

1919 SPRINGMILL ROAD **\$482,000**
IN FOREST CANYON ESTATES, FORT WAYNE, IN 46845

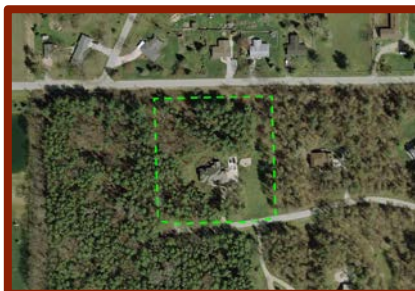
This beautiful home sits on three acres in the Northwest Allen County School district. The covered front porch opens to the foyer with an open staircase against a backdrop of the windows beyond, while the foyer's hardwood floors flow throughout the majority of the main level, giving the common areas a nice look. The dining room, open to the foyer, is a beautiful space with tray ceiling and great crown detail (seen throughout the home). The great room features a nice fireplace with bump-outs on either side, providing wonderful reading areas. A large set of arched windows provides a beautiful backdrop. With an open concept floor plan, the great room opens to the kitchen, breakfast nook (in a bay window area) and hearth room. The kitchen features a granite, right-angle island with a sink, while the perimeter walls have Corian countertops, stainless appliances, cathedral ceilings and large windows. The hearth room, with large windows, is a wonderful space that opens to the oversized circular deck (approximately 13' x 22').

The main level master bedroom is a beautiful space, with a dual-vanity bathroom with soaking tub, walk-in closet, and a recently updated walk-in tile shower with a serene spa-feel. The adjacent library features built-in bookcases and a French door. The upper level has a balcony overlooking the great room, with three bedrooms (one with private bathroom, two share a Jack and Jill bath. All have a great deal of closet space (two walk-in closets). The daylight, finished lower level has a family area, full bathroom, kitchenette, fitness room, theater room and bedroom five.

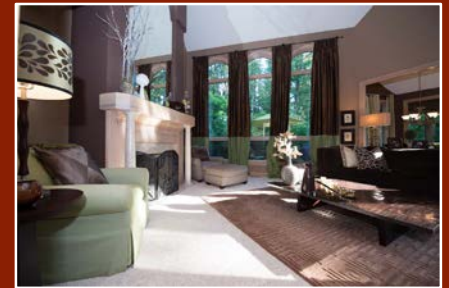
A large laundry room with a half bath is just off the garage entry. The three-car, side-entry, oversized garage has built-ins, and a large bank of cabinets function beautifully as a mud area. Other not-to-miss features includes whole-house wiring for security and sound system, many new mechanicals, new dimensional roof shingles and updated master bath. Outdoor features include a fire pit and basketball area.

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| Property Type RESIDENTIAL | Status Active | Auction No |
| MLS # 201626566 | 1919 Springmill Road | Fort Wayne IN 46845 |
| | | Status Active LP \$482,000 |



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|----------------------------------|---|---|
| Area Allen County | Parcel ID 02-02-15-226-001.000-057 | Type Site-Built Home |
| Sub Forest Canyon Estates | Cross Street Canyon Glen Pkwy | Bedrms 5 F Baths 4 H Baths 3 |
| Location City/Town/Suburb | Style Two Story | |
| School District NWA Elem | JrH Cedar Canyon | SrH Maple Creek |
| Legal Description | 3-15-1-001.2 FRL W 329.95 OF E 953.65 OF FRL N 382.95 FT NE1/4 SEC 15 | |
| Directions | Cedar Canyon Run to a Right on Springmill Road. | |

Remarks This beautiful cul-de-sac home in Forest Canyon is unique in that it sits on 3 acres in Northwest Allen County Schools and is next to only 2 other homes (each with 6 acres), yet it's within a neighborhood. Additionally, the land on 3 sides of the home is wooded, adding wildlife, beauty and even more privacy to the quiet surroundings. The large grassy side yard provides a wonderful place to play and entertain and the fire pit area between the side yard and the basketball area is a great feature. A 2 story, covered front porch opens to the foyer with an open staircase against a back drop of the windows beyond while the foyer's hardwood floors flow throughout the majority of the main level, giving the common areas a great look. The dining room, open to the foyer is a beautiful space with tray ceilings and great crown detail. The great room features a nice fireplace with bump-outs on either side. A large set of arched windows provide a beautiful back drop. With an open concept floor plan, the great room then opens to the kitchen, breakfast area and hearth room. The kitchen features a granite, right angle island with a sink, while the perimeter walls have Corian countertops, stainless appliances, cathedral ceilings and large windows. The hearth room, with large windows, is a wonderful space that opens to the oversized circular deck (approximately 13' x 22'). The main level master, adjacent to the home's library is a beautiful space with a dual-vanity bathroom with a soaking tub, walk in closet and a recently updated walk-in, tile shower with a great spa-feel. The upper level has a long balcony overlooking the great room below, with 3 well-presented bedrooms (one with private bathroom, two share a jack and jill) and all have a great deal of closet space (2 walk in closets). The daylight, finished lower level has a family area, full bathroom, kitchenette, fitness room, theater room and bedroom #5. A large laundry room with a half bath is just off the garage entry. The 3 car, side-entry, oversized garage has built-ins and a large bank of cabinets function beautifully as a mud area. Other not-to-miss features includes whole house wiring for security & sound system, many new mechanicals, new dimensional roof shingles and that great master bathroom updates.

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|--|---|---|---|
| Sec 15 Lot 0 Zoning R1 One Family Residence | Lot Ac/SF/Dim 2.9600 / 128,938 329x344 | Src N | Lot Des Level, Partially |
| Township Perry | Abv Gd Fin SqFt 4,066 | Below Gd Fin SqFt 1,500 | Ttl Fin SqFt 5,566 |
| Age 24 | NewNo | Date Complete | Ext Brick, Wood |
| Room Dimensions | Fndtn Daylight, Partial Basement, Finished | # Rooms 14 | |
| DIM | L | | |
| LR 21 x 16 | M | Baths Full Half | Water WELL |
| DR 15 x 13 | M | B-Main 1 2 | Sewer City |
| FR 21 x 17 | L | B-Upper 2 1 | Fuel / Gas, Forced Air |
| KT 16 x 16 | M | B-Blw G 1 0 | Heating |
| BK 13 x 13 | M | | Cooling Central Air |
| DN 12 x 11 | M | Laundry Rm Main | 8 x 7 |
| MB 18 x 14 | M | AMENITIES Alarm System-Security, Balcony, Breakfast Bar, | Alarm Sys-Sec Yes |
| 2B 13 x 12 | U | Built-In Speaker System, Built-In Bookcase, Built-in Desk, | Alarm Sys-Rent No |
| 3B 13 x 13 | U | Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Court | Jet/Grdn Tub Yes |
| 4B 13 x 12 | U | Garage 3.0 / Attached / 34 x 22 / 748.00 | Pool No |
| 5B 14 x 13 | L | Outbuilding None | Pool Type |
| RR 16 x 15 | L | Outbuilding | Off Street Pk Yes |
| LF 0 x 0 | N | Assn Dues \$0.00 | SALE INCLUDES Dishwasher, Microwave, Cooktop-Gas, Humidifier, Oven-Double, Water Heater Gas, Water Softener-Owned, Basketball Goal |
| EX 15 x 12 | L | Other Fees | FIREPLACE Living/Great Rm |
| WtrType | Restrictions | Water Access | Wtr Name |
| Water Features | 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 \$4,434.00 | 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: Leslie Ferguson - Cell: 260-312-8294 / Reecer Properties Inc. - Offc.: 260-434-5750

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