



1510 DELL COVE DRIVE **\$239,900**
IN COVINGTON DELLS, FORT WAYNE, IN 46804

Fantastic ranch home on 1.04 acres, just off the Aboite Trail, connecting this home to miles of trails within the Fort Wayne Trails network. Inside, an updated tile foyer has a great look with a large picture window. The large library, just off the foyer, features wood coffered ceilings, a large niche, and built-ins.

The foyer is open to the great room, featuring a wonderful fireplace with a noteworthy brick and granite hearth (the span of this makes this feature outstanding). Built-in cabinetry offers an incredible amount of storage and the roll-out shelves are not to miss. The large picture window overlooking the backyard completes this spacious area. The dining room, with double French doors and large sidelights, opens to the spacious back patio, providing a great layout for entertaining. This space would be fantastic with a large hearth table centered in the room. The updated kitchen features granite countertops, fresh cabinetry, manufactured wood floors and large picture windows. The nice island, work station and breakfast area complete the area. The laundry and powder rooms are just off the two-car garage entry. Unique to this home is bedroom two which is a secondary master suite. With an enormous walk-in closet with built-in shelving, full bath and a private entry off the back of the home (with a special mudroom area), this suite could really function as an independent apartment.

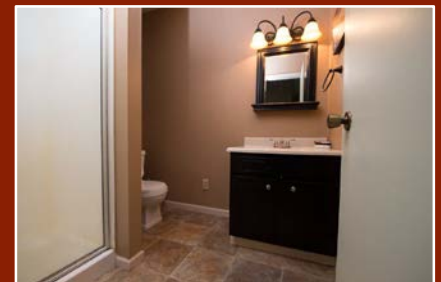
On the other end of the home is the spacious master suite featuring a fantastic bayed sitting area. Two walk-in closets (one with built-in cabinetry) are a luxury, as is the master bath with a private sitting area and a large upper window for natural light. Bedroom three could also function as an office or project room, due to the entire wall of built-ins.

The stamped-concrete back patio overlooks the beautiful park-like backyard, with grand trees and stacked stone planter boxes.



JAMES REECER
REALTOR®/Broker
james@reecerproperties.com
260.415.7386

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|--------------------------|--|----------------------|--------------------------|-------------------|--|
| Property Type | RESIDENTIAL | Status | Active | Auction No | |
| MLS # | 201627504 | 1510 Dell Cove Drive | Fort Wayne | IN 46804 | Status Active LP \$239,900 |
| Area | Allen County | Parcel ID | 02-11-12-177-003.000-075 | | |
| Sub | Covington Dells | Cross Street | Illinois Rd. | Bedrms | 3 F Baths 2 H Baths 2 |
| Location | City/Town/Suburb | Style | One Story | | |
| School District | SWA | Elem | Whispering Meadows | JrH | Woodside SrH Homestead |
| Legal Description | COVINGTON DELLS ADD LOT 38 EX FRL S 8 OF E 30 FT | | | | |
| Directions | Hadley to Ridge Knoll to Dell Cove. Home is on Left. | | | | |



Remarks Fantastic ranch home on 1.04 acres, just off the SR14/Illinois Road stretch of the Aboite Trail, connecting this home to miles of trails within the Fort Wayne Trails network. By car, I-69 is quickly reached, as is Jefferson Pointe, with numerous shops and restaurants. The covered front porch offers ample room for a seating arrangement - a pleasant way to enjoy the beautiful front yard. Inside, an updated tile foyer has a great look with a large picture window. The large library, just off the foyer, features wood coffered ceilings, a large niche for a corporate size desk, and built-ins surrounding. This room has enough space for multiple work stations or a reading area. The foyer is open to the great room, featuring a wonderful fireplace with a noteworthy brick and granite hearth. Built-in cabinetry offers an incredible amount of storage and the roll-out shelves are not to miss. The large picture window overlooking the backyard completes this spacious area. The dining room, with double French doors and large sidelights, opens to the spacious back patio, providing a great layout for entertaining. This space would be fantastic with a large hearth table centered in the room. The updated kitchen features granite countertops, fresh cabinetry, manufactured wood floors and large picture windows. The nice island, work station and breakfast area complete the area. The laundry and powder rooms are just off the two-car garage entry. Unique to this home is bedroom #2 which is a secondary master suite. With an enormous walk-in closet with built-in shelving, full bath and a private entry off the back of the home (with a special mudroom area), this suite could really function as an independent apartment. The main master suite, on the other end of the home, is a large room with a fantastic bayed sitting area. Two walk-in closets (one with built-in cabinetry) are a luxury, as is the master bath with a private sitting area and a large upper window for natural light. Bedroom #3 could also function beautifully as a working office or project room, due to the entire wall of built-ins. The large, stamped-concrete back patio overlooks the grassy backyard with grand trees--very much a "state park" presentation in terms of beauty. Stacked stone planter boxes complete the look.

