

REST & RELAX

Enjoy the finer things and brand new hardwood flooring
in this custom-built Sycamore Hills home.



10909 W. Sycamore Hills Drive, Fort Wayne, IN 46814

Custom-built ranch w/ a loft by Masterpiece Homes with unbeatable views of the fourth hole on the Sycamore Hills Golf Course and water from the open deck.

Inside, an open floor plan is featured on the main floor. Just to the right of the foyer is a private den/office with a built-in bookcase and on the other side is dining room, conveniently open to the family room. The family room has picturesque views of the golf course. Master bedroom is highlighted by an enormous master suite.

The kitchen has newer appliances, granite countertops with island, and convenient breakfast area with walkout to the open patio and deck. Kitchen is open to the living room and is highlighted by a fireplace and a walk-up to yet another living space in the loft area. The finished, daylight lower level is split into a large family room and recreational area (complete with four-stool wet bar), and two large bedrooms split by a full bathroom with two vanities.

SCHEDULE A PERSONALIZED TOUR

Joelle Ruefer | 260.615.9085 | joelle@reecerproperties.com

Property Type RESIDENTIAL	Status Active	Auction No	
MLS # 201739978	10909 W Sycamore Hills Drive	Fort Wayne	IN 46814
Area Allen County	Parcel ID 02-11-10-103-002.000-075	Status Active	LP \$429,900
Sub Sycamore Hills	Cross Street Covington Rd	Bedrms 3	F Baths 2 H Baths 1
Location City/Town/Suburb	Style One Story		
School District SWA	Elem Deer Ridge	JrH Woodside	SrH Homestead
Legal Description SYCAMORE HILLS SEC 9 LOT 285			
Directions Covington Rd. to Sycamore Hills Dr.			



Remarks Custom-built ranch w/ a loft by Masterpiece Homes w/ unbeatable views of the fourth hole on the Sycamore Hills Golf Course and water from the open deck - .4 acre, partially wooded lot sitting just across from the racquet club and pool - inside, an open floor plan is featured on the main floor - just to the right of the foyer is a private den/office w/ a built-in bookcase and on the other side is dining room, conveniently open to the family room - the family room is bright and open w/ picturesque views of the golf course and water and cathedral ceilings - master bedroom also has views of the backyard, highlighted by an enormous master suite w/ garden tub, walk-in tile shower, his/hers walk-in closets, and massive double-sink vanity - the kitchen has newer appliances (Frigidaire range, Jenn-Air refrigerator, granite countertops w/ island, and convenient breakfast area w/ walkout to the open patio and deck - kitchen is open to the living room and is highlighted by a fireplace and a walk-up to yet another living space in the loft area - the finished, daylight lower level is split into a large family room and recreational area (complete w/ 4-stool wet bar), and 2 large bedrooms split by a full bathroom w/ two vanities - additional features of this home include a concrete patio w/brick wall, a stone walkway to the lower level, a security system, and a massive laundry room on the main level

Sec 9	Lot 285	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.4080 / 17,772	141x136	Src N	Lot Des Golf Frontage,
Township Aboite	Abv Gd Fin SqFt 3,289	Below Gd Fin SqFt 2,163	Ttl Below Gd SqFt 2,381	Ttl Fin SqFt 5,452	Year Built 1992		
Age 25	NewNo	Date Complete	Ext Brick	Fndtn Daylight, Full Basement, Finished	# Rooms 12		
Room Dimensions							
DIM	L	Baths	Full	Half	Water	Dryer Hookup	Gas
LR 21 x 21	M				CITY	No	Fireplace Yes
DR 18 x 13	M	B-Main 1	1	Sewer	City	No	Guest Qtrs Yes
FR 19 x 19	M	B-Upper 0	0	Fuel /	Gas, Forced Air	Yes	Split Firpln No
KT 18 x 13	M	B-Blw G 1	0	Heating		Yes	Ceiling Fan Yes
BK 12 x 9	M			Cooling	Central Air	Yes	Skylight No
DN 13 x 12	M	Laundry Rm	Main	11 x 10		No	ADA Features No
MB 20 x 15	M	AMENITIES Alarm System-Security, Attic Pull Down Stairs,			Alarm Sys-Sec	Yes	Fence None
2B 14 x 14	L	Breakfast Bar, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk			Alarm Sys-Rent	No	Golf Course Yes
3B 15 x 14	L	-in, Deck on Waterfront, Disposal, Dryer Hook Up Gas/Elec, Eat			Jet/Grdn Tub	No	Nr Wlkg Trails Yes
4B 0 x 0	N	Garage 3.0	/ Attached	/ 32 x 22	/ 704.00	Pool	Yes
5B 0 x 0	N	Outbuilding	None	x		Pool Type	Association
RR 19 x 32	L	Outbuilding		x		Off Street Pk	Yes
LF 22 x 10	U	Assn Dues	\$1,185.00	Annually		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Water Heater	
EX 0 x 0	N	Other Fees				Gas, Water Softener-Owned	
WtrType		Restrictions				FIREPLACE Living/Great Rm	
Water Features		Water Access		Wtr Name			
		Wtr Frtg		Channel Frtg			

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name		Auctioneer License #	
Financing: Proposed		Exemptions	Year Taxes Payable 2016
Annual Taxes \$4,481.00	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:	Joelle Ruefer - Cell: 260-615-9085 / Reecer Properties Inc. - Offc.: 260-434-5750				
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