



6708 SPIREA COURT **\$275,000**
IN BITTERSWEET MOORS, FORT WAYNE, IN 46814

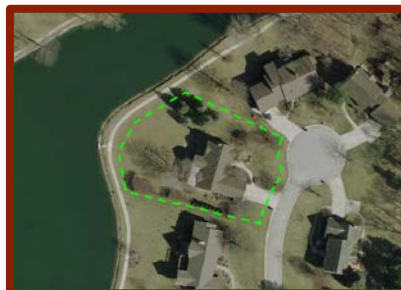
This welcoming one-story home is situated on the lake in Southwest Fort Wayne's Bittersweet Moors neighborhood. Association amenities include a pool with clubhouse, and lighted walking paths around a 12-acre lake. The stocked lake is great for fishing, paddle boating, and simply enjoying from the covered back deck.

Enter the tile foyer with crown molding, large sidelights on either side of the front door, and two coat closets. From the foyer, you can access the formal living and dining rooms, which feature crown molding and large inset windows. The living room has double doors and could easily function as an office/den. Note the solid six-panel doors and beautiful stained wood trim throughout the home.

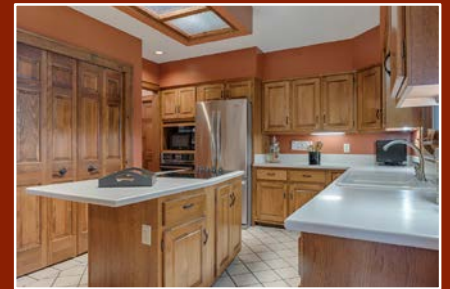
The great room has large windows, wood beamed cathedral ceiling, and stone fireplace with built-in cabinetry on either side. This opens to the eat-in kitchen which features a center island with electric cooktop, a pantry, and Corian countertops throughout the kitchen. A sliding glass door leads to the enclosed patio room with vaulted ceiling and a wall of windows. The main floor master bedroom features a nice ensuite bath with closets, a double vanity, garden tub and separate shower. The laundry room has cabinetry, sink and countertop space.

The walkout lower level has a large family room with brick fireplace and built-in bookshelves, wet bar with sink, refrigerator and countertop bar seating. There are two spacious bedrooms, a full bath with double vanity, and an additional room (playroom/hobby room). The attached, oversized two-car garage has a workspace and attic storage.

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Property Type RESIDENTIAL	Status Active	Auction No	
MLS # 201633765	6708 Spirea Court	Fort Wayne	IN 46814
Area Allen County	Parcel ID 02-11-28-331-002.000-075	Status Active	LP \$275,000
Sub Bittersweet Moors	Cross Street Dell Loch Way	Bedrms 3	F Baths 2 H Baths 1
Location City/Town/Suburb	Style One Story		
School District SWA	Elem Lafayette Meadow	JrH Summit	SrH Homestead
Legal Description BITTERSWEET MOORS SEC II LOT 60			
Directions Dell Loch Way to Snowberry to Spirea.			



Remarks This welcoming one-story home is situated on the lake in Southwest Fort Wayne's Bittersweet Moors neighborhood. Association amenities include a pool with clubhouse, and lighted walking paths around a 12-acre lake. The stocked lake is great for fishing, paddle boating, and simply enjoying from the covered back deck. The tile foyer has crown molding, large sidelights on either side of the front door, and two coat closets. From the foyer, you access the formal living and dining rooms, which feature crown molding and large inset windows. There is also a room that can function as a den or could be used as a 4th bedroom by just adding a closet. Note the solid six-panel doors and beautiful stained wood trim throughout the home. The great room has large windows, wood beamed cathedral ceiling, and stone fireplace with built-in cabinetry on either side. This opens to the eat-in kitchen which features a center island with electric cooktop, a pantry, and Corian countertops throughout the kitchen. A sliding glass door leads to the enclosed four seasons room with vaulted ceiling and a wall of windows. The main floor master bedroom features a nice ensuite bath with closets, a double vanity, garden tub and separate shower. The laundry room has cabinetry, sink and countertop space. The walkout lower level has a large family room with brick fireplace and built-in bookshelves, wet bar with sink, refrigerator and countertop bar seating. There also are two spacious bedrooms, a full bath with double vanity, a rec room, and a fourth room that could be a playroom or hobby room. Additional closets provide plenty of storage space. The attached oversized two-car garage has a workspace and attic storage.

Sec II	Lot 60	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.4936 / 21,501 176x206	Src Y	Lot Des	Cul-De-Sac,	
Township Aboite	Abv Gd Fin SqFt 2,035	Below Gd Fin SqFt 1,659	Ttl Below Gd SqFt 3,694	Ttl Fin SqFt 3,694	Year Built 1983			
Age 33	NewNo	Date Complete	Ext Stone, Wood	Fndtn Full Basement, Walk-Out Basement, Finished	# Rooms 12			
Room Dimensions								
DIM	L							
LR 19 x 18	M	Baths	Full	Half	Water CITY	Dryer Hookup Gas	No Fireplace Yes	
DR 14 x 12	M	B-Main	1	1	Sewer City	Dryer Hookup Elec	Yes Guest Qtrs No	
FR 23 x 15	L	B-Upper	0	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec	No Split Firpln No	
KT 13 x 10	M	B-Blw G	1	0	Heating	Disposal Yes	Ceiling Fan Yes	
BK 16 x 12	M			Cooling Central Air	Water Soft-Owned	No Skylight No		
DN 16 x 14	M	Laundry Rm	Main	9 x 7	Water Soft-Rented	No ADA Features No		
MB 17 x 15	M	AMENITIES Attic Storage, Breakfast Bar, Built-In Bookcase,				Alarm Sys-Sec	No Fence	
2B 15 x 15	L	Built-in Desk, Ceiling Fan(s), Deck Covered, Deck on Waterfront				Alarm Sys-Rent	No Golf Course No	
3B 15 x 15	L	, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Firepit,				Jet/Grdn Tub	No Nr Wlkg Trails Yes	
4B 0 x 0	N	Garage	2.0	/ Attached	/ 25 x 22 / 550.00	Pool	No Garage Y/N Yes	
5B 0 x 0	N	Outbuilding	None		x	Pool Type	Garage Dr Opnr: Yes	
RR 18 x 13	L	Outbuilding			x	Off Street Pk	Yes	
LF 0 x 0	N	Assn Dues	\$200.00	Quarterly		SALE INCLUDES Dishwasher, Refrigerator, Air Purifier/Air Filter, Cooktop-Electric, Oven-Electric, Range-Electric, Water Heater Gas		
EX 17 x 14	L	Other Fees						FIREPLACE Family Rm, Living/Great Rm
WtrType Restrictions								
Water Features	Water Access Lake	Wtr Name	Bitterswt					
Lake	Wtr Frtg 125.00	Channel Frtg	0.00					

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name	Auctioneer License #		
Financing: Proposed	Exemptions		Year Taxes Payable 2015
Annual Taxes \$2,698.00	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

Ttl Concessions Paid **Sold/Concession Remarks**
 Presented by: Matthew Schrader - Home: 260-249-4253 / Reecer Properties Inc. - Offc.: 260-434-5750
 Information is deemed reliable but not guaranteed.