



6103 BEAUMONT DRIVE **\$89,900**
IN NORTH SHERWOOD TERRACE, FORT WAYNE, IN 46825

This ranch home is an exceptional value and is move-in ready! It has over 1,340 square feet of living space and has 3 bedrooms and 2 full bathrooms. The home has both formal living room AND a family room. There is also a storage room connected to the 2-car garage. Four televisions (2 with built-in DVD players) stay with the house.

Enjoy the fenced back yard with beautiful gardens and storage shed from the screened porch.

Updates include: Hardwood floors, Jetted Tub, New driveway, New garage door, New patio doors, All Stainless Steel appliances, including front load washer & dryer. There's storage room connected to the garage.

This home is close to shopping, hospitals, and has easy access to HWY I-69.

Down payment assistance is available to qualified buyers.

SON HUYNH

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Residential Agent Full Detail Report

Listings as of 10/14/2014

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Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction No
 MLS # 201445284 6103 Beaumont Dr Fort Wayne IN 46825 Status Active LP \$89,900



Area Allen County Parcel ID 02-07-13-381-018.000-073 Type Site-Built Home
 Sub North Sherwood Terrace Cross Street Bedrms 3 F Baths 2 H Baths 0
 Location City/Town/Suburb Style One Story REO No Short Sale No
 School District FWC Elem Northcrest JrH Northwood SrH Northrop
 Legal Description 5-13-6-034 North Sherwood Terrace Lot 89
 Directions From N Clinton, Go West on Washington Center Rd, turn right at Dartmouth Dr, Turn Right at Buckingham Dr, continue to Beaumont Dr, house is on the Left.

Remarks **MOVE.IN.READY** This Exceptional Value 3-bedroom, 2-full bath Ranch offers 1,340 sq ft of living space. This home features a Family Room, Living Room and Screened Porch. Hardwood floors, Jetted Tub, New driveway, New garage door, New patio doors, 4 TVs (2 w/ built-in DVD players) stay with the house. All Stainless Steel appliances stay including front load washer & dryer. There's storage room connected to the garage. Fenced back yard with garden and storage shed. Close to shopping, hospitals, I-69. Down payment assistance available to qualified buyers.

Agent Remarks *** For showings, use Showing Assist or call 434-5750. After hours call 602-5647*** Seller will remove TV in the Family Room (front of the house) and leave the TV mounting bracket.

Sec	Lot	89	Zoning	R1 One Family Residence	Lot Ac/SF/Dim	0.2300 / 10,200 / 85x120	Src	N	Lot Des	Level	
Township	Washington	Abv Gd Fin SqFt	1,340	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,340	Year Built	1958
Age	56	New	Not Applicable	Date Complete	Ext	Vinyl	Fndtn	Slab	# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Dryer Hookup Gas	No	Fireplace	Yes	
DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No	
LR	18 x 10	M	B-Upper	0	Fuel	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
DR	11 x 10	M	B-Blw G	0	Heating	Central Air	Disposal	Yes	Ceiling Fan	Yes	
FR	17 x 16	M	Laundry Rm	Main	Cooling	5 x 3	Water Soft-Owned	No	Skylight	No	
KT	11 x 10	M	AMENITIES	Ceiling Fan(s), Disposal, Garage Door Opener, Porch Screened, Range/Oven Hook Up Elec	Water Soft-Rented	No	Alarm Sys-Sec	No	ADA Features	No	
BK	0 x 0	N	Garage	2.0 / Attached / 20 x 19 / 380.00	Alarm Sys-Rent	No	Garden Tub	No	Fence	Wood	
DN	0 x 0	N	Outbuilding	Shed 12 x 10	Jet Tub	No	Pool	No	Golf Course	No	
MB	14 x 10	M	Outbuilding	x	Pool	No	Pool Type	None	Nr Wlkg Trails	No	
2B	13 x 10	M	Assn Dues	\$0.00 Not Applicable	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Range-Electric	FIREPLACE	None	Garage Y/N	Yes	
3B	10 x 10	M	Other Fees		Restrictions				Off Street Pk	Yes	
4B	0 x 0	N	Water Access		Water Access						
5B	0 x 0	N	Wtr Name		Wtr Name						
RR	0 x 0	N	WtrType		WtrType						
LF	0 x 0	N	Channel Frtg		Channel Frtg						
EX	12 x 12	M	Water Features		Water Features						

Auction No Auctioneer Name Auctioneer License #
Owner Name
Financing: Existing Proposed Cash, Conventional, FHA Excluded Party None
Annual Taxes \$595.30 Exemptions Year Taxes Payable 2014 Assessed Value
Is Owner/Seller a Real Estate Licensee No Possession Negotiable
List Office Reecer Properties Inc. - Offc.: (260) 434-5750 List Agent Son Huynh - Cell: (260) 602-5647
Agent ID Agent E-mail son@reecerproperties.com
Co-List Office Co-List Agent
Showing Instr Request using Showingtime
List Date 10/13/2014 **Exp Date** 4/10/2015 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Yes **Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** 3% **Vari.Rate** No **Special List Cond.** None
Virtual Tours: Unbranded Virtual Tour Type of Sale
Pending Date Closing Date Selling Price How Sold CDOM 1
Ttl Concessions Paid Sold/Concession Remarks
Sell Off Sell Agent Co-Sell Off Co-Sell Agent
 Presented by: Son Huynh / Reecer Properties Inc.

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