



3702 CRAWFORD ROAD

\$464,900

FORT WAYNE, IN 46845

This home has a very private lot with a great deal of land. The circular drive in front of the home is quite convenient, as is the 3 car, side entry garage.

The long wrap-around front porch provides a great deal of space for gathering. The foyer has beautiful hardwood floors that flow throughout the main living area of the first floor. The dining room has two large windows and opens to the foyer. Behind frosted French doors, the library has built-in bookshelves, crown molding and beautiful floors. The open concept kitchen flows to the hearth room and to the very large breakfast area. With stainless appliances (including a Jenn-air 6 burner + griddle cook top), a large stainless hood, a walk-in pantry, and a peninsula that comfortably seats 5, the kitchen is right on-trend. The breakfast area seats 6. The home's second porch is off the breakfast area, providing access to the patio and pond beyond. With a grand stone fireplace, the hearth room is fantastic. The main level master suite has an elegant master en-suite with a large tub, tile & glass shower, and dual sinks. The walk-in closet has shelving to match the custom cabinetry.

Upstairs, bedrooms 2-4 are all comfortable spaced off the landing. Both full bathrooms are attractively up-to-date. The finished lower level has a kitchenette with a bar and eating area, a billiard area and a family room. The home's 5th bedroom is on this lower level, in addition to an exercise room and a full bath.

JAMES REECER

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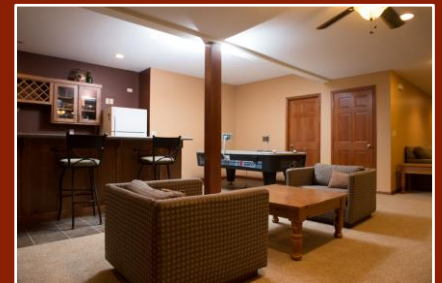
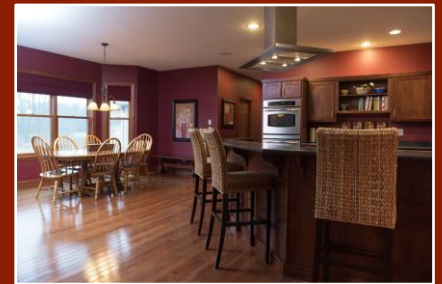
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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201511004	3702 Crawford Road	Fort Wayne IN 46845
		Status Active LP \$464,900



Area Allen County	Parcel ID 02-02-23-400-001.003-057	Type Site-Built Home
Sub Metes & Bounds	Cross Street Tonkel Rd.	Bedrms 6 F Baths 4 H Baths 1
Location Rural	Style Two Story	
School District NWA Elem	Cedar Canyon	JrH Maple Creek SrH Carroll
Legal Description	5.30 A TR SE COR SE 1/4 SEC 23	
Directions	Tonkel to Crawford. Home shares a driveway. Left at drive, home to the Left at the fork.	

Remarks Crawford Road ends as it heads west, and a bit before it dead-ends there is a long, winding drive to this home. Still within the Carroll School district, this home has a very private lot with a great deal of land. The circular drive in front of the home is quite convenient, as is the 3 car, side entry garage. This home has two noteworthy porches: The first is the long, wrap-around front porch which is a great architectural detail that provides a great deal of space for gathering. The front entry off this porch leads to the foyer with beautiful hardwood floors that flow throughout the main living area of the first floor. The dining room has two large windows and opens to the foyer. Behind frosted french doors, the library has built-in bookshelves, crown moulding and simply beautiful floors. The open concept kitchen flows to the hearth room and to the very large breakfast area. With stainless appliances (including a Jenn-air 6 burner + griddle cook top), a large stainless hood, a walk-in pantry, and a peninsula that comfortably seats 5, the kitchen is right on-trend. The breakfast area, currently seating 6, could be the perfect area for a long harvest table. The home's second noteworthy porch is right off the breakfast area: this screened in porch is fantastic and provides access to the patio and pond beyond. With a grand stone fireplace, the hearth room is fantastic. The main level master suite, behind double french doors, has an elegant master bathroom with a large tub, tile & glass shower, and nice vanities. Even the walk-in closet has shelving to match the custom cabinetry. Upstairs, bedrooms 2-5 are all comfortable spaced off the landing. Both full bathrooms are attractively up-to-date. The finished lower level has a kitchenette with a bar and eating area, a billiard area and a family room. The home's 6th bedroom is on this lower level, in addition to an exercise room and a full bath. Outside, the hardscape is exceptional. Don't miss the oversized slate stones that make the beautiful walk-ways and even the front porch step. Landscaping has been well planned around the back patio of pavers. The pond has been enjoyed for years as a place to play ice hockey. Invisible fence extends from circular drive to the berms beyond the pond. GAS \$11 (propane) ELECTRIC \$299 WATER \$62

