



**7336 ROYAL TROON COURT      \$169,900**  
IN AMBER HIGHLANDS, FORT WAYNE, IN 46814

Amber Highlands, in SW Fort Wayne/Aboite Township, is located close to the Village of Coventry (Kroger Marketplace and many restaurants) and is a quick drive to Jefferson Pointe Shopping Center and access to I-69.

This home has been well cared for and is located at the end of a cul-de-sac. The covered entry leads to two large living spaces, both with beautiful engineered hardwood flooring and a large window. A pony wall helps define this space from the adjacent great room that also has the same hardwoods, a gas fireplace and ceiling fan. The open floor plan leads directly to the dining area that allows for a large table and buffet. New French doors lead from the dining space to a large, custom-built outdoor deck. The kitchen has newer white cabinets and attractive neutral countertops. The prep island has cabinet storage and accommodates four chairs. The stainless appliances bring a crisp look to this room. There is also a shelved pantry in the kitchen. Just off the kitchen is the utility area with HVAC and a new 40-gallon water heater. This space opens to the laundry area with a water softener, utility sink, countertop above the washer and dryer (for folding) and cabinets above. There is also a half bathroom on this main floor.

Upstairs, a large landing/family room has potential to be a family room, game room, home office or study area. The large master suite has neutral carpet and three windows. Double sinks, a jetted soaking tub, a separate stand-up shower and enormous walk-in closet add to the appeal of this suite. Two bedrooms are also upstairs along with a second full bathroom.

The privacy fence and PlayScape make the backyard an ideal place for children and dogs. Additional amenities include: Six new windows just installed in the master bedroom (3), third (smallest) bedroom (1), dining room (1), kitchen (1); six-panel wood doors, beautiful white trim throughout the home, new electric stove, new dishwasher and security alarm.

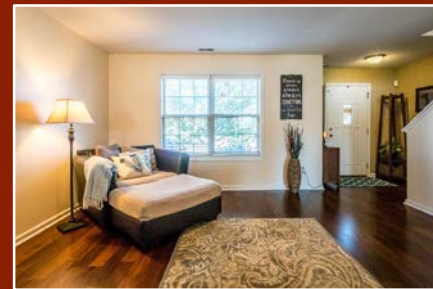
This property has everything--great location, move-in ready condition and offered at an affordable price!



**LYNN REECER**

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>	
<b>MLS #</b> 201651494	7336 Royal Troon Court	Fort Wayne	IN 46814
<b>Area</b> Allen County	<b>Parcel ID</b> 02-11-29-481-023.000-038	<b>Status</b> Active	<b>LP</b> \$169,900
<b>Sub</b> Amber Highlands	<b>Cross Street</b> Ivanhoe Ln.	<b>Bedrms</b> 3	<b>F Baths</b> 2 <b>H Baths</b> 1
<b>Location</b> City/Town/Suburb	<b>Style</b> Two Story		
<b>School District</b> SWA	<b>Elem</b> Covington	<b>JrH</b> Woodside	<b>SrH</b> Homestead
<b>Legal Description</b> AMBER HIGHLANDS LOT 11			
<b>Directions</b> Amber Rd. to Ivanhoe to Royal Troon.			