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|------------------------|---------------|------------------------|---|--------------------------|-------------------------|-------------------------|----------------------------|---|----------|-------------------|------------------------|--------------------|------|
| Sec 0 | Lot 38 | Zoning R1 | One Family Residence | Lot Ac/SF/Dim | 1.0400 / 45,302 242x185 | Src N | Lot Des | Partially Wooded, | | | | | |
| Township | Aboite | Abv Gd Fin SqFt | 3,099 | Below Gd Fin SqFt | 0 | Ttl Belw Gd SqFt | 0 | Ttl Fin SqFt | 3,099 | Year Built | 1956 | | |
| Age | 60 | NewNo | | Date Complete | | Ext | Aluminum, Stone | Fndtn | Slab | # Rooms | 8 | | |
| Room Dimensions | | | | | | | | | | | | | |
| | DIM | L | | | | | | | | | | | |
| LR | 25 x 16 | M | Baths | Full | Half | Water | CITY | Dryer Hookup | Gas | No | Fireplace | Yes | |
| DR | 20 x 14 | M | B-Main | 2 | 2 | Sewer | City | Dryer Hookup | Elec | No | Guest Qtrs | Yes | |
| FR | 0 x 0 | N | B-Upper | 0 | 0 | Fuel / | Gas, Forced Air, Heat Pump | Dryer Hook Up | Gas/Elec | Yes | Split FirPln | No | |
| KT | 14 x 10 | M | B-Blw G | 0 | 0 | Heating | | Disposal | | Yes | Ceiling Fan | No | |
| BK | 13 x 7 | M | | | | Cooling | Central Air | Water Soft-Owned | | Yes | Skylight | No | |
| DN | 24 x 16 | M | Laundry Rm | Main | 10 | x 7 | | Water Soft-Rented | | No | ADA Features | No | |
| MB | 17 x 14 | M | AMENITIES Built-In Bookcase, Built-in Desk, Closet(s) Walk-in, | | | | Alarm Sys-Sec | | No | | | Fence | None |
| 2B | 19 x 12 | M | Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Garage Door Opener, Guest Quarters, Kitchen Island, Patio Open, Porch | | | | Alarm Sys-Rent | | No | | | Golf Course | No |
| 3B | 14 x 13 | M | | | | | | Jet/Grdn Tub | | No | Nr Wlkg Trails | No | |
| 4B | 0 x 0 | N | Garage | 2.0 | / Attached | / 24 x 21 | / 504.00 | Pool | | No | Garage Y/N | Yes | |
| 5B | 0 x 0 | N | 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 | \$100.00 | Annually | | | SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Oven-Electric, Water Heater Electric, Water Softener-Owned | | | | | |
| EX | 0 x 0 | N | Other Fees | | | | | FIREPLACE Living/Great Rm | | | | | |
| WtrType | | | Restrictions | | | | | | | | | | |
| Water Features | | | Water Access | | Wtr Name | | | | | | | | |
| | | | Wtr Frtg | | Channel Frtg | | | | | | | | |

Virtual Tours:

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|----------------------------|--|---|----|-----------------------------|------------|---------------------------|------|
| Auction No | | Auction Reserve Price \$ | | Auction Date | | Auction Time | |
| Auctioneer Name | | | | Auctioneer License # | | | |
| Financing: Proposed | | | | Exemptions | | Year Taxes Payable | 2015 |
| Annual Taxes | \$2,081.00 | Is Owner/Seller a Real Estate Licensee | No | Possession | Negotiable | | |
| List Office | Reecer Properties Inc. - Offc.: 260-434-5750 | | | | | | |

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|-----------------------------|--|--------------------------------|--|----------------------|--|-----------------|--|-------------|----|
| Pending Date | | Closing Date | | Selling Price | | How Sold | | CDOM | 60 |
| 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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