



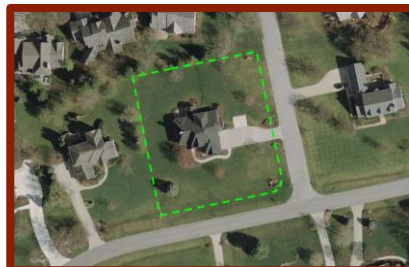
2510 SYCAMORE HILLS DRIVE \$479,900
IN SYCAMORE HILLS, FORT WAYNE, IN 46814

This home has great curb appeal and the beauty of this home continues from the upper level all the way to the finished lower level! The attention to style and design is unmatched in this home. Fresh shutters, upscale lighting and a copper roof accent adorn the outside while the arched covered entry is quite welcoming. Inside, the hardwood floors flow from the foyer to the dining room, kitchen, great room, garden room and halls. The dining room features precise wainscoting (seeing throughout this home) and an oversized bayed window. This room, like so many in this home, has noteworthy lighting fixtures (Schonbek chandelier in dining). The library and the great room share a see-through fireplace. On the great room side, the fireplace is flanked by built in bookcases, has beautiful wall sconces, 12" crown molding and offers a great view out the oversized bank of windows. The kitchen area has a large breakfast area, granite countertops & tumbled travertine backsplash, stainless appliances (GE Profile refrigerator, dual fuel range, micro-hood, Bosch dishwasher) and custom cabinets (not to miss is the very smart spice cabinet design next to the sink). The sun room has direct access to the back patio (stamped concrete) and the wood-planed, cathedral ceilings give it a beautiful look. Also on this main level is the upscale master suite, beautifully presented and with cool tones under the extended-tray ceiling adorned by a stunning chandelier. The large, walk-in tile (glass subway tile) shower and the deep soaking tub are across from dual vanities (with Cambria countertops) and french doors to the oversized master (walk-in) closet. The mudroom is just off the 3 car garage but for those wanting main level laundry options, the plumbing is intact and available).

At the top of the newly built custom stairway, the landing provides a reading area for the 3 upper level bedrooms. The quality/beauty seen in the lower level bathrooms is apparent in this upper level as well. The finished lower level has a wet bar, family room, game area (with built in book cases), full bathroom and a new, large laundry room with cabinets, sink & a great amount of work space. The exercise room is a wonderful finished room and the storage areas can't be beat.

This is a fantastic home that has had just under \$200,000 in updates and defines "move-in ready"!

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Property Type	RESIDENTIAL	Status	Active	Auction No	
MLS #	201606591	2510 Sycamore Hills Drive	Fort Wayne	IN 46814	Status Active LP \$479,900
Area	Allen County	Parcel ID	02-11-10-351-002.000-075		
Sub	Sycamore Hills	Cross Street	Covington Road	Bedrms	5 F Baths 4 H Baths 1
Location	City/Town/Suburb	Style	Two Story		
School District	SWA Elem	Deer Ridge	JrH	Woodside	SrH Homestead
Legal Description	SYCAMORE HILLS SEC I LOT 14				
Directions	Covington Road to Sycamore Hills Dr.				



Remarks Fresh shutters, upscale lighting and a copper roof accent adorn the outside while the arched covered entry is quite welcoming. Inside, the hardwood floors flow from the foyer to the dining room, kitchen, great room, garden room and halls. The dining room features precise wainscoting and an oversized bayed window. This room, like so many in this home, has noteworthy lighting fixtures (Schonbek chandelier in dining). The library and the great room share a gas, see-through fireplace. On the great room side, the fireplace is flanked by built in bookcases, has beautiful wall sconces, 12" crown molding and offers a great view out the oversized bank of windows. The kitchen area can't be beat, with a large breakfast area, granite countertops & tumbled travertine backsplash, stainless appliances (GE Profile refrigerator, dual fuel range, microhood, Bosch dishwasher) and custom cabinets (not to miss is the very smart spice cabinet design next to the sink). The sun room has direct access to the back patio and the wood-planned, cathedral ceilings give it a beautiful look. Also on this main level is the upscale master suite, beautifully presented and with cool tones under the extended-tray ceiling adorned by a stunning chandelier. The large, walk-in tile (glass subway tile) shower and the deep soaking tub are across from dual vanities and french doors to the oversized master walk-in closet. The mudroom is just off the 3 car garage but for those wanting main level laundry options, the plumbing is intact and available). At the top of the newly built custom stairway, the landing provides a reading area for the 3 upper level bedrooms. The finished lower level has a wet bar, family room, game area full bathroom and a new, large laundry room with cabinets, sink & a great amount of work space. The exercise room is a wonderful finished room and the storage areas can't be beat. Not to miss features include new solid/heavy doors and all new door hardware, new hot water heater, air conditioner, sump pump and back up sump pump. The new front door & garage doors are great while the new gutters, roof (2009) & updated drainage system take many of the traditional home-owner worries away. The landscaping has been professionally updated and the irrigation system is a great feature.

Sec I	Lot 14	Zoning	R1 One Family Residence	Lot Ac/SF/Dim	0.8200 / 35,719 0x0	Src N	Lot Des	Corner				
Township	Aboite	Abv Gd Fin SqFt	3,360	Below Gd Fin SqFt	1,962	Ttl Below Gd SqFt	2,118	Ttl Fin SqFt	5,322	Year Built	1992	
Age	24	NewNo		Ext	Brick, Wood	Fndtn	Daylight, Full Basement, Finished	# Rooms	13			
Room Dimensions												
	DIM	L										
LR	22 x 18	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	Yes	Fireplace	Yes
DR	13 x 13	M	B-Main	1	1	Sewer	City	Dryer Hookup	Elec	No	Guest Qtrs	Yes
FR	23 x 13	L	B-Upper	2	0	Fuel /	Gas, Forced Air	Dryer Hook Up	Gas/Elec	No	Split FirPln	No
KT	13 x 13	M	B-Blw G	1	0	Heating		Disposal		Yes	Ceiling Fan	Yes
BK	12 x 11	M				Cooling	Central Air	Water Soft-Owned		Yes	Skylight	No
DN	13 x 13	M	Laundry Rm	Lower	12	x 8		Water Soft-Rented		No	ADA Features	No
MB	17 x 13	M	AMENITIES	1st Bdrm En Suite, Attic Pull Down Stairs, Bar, Breakfast Bar, Built-In Speaker System, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Disposal,				Alarm Sys-Sec		No	Fence	
2B	12 x 12	U						Alarm Sys-Rent		No	Golf Course	No
3B	18 x 11	U						Jet/Grdn Tub		Yes	Nr Wlkg Trails	Yes
4B	15 x 13	U	Garage	3.0	/ Attached	/ 30 x 23	/ 690.00	Pool		Yes	Garage Y/N	Yes
5B	14 x 13	L	Outbuilding	None		x		Pool Type		Association	Garage Dr Opnr:	Yes
RR	24 x 21	L	Outbuilding			x		Off Street Pk		Yes		
LF	0 x 0	N	Assn Dues	\$575.00	Annually			SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Humidifier, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas, Water Softener -Owned			
EX	12 x 11	M	Other Fees	\$610.00	Annually			FIREPLACE	Den, Living/Great Rm			
WtrType			Restrictions									
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	2015
Annual Taxes	\$4,092.00	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: Lynn Reecer - Cell: 260-385-9866 / Reecer Properties Inc. - Offc.: 260-434-5750							

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