



2516 BEACON STREET
IN THE SQUIRES, FORT WAYNE, IN 46805

\$69,900

This charming home has been well cared for. It sits back from the road and has a large yard.

The living room has lots of windows and nice, neutral carpet. An arched doorway leads from the living room to a smaller, all-weather room lined with windows, allowing plenty of sunlight to stream through. This would make a great reading room or computer area.

The galley kitchen has newer engineered hardwood flooring and attractive white cabinets. The same flooring is also in the dining area, adjacent to the kitchen. All three bedrooms are located in the upper level. Two of them are large and have the quaint dormer ceilings you expect from a Cape Cod style home.

Part of the backyard deck is covered by the second story. The backyard has a 6' privacy fence enclosing three sides of the detached 24'x20' two-car garage. A new sidewalk leads from the back door of the garage to the house. There is also a free-standing shed in the back yard.

This home has fresh, on-trend interior paint, newer roofs on the home and garage, and new shutters.

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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201605891	2516 Beacon Street	Fort Wayne IN 46805
		Status Active LP \$69,900



Area Allen County	Parcel ID 02-08-31-278-003.000-072	Type Site-Built Home
Sub Squires	Cross Street E State Blvd.	Bedrms 3 F Baths 1 H Baths 1
Location City/Town/Suburb	Style Two Story	
School District FWC	Elem Brentwood	JrH Lakeside SrH North Side
Legal Description SQUIRES N 1/2 LOT 5		
Directions E State Blvd to a Left onto Beacon. Home is on Left.		

Remarks This charming home has been well cared for. It sits back from the road and has a large yard. The living room has lots of windows and nice, neutral carpet. The galley kitchen has newer engineered hardwood flooring and nice white cabinets. The same flooring is also in the dining area, adjacent to the kitchen. A small all-weather room with plenty of windows is on the first floor. This would make a great reading room or computer area. All three bedrooms are located in the upper level. Two of them are large and have the quaint dormer ceilings you'd expect from a Cape Cod style home. Part of the back yard deck is covered by the second story. The back yard has a 6' privacy fence enclosing three sides of the detached 2-car garage. A new sidewalk leads from the back door of the garage to the house. There is also a free-standing shed in the back yard. This home has fresh, on-trend interior paint, newer roofs on the home and garage, and new shutters. NIPSCO \$65 AEP \$55 CITY UTILITIES \$35

Sec 0	Lot 5	Zoning R1 One Family Residence	Lot Ac/SF/Dim 0.3476 / 15,141 226x67	Src N	Lot Des	Level
Township St Joe	Abv Gd Fin SqFt 1,740	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,740	Year Built 1946	
Age 70 NewNo	Date Complete	Ext Brick	Fndtn Slab		# Rooms 7	
Room Dimensions						
DIM	L	Baths	Full	Half	Water	City
LR 17 x 11	M				Dryer Hookup Gas	No
DR 12 x 10	M	B-Main	1	0	Sewer	City
FR 0 x 0	N	B-Upper	0	1	Fuel /	Gas, Forced Air
KT 9 x 8	M	B-Blw G	0	0	Heating	
BK 0 x 0	N				Cooling	Central Air
DN 9 x 8	M	Laundry Rm	Main	7	x 6	
MB 16 x 10	U	AMENITIES Ceiling Fan(s), Disposal, Dryer Hook Up Electric,		Alarm Sys-Sec	No	
2B 14 x 10	U	Garage Door Opener, Patio Covered		Alarm Sys-Rent	No	
3B 10 x 8	U			Jet/Grdn Tub	No	
4B 0 x 0	N	Garage	2.0 / Detached	/	24 x 20 / 480.00	Pool
5B 0 x 0	N	Outbuilding	None		x	Pool Type
RR 0 x 0	N	Outbuilding			x	Off Street Pk
LF 0 x 0	N	Assn Dues			Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer
EX 0 x 0	N	Other Fees				-Electric, Range-Electric, Water Heater Gas
WtrType	Restrictions					
Water Features	Water Access	Wtr Name				
	Wtr Frtg	Channel Frtg				

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2015
Annual Taxes \$502.00	Is Owner/Seller a Real Estate Licensee	No	Possession DOC
List Office Reecer Properties Inc. - Offc.: 260-434-5750			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 1
Ttl Concessions Paid	Sold/Concession Remarks			
	Presented by: James Reecer - Cell: 260-415-7386 / Reecer Properties Inc. - Offc.: 260-434-5750			

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