



**8932 CRESTFIELD COURT**      **\$649,900**  
IN CHERRY HILL, FORT WAYNE, IN 46835

Cherry Hill, a premier northeastern Fort Wayne neighborhood, provides residents with an outdoor pool, tennis courts, walking paths and common areas. It is located close to shopping, restaurants and I-469. This contemporary ranch-style villa is situated on a waterfront lot at the end of a cul-de-sac, with spectacular views overlooking a tranquil pond and Cherry Hill Golf Course. It has four bedrooms, three and-a-half baths, and 5,000 sq. feet of finished living space.

Enter this extraordinary home through the impressive arched entryway with double front doors, into the granite-tiled foyer. To your right is the gorgeous formal dining room with architectural-design ceiling and coordinating granite floor. Straight ahead, the great room is stunning, with a vaulted barrel ceiling, enormous windows with arched transom, gas log fireplace, and luxurious carpeting. The spacious kitchen features granite countertops and backsplash, stainless steel appliances, a center island, and limestone flooring. Just off of the breakfast nook is an inviting screened porch with arched windows and slate flooring, which leads to a large outdoor Trex deck with beautiful views of the pond—perfect for entertaining! The oversized 20' x 19' main level master bedroom has a tray ceiling, large walk-in closet, and en-suite master bath with marble flooring, jetted tub, and walk-in shower.

The lower level has 10' ceilings, a gas log fireplace, limestone floors, and a full kitchen and wet bar with granite countertops and backsplash. A wall of windows and sliding glass doors lead out to the large stamped concrete patio. There is an abundance of storage space in the lower level. Additional amenities include a central vacuum system, large utility room, arched doorways, 6" exterior walls, slide down screens in all windows, rounded drywall corners, and a walk-up attic in the attached three-car garage.

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focused  
creative  
proven



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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>
<b>MLS #</b> 201642923	8932 Crestfield Court	Fort Wayne IN 46835
		<b>Status</b> Active <b>LP</b> \$649,900



<b>Area</b> Allen County	<b>Parcel ID</b> 02-08-14-428-007.000-072	<b>Type</b> Site-Built Home
<b>Sub</b> Cherry Hill	<b>Cross Street</b> Wheelock Rd	<b>Bedrms</b> 4 <b>F Baths</b> 3 <b>H Baths</b> 1
<b>Location</b> City/Town/Suburb	<b>Style</b> One Story	
<b>School District</b> FWC	<b>Elem</b> Arlington	<b>JrH</b> Jefferson <b>SrH</b> Northrop

**Legal Description** CHERRY HILL SEC V LOT 174  
**Directions** Cherry Hill entrance on St. Joe Center to Crestfield Avenue. Turn Right. Right on Crestfield Ct. Home at end of cul-de-sac.

**Remarks** Cherry Hill, a premier northeastern Fort Wayne neighborhood, provides residents with an outdoor pool, tennis courts, walking paths and common areas. It is located close to shopping, restaurants and I-469. This contemporary ranch-style villa is situated on a waterfront lot at the end of a cul-de-sac, with spectacular views overlooking a tranquil pond and Cherry Hill Golf Course. It has four bedrooms, three and-a-half baths, and 5,000 sq. feet of finished living space. Enter this extraordinary home through the impressive arched entryway with double front doors, into the granite-tiled foyer. To your right is the gorgeous formal dining room with architectural -design ceiling and coordinating granite floor. Straight ahead, the great room is stunning, with a vaulted barrel ceiling, enormous windows with arched transom, gas log fireplace, and luxurious carpeting. The sunny, immaculate kitchen features beautiful granite countertops and backsplash, stainless steel appliances, a large center island, and limestone flooring. The oversized 20'x19' main level master bedroom has a tray ceiling, large walk-in closet, and en-suite master bath with marble flooring, jetted tub, and walk-in shower. The lower level has 10' ceilings, a gas log fireplace, limestone floors, and a full kitchen and wet bar with granite countertops and backsplash. A wall of windows and sliding glass doors lead out to the large stamped concrete patio. There is an abundance of storage space in the lower level. Just off of the breakfast nook is an inviting screened porch (with plexi-glass inserts for the winter months) with arched windows and slate flooring, which leads to a large Trex deck with beautiful views of the pond and golf course—perfect for entertaining! Additional amenities include a central vacuum system, large utility room, arched doorways, slide down screens in all the windows, rounded drywall corners, 6 inch exterior walls, and a walk-up attic in the attached three-car garage.

