



**3101 STERLING RIDGE COVE**      **\$469,900**  
IN NORTH POINTE WOODS, FORT WAYNE, IN 46825

Custom-built by Cedar Creek Homes, located in Canyons of North Pointe Woods – large lot w/ extensive landscaping and beautiful below-ground heated saltwater pool – 4,000+ sq. ft. w/ 3 BR, 3.5 BA, three-car garage, private office, exercise room, full wet bar, theatre room and private master deck – grand entrance is highlighted by wrought iron gates, leading to enclosed porch – inside, just off of the foyer, is the home office with French doors and built-in shelving – just past the home office is a curved staircase leading to the basement – past the stairs to the master suite with fireplace, separate walkout to the deck and pool area, twin sink vanity plus separate vanity in bath along with huge walk-in w/ built-in wardrobe, and a walk-in tile shower – living room has a fireplace w/ tile surround and floor-to-ceiling windows with panoramic views of the pool and landscaping – LR is open to the breakfast room and kitchen – granite kitchen includes a 5-seat, 2-tier breakfast bar, an island w/ additional sink, Jenn-Air gas 6-top cooktop and griddle w/ 2 convection ovens, Jenn-Air dishwasher, Jenn-Air refrigerator, Profile Advantium 30-inch Single Electric (4 ovens in 1) Wall Oven, and walk-in pantry – kitchen leads to the hearth room w/ stone-surround fireplace, walk-out to the deck, and floor-to-ceiling windows – mudroom w/ built-in lockers and large laundry room are conveniently located just off the 3-car garage (plumbed for heat) – main floor is completed by the home's private second bedroom w/ full bath and walk-in closet – lower level has two additional living areas, a 4-stool wet bar w/ refrigerator and dishwasher, theatre room (projector and screen included), 3rd bedroom w/ fireplace, and an exercise room (can be converted into a 4th bedroom) – lower level has ample amount of unfinished storage w/ second staircase leading to the garage – additional features include soft-close Grabill cabinets in the kitchen, Copper River cabinets throughout (except kitchen), dual heating (1st and 2nd floors), irrigation, whole-home built-in speaker system, landscape lighting, and access to the clubhouse, tennis courts, and pool – TVs and brackets, hot tub, and car lift in garage are negotiable– NIPSCO \$65, AEP \$330, Fort Wayne City Utilities (water/trash) \$53.

**JEAN KASTE**

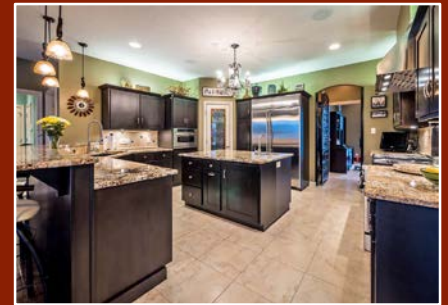
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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>
<b>MLS #</b> 201705293	3101 Sterling Ridge Cove	Fort Wayne IN 46825
<b>Status</b> Active	<b>LP</b> \$469,900	
<b>Area</b> Allen County	<b>Parcel ID</b> 02-08-08-302-002.000-072	<b>Type</b> Site-Built Home
<b>Sub</b> Canyons of North Pointe	<b>Cross Street</b> Emerald Canyon Cv.	<b>Bedrms</b> 3 <b>F Baths</b> 3 <b>H Baths</b> 1
<b>Location</b> City/Town/Suburb	<b>Style</b> One Story	
<b>School District</b> FWC	<b>Elem</b> Lincoln	<b>JrH</b> Shawnee <b>SrH</b> Northrop
<b>Legal Description</b> CANYONS OF NORTH POINTE WOODS SEC I LOT 36		
<b>Directions</b> Clinton St. to the North Pointe Woods entrance.		



