



3906 TURF LANE **\$184,900**
IN ABOITE MEADOWS, FORT WAYNE, IN 46804

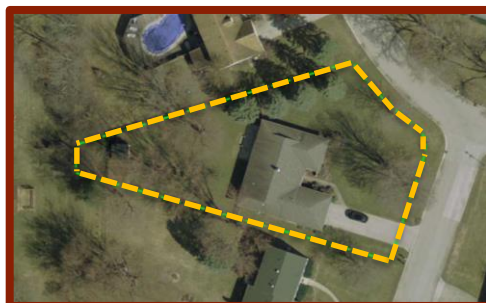
Sprawling Southwest ranch sitting on a half-acre lot w/ a fenced-in backyard – completely updated (see below) w/ 2,343 sq. ft., 3 BR and 2 baths – inside, the foyer opens up to two large living areas – the family room flows into the kitchen while the huge, open living room can be utilized as a breakfast/dining area on one side and a living space on the other – this room conveniently walks out to the rec room/4-seasons area – the updated kitchen is highlighted by the stainless appliances, ample cabinetry, and the 2-tier island w/ the breakfast bar – the kitchen also has convenient access to the rec room – the 20x12 master bedroom is bright and open and has its own ensuite with a double vanity and large walk-in closet – two generously-sized bedrooms are on the other side of the home (divided by an updated full bath) – additional features include a 2-car garage w/ attic access, a garden shed, a security system, professional landscaping and 80-gallon water heater – upgrades include repainted interior in '17, Maytag commercial dryer installed in '15, new appliances in '13, light fixtures and cabinet hardware replaced in bathrooms in '12', exterior siding installed in front and back of home in '12, all floorboard, window, and door trim replaced w/ solid wood in '12, and Pergo Max laminate floors professionally installed w/ lifetime warranty in '12.

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Property Type RESIDENTIAL	Status Active	Auction No	
MLS # 201720754	3906 Turf Lane	Fort Wayne	IN 46804
Area Allen County	Parcel ID 02-11-15-476-003.000-075	Status Active	LP \$184,900
Sub Aboite Meadows	Cross Street Carriage Ln	Bedrms 3	F Baths 2 H Baths 0
Location City/Town/Suburb	Style One Story		
School District SWA	Elem Aboite	JrH Summit	SrH Homestead
Legal Description ABOITE MEADOWS SEC C BLK 2 LOT 72 EX NE 20 FT TRI SPC & SW 20 FT TRI SPC LOT 73			
Directions Aboite Center Road to Turf Lane. Home is on Left.			



Remarks Sprawling Southwest ranch sitting on a half-acre lot w/ a fenced in backyard – completely updated (see below) w/ 2,343 sq. ft., 3BR and 2F baths – inside, the foyer opens up to two large living areas – the family room flows into the kitchen while the huge, open living room can be utilized as a breakfast/dining area on one side and a living space on the other – this room conveniently walks out to the rec room/4-seasons area – the updated kitchen is highlighted by the stainless appliances, ample cabinetry, and the 2-tier island w/ the breakfast bar – the kitchen also has convenient access to the rec room – the 20x12 master bedroom is bright and open and has its own ensuite – the large ensuite contains a double vanity and large walk-in closet – the two generously-sized bedrooms on the other side of the home (divided by an updated full bath), complete this home – additional features include a 2-car garage w/ attic access, a garden shed, a security system, professional landscaping, and 80-gallon water heater – upgrades include repainted interior in 17', Maytag commercial dryer installed in 15', new appliances in 13', light fixtures and cabinet hardware replaced in bathrooms in 12', exterior siding installed in front and back of home in 12, all floorboard, window, and door trim replaced w/ solid wood in 12', and Pergo Max laminate floors professionally installed w/ lifetime warranty in 12' – please see attached MLS document for full list of upgrades and improvements

Sec C	Lot 72	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.4842 / 21,092 235x208	Src N	Lot Des	Corner
Township Aboite	Abv Gd Fin SqFt 2,343	Below Gd Fin SqFt 0	Ttl Belw Gd SqFt 0	Ttl Fin SqFt 2,343	Year Built 1969		
Age 48	NewNo	Date Complete	Ext Shingle	Fndtn Slab	# Rooms 7		
Room Dimensions							
DIM	L	Baths	Full	Half	Water	City	Dryer Hookup Gas No
LR 15 x 28	M						Fireplace Yes
DR 0 x 0	N	B-Main 2	0		Sewer City		Dryer Hookup Elec No
FR 17 x 16	M	B-Upper 0	0		Fuel / Gas, Forced Air, Heat Pump		Dryer Hook Up Gas/Elec Yes
KT 15 x 12	M	B-Blw G 0	0		Heating		Disposal Yes
BK 0 x	N				Cooling Central Air		Water Soft-Owned Yes
DN 0 x 0	N	Laundry Rm Main		12 x 10			Water Soft-Rented No
MB 20 x 12	M	AMENITIES Alarm System-Security, Attic Pull Down Stairs,					Alarm Sys-Sec Yes
2B 13 x 11	M	Breakfast Bar, Closet(s) Walk-in, Disposal, Dryer Hook Up Gas					Alarm Sys-Rent No
3B 14 x 11	M	/Elec, Eat-In Kitchen, Garage Door Opener, Kitchen Island, Near					Jet/Grdn Tub No
4B 0 x 0	N	Garage 2.0	/ Attached	/ 22 x 20 / 440.00			Pool No
5B 0 x 0	N	Outbuilding Garden Shed		11 x 10 110			Pool Type
RR 20 x 11	M	Outbuilding		x			Off Street Pk Yes
LF 0 x 0	N	Assn Dues \$45.00	Annually				SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned
EX x		Other Fees					FIREPLACE Family 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 2016
Annual Taxes \$1,450.00	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
Ttl Concessions Paid				
Sold/Concession Remarks				
Presented by: Jean Kaste - Cell: 260-615-3942 / Reecer Properties Inc. - Offc.: 260-434-5750				

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