**Remarks** Amber Highlands, in southwest Fort Wayne/Aboite Township, is a quiet neighborhood close to the Village of Coventry (Kroger Marketplace and many restaurants) and a quick drive to Jefferson Pointe Shopping Center and access to HWY 1-69. This home has been well cared for and is located at the end of a cul-de-sac. The covered entry of this two-story home leads to two large living spaces, both with beautiful engineered hardwood flooring and a large window, letting in lots of light. A pony wall helps define this space from the adjacent great room that also has the same hardwoods, a gas fireplace and ceiling fan. This open floor plan leads directly to the dining area that allows for a large table and buffet. New French doors lead from the dining space to a large, custom-built outdoor deck. The kitchen has newer, white cabinets and attractive neutral countertops. The prep island has cabinet storage and accommodates four chairs. The stainless appliances bring a crisp look to this room. There is also a shelved pantry in the kitchen. Just off the kitchen is the utility area with HVAC and a new 40-gallon water heater. This space opens to the laundry area with a water softener, utility sink, countertop above the washer and dryer (for folding) and cabinets above. There is also a half bathroom on this main floor. Upstairs, a large landing/family room has endless potential to be a family room, game room, home office or study area. The large master suite has neutral carpet and three windows. Double sinks, a jetted soaking tub, a separate stand-up shower and enormous walk-in closet add to the appeal of this suite. Two bedrooms are also upstairs along with a second full bathroom. The privacy fence and PlayScape make the backyard an ideal place for children and dogs. Additional amenities include: SIX new windows just installed in: Master Bedroom (3), third (smallest) bedroom (1), dining room (1), kitchen (1), six-panel wood doors and beautiful white trim throughout the home, new electric stove, new dishwasher and security alarm. This property has everything: great location, move-in ready condition and is offered at an affordable price.

<b>Sec 0</b>	<b>Lot 11</b>	<b>Zoning</b> R1	One Family Residence	<b>Lot Ac/SF/Dim</b> 0.2800 / 12,197	165x109x36x200	<b>Src N</b>	<b>Lot Des</b>	Cul-De-Sac
<b>Township</b> Aboite	<b>Abv Gd Fin SqFt</b> 2,522	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,522	<b>Year Built</b> 2003			
<b>Age</b> 13	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Brick, Vinyl	<b>Fndtn</b> Slab	<b># Rooms</b> 8			
<b>Room Dimensions</b>								
	<b>DIM</b>	<b>L</b>						
<b>LR</b>	17 x 16	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas	<b>No</b>
<b>DR</b>	0 x 0	N	<b>B-Main</b>	0	1	<b>Sewer</b> City	<b>Dryer Hookup</b> Elec	<b>Yes</b>
<b>FR</b>	16 x 15	M	<b>B-Upper</b>	2	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hook Up</b> Gas/Elec	<b>No</b>
<b>KT</b>	14 x 12	M	<b>B-Blw G</b>	0	0	<b>Heating</b>	<b>Disposal</b>	<b>Yes</b>
<b>BK</b>	14 x 10	M				<b>Cooling</b> Central Air	<b>Water Soft-Owned</b>	<b>Yes</b>
<b>DN</b>	0 x 0	N	<b>Laundry Rm</b>	Main	17 x 6		<b>Water Soft-Rented</b>	<b>No</b>
<b>MB</b>	19 x 15	U	<b>AMENITIES</b> 1st Bdrm En Suite, Alarm System-Security,			<b>Alarm Sys-Sec</b>	<b>Yes</b>	<b>Fence</b> Wood
<b>2B</b>	13 x 10	U	Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Deck Covered,			<b>Alarm Sys-Rent</b>	<b>No</b>	<b>Golf Course</b> No
<b>3B</b>	16 x 15	U	Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door			<b>Jet/Grdn Tub</b>	<b>No</b>	<b>Nr Wlkg Trails</b> Yes
<b>4B</b>	0 x 0	N	<b>Garage</b>	2.0	/ Attached	/ 20 x 19	/ 380.00	<b>Pool</b> No
<b>5B</b>	0 x 0	N	<b>Outbuilding</b>	None		x		<b>Pool Type</b>
<b>RR</b>	0 x 0	N	<b>Outbuilding</b>			x		<b>Off Street Pk</b> Yes
<b>LF</b>	20 x 18	U	<b>Assn Dues</b>	\$118.00	Not Applicable			<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned
<b>EX</b>	0 x 0	N	<b>Other Fees</b>					<b>FIREPLACE</b> Living/Great Rm
<b>WtrType</b> Restrictions								
<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>						
		<b>Wtr Frtg</b>	<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> \$925.00	<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			

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 0 Yes

**Ttl Concessions Paid** **Sold/Concession Remarks**  
 Presented by: Lynn Reecer - Home: 260-434-5750 / Reecer Properties Inc. - Offc.: 260-434-5750  
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