

Property Type RESIDENTIAL	Status Back on Market	CDOM 0	DOM 0	Auction No
MLS # 202213512	5323 Fernwood Avenue	Fort Wayne	IN 46809	Status Back on Market
				LP \$189,900



Area Allen County	Parcel ID 02-12-21-308-012.000-074	Type Site-Built Home
Sub Valentines	Cross Street	Bedrms 4
Location City/Town/Suburb	Style Two Story	F Baths 1
School District FWC Elem	Indian Village	JrH Kekionga
Legal Description	S 88 Of N 440 S Of Lot 18 Valentines 2nd Add E 1/2 W 1/2 Sw 1/4 21-30-12	
Directions	From US 69, head east on Airport Expy. Turn north onto Ardmore Ave., then east on Sand Point Rd and north on Fernwood Ave.	
Inside City Limits Y	City Zoning OTH	County Zoning
		Zoning Description

Remarks Don't miss this Single Owner 2-Story Home featuring 4 bedrooms, 1.5 baths and a 2-Car Attached Garage! This home has Great Curb Appeal with the Open Front Porch, Beautiful Landscaping & Concrete Driveway! The Main level has an Open-Concept Dining Room and large Living Room. The Eat-In Kitchen has ample Countertop Space, a view of the backyard from the kitchen sink and a Brand-New Convection Oven! Stay Warm in the Cozy Family Room that has a Brick Fireplace with New Insert & access to the backyard patio to enjoy the outdoors! The Main level also hosts a Half Bath with Laundry with a newer washer and a Brand-New Dryer! The Upstairs features 4 Bedrooms including the large Master Bedroom with an Updated Ensuite & a Walk-In Closet! The outdoor storage shed is ideal with a loft for extra storage. Don't miss this Rare opportunity for a single owner, 4 bedroom home!

Agent Remarks Showings between 11 am - 8 pm only. Single Owner Home with many updates including: Brand New Oven & Dryer, updated Electric, New flooring on stairs and master, updated bathroom, extra blown-in insulation. The siding is solid aluminum. Central Air located on Roof and Drops through Attic. Access to the attic is in the ensuite bathroom.

Sec Lot 18	Lot Ac/SF/Dim 0.2848 / 12,406 / 88x141	Src N	Lot Des 0-2.9999
Township Wayne	Abv Gd Fin SqFt 2,078	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,078
Age 52	New No	Date Complete	Ext Aluminum
Room Dimensions	Baths Full Half	Water CITY	Basement Material
DIM L	B-Main 0 1	Sewer City	Dryer Hookup Gas No
LR 20 x 13 M	B-Upper 1 0	Fuel Electric	Dryer Hookup Elec Yes
DR 13 x 12 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No
FR 20 x 11 M		Cooling Central Air	Disposal Yes
KT 15 x 12 M	Laundry Rm Main	Central Air x	Water Soft-Owned No
BK x	AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk		Water Soft-Rented No
DN x	-in, Countertops-Laminate, Disposal, Dryer Hook Up Electric, Eat		Alarm Sys-Sec No
MB 20 x 15 U	-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped,		Alarm Sys-Rent No
2B 14 x 12 U	Garage 2.0 / Attached / 22 x 22 / 484.00		Garden Tub No
3B 14 x 12 U	Outbuilding Shed 12 x 10		Jet Tub No
4B 14 x 12 U	Outbuilding x		Pool No
5B x	Assn Dues Not Applicable		Pool Type
RR x	Other Fees		SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric,
LF x	Restrictions		Kitchen Exhaust Hood, Oven-Convection, Range-Electric, Water Heater
EX x	Water Access	Wtr Name	Electric
WtrType	Wtr Frtg	Channel Frtg	FIREPLACE Living/Great Rm, Electric, Fireplace Insert
Water Features		Lake Type	
Auction No	Auctioneer Name		Auctioneer License #
Owner Name			
Financing: Existing	Proposed	Excluded Party None	
Annual Taxes \$811.56	Exemptions Homestead, Mortgage,	Year Taxes Payable 2021	Assessed Value
Is Owner/Seller a Real Estate Licensee No		Possession Negotiable	
List Office Metzger Property Services, LLC - Off: 260-982-0238		List Agent Tiffany Reimer - Cell: 260-571-7910	
Agent E-mail tiff@metzgerauction.com		List Agent - User Code UP388053396	
Co-List Office		Co-List Agent	
Showing Instr Showing time between 11 am - 8 pm only		Start Showing Date	
List Date 4/18/2022	Exp Date 8/31/2022	Publish to Internet Yes	Show Addr to Public Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Vari.Rate No
Virtual Tours: Unbranded Virtual Tour	Lockbox Type MECH	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		CDOM 0
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent

Presented by:

Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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