Sec 23	Lot 0	Zoning R1 One Family Residence	Lot Ac/SF/Dim 5.3000 / 230,868 0x0	Src Y	Lot Des	Level, Waterfront
Township Perry	Abv Gd Fin SqFt 3,296	Below Gd Fin SqFt 1,850	Ttl Below Gd SqFt 2,160	Ttl Fin SqFt 5,146	Year Built 2007	
Age 8	New/Not Applicable	Date Complete	Ext Brick, Stone	Fndtn Full Basement, Finished	# Rooms 12	

Room Dimensions

DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	Yes
LR 21 x 15	M										
DR 13 x 12	M	B-Main	1	1	Sewer	City	Dryer Hookup	Elec	No	Guest Qtrs	No
FR 41 x 36	M	B-Upper	2	0	Fuel /	Forced Air, Geothermal	Dryer Hook Up	Gas/Elec	Yes	Split FlrPln	No
KT 25 x 17	M	B-Blw G	1	0	Heating		Disposal		Yes	Ceiling Fan	Yes
BK 0 x 0	N				Cooling	Central Air	Water Soft-Owned		Yes	Skylight	No
DN 0 x 0	N	Laundry Rm	Main	10	x 6		Water Soft-Rented		No	ADA Features	No
MB 18 x 17	M	AMENITIES	1st Bdrm En Suite, Alarm System-Security, Attic				Alarm Sys-Sec		Yes	Fence	Invisible
2B 14 x 13	U		Storage, Breakfast Bar, Built-In Bookcase, Ceiling Fan(s),				Alarm Sys-Rent		No	Golf Course	No
3B 15 x 12	U		Closet(s) Walk-in, Disposal, Dryer Hook Up Gas/Elec, Eat-In				Jet/Grdn Tub		No	Nr Wlkg Trails	No
4B 15 x 11	U	Garage	3.0	/ Attached	/	42 x 24 / 1,008.00	Pool		No	Garage Y/N	Yes
5B 13 x 11	L	Outbuilding	None		x		Pool Type			Garage Dr Opnr:	Yes
RR 0 x 0	N	Outbuilding			x		Off Street Pk		Yes		
LF 0 x 0	N	Assn Dues				Not Applicable	SALE INCLUDES	Dishwasher, Cooktop-Gas, Oven-Built-In, Oven -Double, Oven-Gas, Water Heater Electric, Water Softener-Owned			
EX 14 x 12	L	Other Fees					FIREPLACE	Living/Great Rm, Wood Burning, Gas Starter			

WtrType

Water Features	Water Access Pond	Wtr Name
Pond	Wtr Frtg	Channel Frtg

Virtual Tours:

[Unbranded Virtual Tour](#)

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2014
Annual Taxes \$4,717.88	Is Owner/Seller a Real Estate Licensee	No	Possession Negotiable
List Office Reecer Properties Inc. - Offc.: 260-434-5750			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0	Yes
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Ttl Concessions Paid Presented by: James Reecer - Cell: 260-415-7386 / Reecer Properties Inc. - Offc.: 260-434-5750

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