkg Trails	No		
3B	12	x 11	M	Jet Tub										Garage Y/N	Yes		
4B		x		Pool										Off Street Pk	Yes		
5B		x		Pool Type													
RR		x		SALE INCLUDES										Dishwasher, Microwave, Refrigerator			
LF		x		FIREPLACE										Dining Rm, Living/Great Rm			
EX		x		Assn Dues										Frequency		Not Applicable	
				Other Fees													
				Restrictions													

Water Access

Wtr Name

Water Frontage

Channel Frontage

Water

Water Type

Lake Type

Auctioneer Name

Lic #

Auction Date

Time

Location

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$5,540.28

Exemptions

Year Taxes Payable 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

Listing Facilitator

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 Type Exclusive Right to Sell

Seller's Disclosure Form Yes

Form Exception

Virtual Unbranded Virtual Tour

Lockbox Type Mechanical/Combo

Lockbox Location Back Porch

Type of Sale

Offer Accepted Date

Closing Date

Selling Price

How Sold

Ttl Concessions Paid

Sold/Concession Remarks

Conc Paid By

Sell Office

Sell Agent

Co-Sell Office

Co-Sell Agent

Sell Team

Presented Jen Rice - Cell: 260-982-0238

/ Metzger Property Services, LLC - Off: 260-982-0238

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