



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home Status Active

CDOM 0 DOM 0 Auction No

MLS 202631528 1402 Misty River Drive Fort Wayne IN 46808 LP \$249,900



Area Allen County Parcel ID 02-12-04-103-007.000-07 Type Site-Built Home Waterfront No
 Sub Fall Creek Cross Street Bedrms 3 F Baths 2 H 0
 Township Wayne Style One Story REO No Short Sale No
 School District Fort Wayne Community Elem Lindley
 Intermediate JrH Portage SrH Wayne
 Legal Description Fall Creek Sec 1 Lot 11
 Directions to Property Take Bass Road to the Entrance of Fall Creek.

Inside City City Zoning County Zoning

Remarks This well-maintained 3-bedroom, 2-bath residence offering approximately 1,504 sq. ft. of comfortable living space. This move-in ready home features numerous updates, including some newer windows, roof, furnace, central air conditioning, vinyl siding, and updated flooring, providing peace of mind for years to come. The spacious floor plan offers large living areas, generous-sized bedrooms, and two full bathrooms to accommodate family and guests. Don't forget about the hot tub room, great relaxation space - the hot tub is included. Whether you're a first-time homebuyer, looking to downsize, or searching for an excellent investment property, this home offers outstanding value. Enjoy the benefits of major mechanical and exterior improvements while added your own personal touches to make it your own. Don't miss the opportunity to own an updated home with plenty of space and lasting value - Great Location, near Jefferson Pointe! Estate Property, Selling As Is.

Agent Remarks Estate Property, Sold As Is

Sec	Lot	Lot Ac/SF/Dim				0.1900 / 8,190 / 125 x 65				Lot Desc	Level, 0-2.9999																
Above Gd Fin SqFt		1,504		Above Gd Unfin SqFt		0		Below Gd Fin SqFt		0		Ttl Below Gd SqFt		0		Ttl Fin SqFt		1,504		Year Built		1991					
Age 35		New Const		No		Date Complete				Ext Vinyl				Bsm Slab						#		6					
<u>Room Dimensions</u>				Baths		Ful		Hal		Water		City		Basement Material													
RM DIM		LV		B-Main		2		0		Well				Dryer Hookup Gas		No		Fireplace		No							
LR	21	x	13	M		B-Upper		0		0		Sewer		Public		Dryer Hookup Elec		No		Guest Qtrs		No					
DR		x				B-Blw G		0		0		Fuel /		Gas, Forced Air		Dryer Hookup G/E		No		Split Flrpln		No					
FR		x				Laundry Rm		Main				Heating				Disposal		No		Ceiling Fan		Yes					
KT	17	x	10	M		Laundry		4		x		6		Cooling		Central Air		Water Soft-Owned		No		Skylight		No			
BK		x				AMENITIES		1st Bdrm En Suite,		Ceiling Fan(s),		Ceilings-Vaulted,		Alarm Sys-Sec				No		Fence		Partial					
DN		x						Closet(s) Walk-in,		Patio Open						Alarm Sys-Rent		No		Golf Course		No					
1B	13	x	11	M												Garden Tub		No		Nr Wlkg		No					
2B	12	x	11	M												Jet Tub		No		Garage Y/N		Yes					
3B	12	x	11	M		Garage		2.0		/ Attache		/		20 x 23		/ 460.0		Pool		No		Off Street		Yes			
4B		x				Outbuilding 1		None				x		Pool Type													
5B		x				Outbuilding 2						x		SALE INCLUDES				Dishwasher, Oven-Electric, Range-Electric, Water Heater Gas									
RR		x				Assn Dues		\$85.00		Frequenc		Annually		FIREPLACE				None									
LF		x				Other Fees																					
EX	12	x	12	M		Restrictions		Yes																			
Water								Wtr Name								Water Frontage				Channel Frontage							
Water																Water Type				Lake							
Auctioneer								Lic								Auction				Tim							
Financing				Existing				None				Proposed				Cash, Conventional, VA				Excluded Party				None			
Annual				\$2,445.58				Exemptions								Year Taxes Payable				2026							
Possessio				At closing																Assessed Value							
List Office				Metzger Property Services, LLC - Off: 260-982-0238								List Agent				Rainelle L Shockome - Cell: 260-341-4801											
Agent				rshockome@yahoo.com								List Agent - User				UP388037905				List Team							
Co-List Office				Metzger Property Services, LLC								Co-List Agent				Chad Metzger - Cell: 260-982-9050											
Showing																											
List Date				8/4/2026				Start Showing				Exp Date				12/31/202				Owner/Seller a Real Estate				No			
Seller Concessions				Offer Y/N				No				Seller Concession Amount				\$											
Contract Type				Exclusive Right to Sell																Special List Cond.				None			
Virtual								Lockbox				Mechanical/Combo				Lockbox Location				Front Door							
Pending Date								Closing Date								Selling Price				Type of							
Ttl Concessions								Sold/Concession												How Sold							
Sell Office												Sell Agent								Conc Paid By							
Co-Sell												Co-Sell Agent								Sell Team							

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.