



13709 SPLIT ROCK COVE **\$199,900**
IN FALCON CREEK, FORT WAYNE, IN, 46845

This 4 bedroom home sits on a large yard on a quiet cul-de-sac and boasts of a pond view.

The living room has 2-story ceilings, a formal dining room connecting to the kitchen with a breakfast bar and 2 deep pantries. All appliances remain with the sale of the home. Not to miss the family room with a gas fireplace and peaceful views of the pond.

The master suite has double vanities, a jetted garden tub and 2 walk-in closets. There are 3 bedrooms upstairs, sharing a full bathroom.

The home also has an unfinished daylight basement that is already plumbed for a full bathroom.

The back yard is beautiful with views of the pond and a nice deck.



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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201520942	13709 Split Rock Cove	Fort Wayne IN 46845
		Status Active LP \$199,900

Area Allen County	Parcel ID 02-02-22-378-010.000-057	Type Site-Built Home
Sub Falcon Creek	Cross Street	Bedrms 4 F Baths 2 H Baths 1
Location	Style Two Story	
School District NWA Elem	Oak View	JrH Maple Creek SrH Carroll



Legal Description FALCON CREEK SEC II LOT 113
Directions Go North on Coldwater Rd past Union Chapel, follow to Falcon Creek. Turn into subdivision. Follow to Hammerwill Way. Turn right then left on Millennium Crossing to Split Rock Cove. Turn left, house is on the left.

Remarks **4BR, BASEMENT, POND VIEW, \$199,900** Located in Falcon Creek sub, NW Allen Co school district, 13709 Split Rock Cove sits on a large yard with pond view and cul-de-sac street. The 2,216 fin sq ft home opens up to light and air, with an 2-story ceiling living room. The back of the house comprises a formal dining room w/ a magnetic wall, adjoining kitchen, eating nook and family room. Kitchen features tile floors, breakfast bar and 2 double deep pantries. All appliances are included (refrigerator, range, microwave, washer & dryer). Cozy family room features a gas fireplace and peaceful pond view. Off the dining nook, a patio door opens out into a deck, perfect for relaxing. 2.5 bathrooms and 4 bedrooms include a master suite with double vanities, jetted garden tub and 2 walk-in closets. Separate laundry room is on the main level. Windows coverings custom made by Midwest Blinds. RO system connected to refrigerator and kitchen sink spigot. Decorative curbing for landscape. Unfinished Daylight basement plumbed for full bath. This home has all of the space you need to make your transition of moving easy. Close to schools, shopping, hospitals and highway I-69. The association pool provides endless summertime fun.

Sec 2	Lot 113	Zoning	Lot Ac/SF/Dim 0.2095 / 9,126	62x125x96x125	Src Y	Lot Des	Cul-De-Sac, Level
Township Perry	Abv Gd Fin SqFt 2,216	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 822	Ttl Fin SqFt 2,216	Year Built 2002		
Age 13	New/Not Applicable	Date Complete	Ext Brick, Vinyl	Fndtn Daylight		# Rooms 9	

Room Dimensions

DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
LR 14 x 13	M										
DR 13 x 10	M	B-Main	0	1	Sewer	City	Dryer Hookup Elec	Yes		Guest Qtrs	No
FR 21 x 15	M	B-Upper	2	0	Fuel /	Forced Air	Dryer Hook Up Gas/Elec	No		Split FirPln	No
KT 11 x 9	M	B-Blw G	0	0	Heating		Disposal	Yes		Ceiling Fan	Yes
BK 11 x 10	M				Cooling	Central Air	Water Soft-Owned	No		Skylight	No
DN x		Laundry Rm				x	Water Soft-Rented	No		ADA Features	No
MB 17 x 14	U	AMENITIES	Alarm System-Security, Ceiling Fan(s), Disposal,				Alarm Sys-Sec	Yes		Fence	
2B 13 x 10	U		Dryer Hook Up Electric, Jet Tub				Alarm Sys-Rent	No		Golf Course	No
3B 11 x 10	U						Jet/Grdn Tub	No		Nr Wlkg Trails	No
4B 11 x 10	U	Garage	2.0	/ Attached	/ 22 x 21	/ 462.00	Pool	Yes		Garage Y/N	Yes
5B x		Outbuilding	None		x		Pool Type	Association		Garage Dr Opnr:	No
RR x		Outbuilding			x		Off Street Pk				
LF x		Assn Dues	\$225.00	Not Applicable			SALE INCLUDES	Microwave, Refrigerator, Washer, Dryer-Electric, Range-Electric			
EX x		Other Fees					FIREPLACE	Gas Log			

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 2013
Annual Taxes \$2,247.00	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 1
Ttl Concessions Paid	Sold/Concession Remarks			
Presented by: Son Huynh - Cell: 260-602-5647	/ Reecer Properties Inc. - Offc.: 260-434-5750			

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Yes