<b>Sec V</b>	<b>Lot</b> 174	<b>Zoning</b> R1	One Family Residence	<b>Lot Ac/SF/Dim</b> 0.3126 / 13,617	155x117x66x138	<b>Src</b> Y	<b>Lot Des</b> Cul-De-Sac, Golf
<b>Township</b> St Joe	<b>Abv Gd Fin SqFt</b> 2,882	<b>Below Gd Fin SqFt</b> 2,100	<b>Ttl Below Gd SqFt</b> 2,894	<b>Ttl Fin SqFt</b> 4,982	<b>Year Built</b> 1999		
<b>Age</b> 17	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Brick, Cedar	<b>Fndtn</b> Full Basement, Walk-Out Basement, Finished	<b># Rooms</b> 10		
<b>Room Dimensions</b>							
	<b>DIM</b>	<b>L</b>					
<b>LR</b>	26 x 17	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas No
<b>DR</b>	14 x 13	M	<b>B-Main</b>	2	1	<b>Sewer</b> City	<b>Dryer Hookup</b> Elec No
<b>FR</b>	32 x 30	L	<b>B-Upper</b>	0	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hook Up</b> Gas/Elec No
<b>KT</b>	17 x 14	M	<b>B-Blw G</b>	1	0	<b>Heating</b>	<b>Disposal</b> Yes
<b>BK</b>	17 x 13	M				<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> Yes
<b>DN</b>	0 x 0	N	<b>Laundry Rm</b>	Main	11 x 11		<b>Water Soft-Rented</b> No
<b>MB</b>	20 x 20	M	<b>AMENITIES</b> Alarm System-Security, Attic-Walk-up, Breakfast Bar, Built-In Speaker System, Built-In Entertainment Ct, Ceiling Fan(s), Central Vacuum System, Closet(s) Walk-in, Countertops				<b>Alarm Sys-Sec</b> Yes
<b>2B</b>	13 x 13	M					<b>Alarm Sys-Rent</b> No
<b>3B</b>	13 x 12	L					<b>Jet/Grdn Tub</b> Yes
<b>4B</b>	19 x 15	L	<b>Garage</b>	3.0	/ Attached	/ 42 x 23 / 966.00	<b>Pool</b> Yes
<b>5B</b>	0 x 0	N	<b>Outbuilding</b>	None		x	<b>Pool Type</b> Association
<b>RR</b>	0 x 0	N	<b>Outbuilding</b>			x	<b>Off Street Pk</b> Yes
<b>LF</b>	0 x 0	N	<b>Assn Dues</b>	\$321.00	Annually		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Air Purifier/Air Filter, Dehumidifier, Dryer-Gas, Humidifier, Oven-Built-In, Oven-Electric, Warming Drawer, Water Filtration System, Water Heater Gas, Water Softener-Owned
<b>EX</b>	18 x 13	M	<b>Other Fees</b>	\$500.00	Quarterly		<b>FIREPLACE</b> Family Rm, Living/Great Rm
<b>WtrType</b>							
<b>Water Features</b>	<b>Water Access</b> Pond	<b>Wtr Name</b>					
Pond	<b>Wtr Frtg</b> 92.00	<b>Channel Frtg</b>					

**Virtual Tours:**

<b>Auction No</b>	<b>Auction Reserve Price \$</b>	<b>Auction Date</b>	<b>Auction Time</b>
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>	
<b>Financing: Proposed</b>		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2015
<b>Annual Taxes</b> \$6,203.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> Negotiable	
<b>List Office</b> Reecer Properties Inc. - Offc.: 260-434-5750			

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 137
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			
	Presented by: Cory Allen- Home: 260-318-5202 / Reecer Properties Inc. - Offc.: 260-434-5750			

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