



2801 AMBLESIDE WAY **\$80,000**
IN THE PARKE', FORT WAYNE, IN 46804

Located 3 miles west of I69 just east of Scott Road on south side of Covington Road in Aboite Township/Fort Wayne, Indiana. This 18-acre development has only 21 condo home sites, terrific condo services, and is quietly tucked away within the heart of Aboite Township.

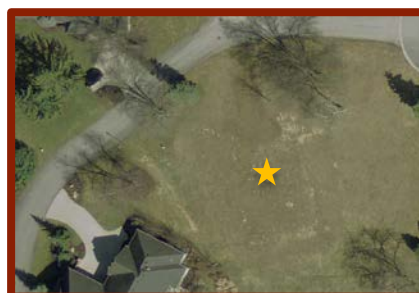
This lot is adjacent to another lot that is also currently for sale. New owners can purchase this lot, or also purchase the adjacent lot at 10033 Paddington Ct. to build a larger dwelling. The Parke' is a ZERO lot line community, so the lot lines are not available via survey and all building plans must be approved by The Parke' building committee and is open to all builders. There is no minimal feet building required. n

Condo homes have unique, attractive, high-quality architecture and feel like private homes rather than uniform units. Enjoy a large common area like a "village green" and 3 ponds. This community is adjacent to the Covington Lake Estates wood line, offering beauty and privacy. It is also bordered by Emerald Lakes. It's the ideal spot when you are ready for simplified, maintenance-free living in a gorgeous, private setting among friendly neighbors.

The professionally landscaped and meticulously cared for entrance is marked by a stone gate house and flag pole, just off Covington Road. The berm, well planted and treed, separates The Parke from Covington Road, while offering easy access to The Aboite Trails network. Enjoy nice walks or bike rides 1 mile to the hardware or grocery store, pharmacies, banks, restaurants and more. The trails also provide a connection to the expanding Fort Wayne's trail network.

Exceptional services include landscaping (mowing/trimming weekly, lawn fertilization 4 times a year, mulching, edging & spring clean up, fall clean up of leaves twice a year) & all neighbors have the same services so The Parke' looks consistently beautiful. Driveways snow-blown with snowfall of 3 inches or more, streets cleared with a plow. Exterior windows washed three times a year (interior windows may be contracted at the neighborhood rate).

Association dues have been reduced to \$3,180.00 annually (or \$265 per month) with no additional dues. Lots without a home pay only \$310 quarterly.



LYNN REECER
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Property Type LOTS AND LAND	Status Active	Auction No
MLS # 201614226	2801 Ambleside Way	Fort Wayne IN 46804
Status Active	LP \$80,000	
Area Allen County	Parcel ID 02-11-15-201-017.000-075	Type Residential Land
Sub The Parke	Cross Street Covington Road	Lot #
School District SWA Elem	Deer Ridge	JrH Woodside
SrH Homestead		
Legal Description PARKE CONDIMINIUM UNIT #17 2801		
Directions Covington Road to The Parke.		



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Sec 17 Lot	Zoning R1 One Family Residence	Lot Ac/SF/Dim 0.8200 / 35,719 / 0x0
Parcel Desc Level	Platted Development Yes	Platted Y/N Yes
Township Aboite	Date Lots Available	Price per Acre \$97,560.98
Type Use Residential	Road Access City	Road Surface Paved
Type Water City	Easements No	Road Frontage City
Type Sewer City	Water Frontage	
Type Fuel Gas	Assn Dues Not Applicable	
Electricity Available	Other Fees	

Virtual Tours: **DOCUMENTS AVAILABLE** Soil Test, Aerial Photo

Miscellaneous
Impvmt Type
Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Name **Lake Type**
Water Frontage **Channel Frontage** **Water Access**
Water Features

Financing: Proposed **Exemption** **Year Taxes Payable** 2015
Annual Taxes \$1,842.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC
List Office [Reecer Properties Inc. - Offc.: 260-434-5750](#)

Pending Date **Closing Date** **Selling Price** **How Sold**
Total Concessions Paid **Sold/Concession Remarks**
 Presented by: Lynn Reecer - Cell: 260-385-9866 / Reecer Properties Inc. - Offc.: 260-434-5750

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