**Remarks** Custom-built by Cedar Creek Homes located in Canyons of North Pointe Woods – large corner lot w/ extensive landscaping and beautiful below-ground heated saltwater pool – 4000+ sq. ft. w/ 3BR, 3.5 BA, three car garage, private office, exercise room, full wet bar, theatre room and private master deck – grand entrance is highlighted by wrought iron gates, leading to enclosed porch – inside, just off of the foyer, is the home office which is accessed by french doors, and includes built-in shelving – just past the home office is the curved staircase leading to the basement, as well as the master suite including a fireplace, a separate walkout to the deck and pool area, twin sink vanity plus separate vanity in bath along with huge walk-in w/ built in wardrobe, and a walk-in tile shower – the living room has a fireplace w/ tile surround and floor to ceiling windows with panoramic views of the pool and landscaping – LR is open to the breakfast room and kitchen – granite kitchen includes a 5 -seat, 2-tier breakfast bar, and an island w/ additional sink, a Jenn-Air gas 6-top cooktop and griddle w/ 2 convection ovens, Jenn-Air dishwasher, Jenn-Air refrigerator, GE Profile Advantium Series 30 Inch Single Electric 4 ovens in 1 Wall Oven, and walk-in pantry – kitchen leads to the hearth room w/ stone-surround fireplace, walk-out to the deck, and more floor-to-ceiling windows – mudroom (w/ built-in lockers) and large laundry room are conveniently located just off the 3-car garage (plumbed for heat) – main floor is completed by the home's private second bedroom w/ full bath and walk-in closet – the lower level has two additional living areas, a 4-stool wet bar w / refrigerator and dishwasher, a theatre room (projector and screen included), 3rd bedroom w/ the home's 3rd fireplace, and an exercise room (can easily be converted into a 4th bedroom) – the lower level also has ample amount of unfinished storage w/ second staircase leading to the garage – additional features include soft-close Grabill cabinets in the kitchen, Copper River cabinets throughout (except kitchen), dual heating (1st and 2nd floors), irrigation, whole-home built-in speaker system, landscape lighting, and access to the clubhouse, tennis courts, and pool – TV's and brackets, hot tub, and car lift in garage are negotiable

<b>Sec I</b>	<b>Lot</b> 36	<b>Zoning</b> R1	One Family Residence	<b>Lot Ac/SF/Dim</b> 0.4016 / 17,494	140x120x150x117	<b>Src</b> N	<b>Lot Des</b> Corner	
<b>Township</b> St Joe	<b>Abv Gd Fin SqFt</b> 2,392	<b>Below Gd Fin SqFt</b> 1,686	<b>Ttl Below Gd SqFt</b> 2,430	<b>Ttl Fin SqFt</b> 4,078	<b>Year Built</b> 2007			
<b>Age</b> 10	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Cedar, Stone	<b>Fndtn</b> Daylight, Full Basement, Finished	<b># Rooms</b> 12			
<b>Room Dimensions</b>								
	<b>DIM</b>	<b>L</b>						
<b>LR</b>	17 x 15	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas No	<b>Fireplace</b> Yes
<b>DR</b>	0 x 0	N	<b>B-Main</b>	2	1	<b>Sewer</b> City	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b> Yes
<b>FR</b>	17 x 17	M	<b>B-Upper</b>	0	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hook Up Gas/Elec</b> Yes	<b>Split FirPln</b> Yes
<b>KT</b>	16 x 15	M	<b>B-Blw G</b>	1	0	<b>Heating</b>	<b>Disposal</b> Yes	<b>Ceiling Fan</b> Yes
<b>BK</b>	10 x 10	M				<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> No	<b>Skylight</b> No
<b>DN</b>	13 x 13	M	<b>Laundry Rm</b>	Main	12 x 9		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>MB</b>	19 x 14	M	<b>AMENITIES</b> Alarm System-Security, Attic Pull Down Stairs, Bar			<b>Alarm Sys-Sec</b> Yes		<b>Fence</b>
<b>2B</b>	15 x 13	M	, Breakfast Bar, Built-In Speaker System, Built-In Bookcase, Built			<b>Alarm Sys-Rent</b> No		<b>Golf Course</b> No
<b>3B</b>	14 x 12	L	-in Desk, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone,			<b>Jet/Grdn Tub</b> No		<b>Nr Wlkg Trails</b> Yes
<b>4B</b>	0 x 0	N	<b>Garage</b>	3.0	/ Attached	/ 34 x 21 / 714.00	<b>Pool</b> Yes	<b>Garage Y/N</b> Yes
<b>5B</b>	0 x 0	N	<b>Outbuilding</b>	None		x	<b>Pool Type</b> Below Ground	<b>Garage Dr Opnr:</b> Yes
<b>RR</b>	14 x 13	L	<b>Outbuilding</b>			x	<b>Off Street Pk</b> Yes	
<b>LF</b>	0 x 0	N	<b>Assn Dues</b>	\$300.00	Annually		<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Electric	
<b>EX</b>	15 x 15	L	<b>Other Fees</b>				<b>FIREPLACE</b> Family Rm, Living/Great Rm, 1st Bdrm, 3rd Bdrm	
<b>WtrType</b>	<b>Restrictions</b>							
<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> \$4,462.00	<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			

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0	Yes
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
Presented by:	Jean Kaste- Home: 260-615-3942 / Reecer Properties Inc. - Offc.: 260-434-5750				
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