



**8528 BACKWATER DRIVE** **\$209,900**  
IN WESCOTT RIDGE, FORT WAYNE, IN 46818

Wescott Ridge, on Fort Wayne's Southwest side of town, is located just off Bass Road--where it was just announced the Aboite Trail system will soon connect from Scott Road all the way to Buckner Park. The neighborhood is minutes from Jefferson Pointe and many shops, restaurants and more.

This custom-built Heller Home, with numerous upgrades, features welcoming landscaping in the front yard and a stunning paver patio in the fenced-in backyard.

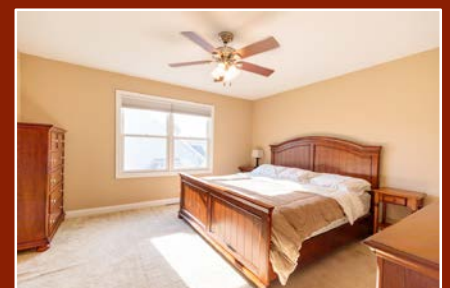
Upon entering the home, you will first notice the light wood floor in the foyer flanked by the powder room and the den (with French doors). The den could also be used as a formal dining room. Just past the foyer is the family room with a fireplace as the focal point. The breakfast room and kitchen feature Grabill cabinets and an upgraded farm sink. Off the kitchen is a coat closet and a laundry room which includes the washer and dryer.

Upstairs is the master bedroom featuring a large walk-in closet with custom shelving, double vanity, garden tub, separate shower and private toilet. The other 3 spacious bedrooms upstairs also include custom shelving systems. Most rooms in the house include ceiling fans. Access to the attic is in the garage with pull-down stairs and is floored for extra storage.

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>	
<b>MLS #</b> 201725597	8528 Backwater Drive	Fort Wayne	IN 46818
<b>Area</b> Allen County	<b>Parcel ID</b> 02-11-02-203-015.000-038	<b>Status</b> Active	<b>LP</b> \$209,900
<b>Sub</b> Wescott Ridge	<b>Cross Street</b> Wescott Drive	<b>Bedrms</b> 4	<b>F Baths</b> 2 <b>H Baths</b> 1
<b>Location</b> Rural Subdivision, Near	<b>Style</b> Two Story		
<b>School District</b> SWA	<b>Elem</b> Whispering Meadows	<b>JrH</b> Woodside	<b>SrH</b> Homestead
<b>Legal Description</b> WESCOTT RIDGE SEC II LOT 112			
<b>Directions</b> Bass Road to Wescott Drive. Turn left onto Backwater Drive			



**Remarks** Wescott Ridge, on Fort Wayne's Southwest side of town, is located just off Bass Road--where it was just announced the Aboite Trail system will soon connect from Scott Road all the way to Buckner Park. Additionally, the neighborhood is minutes from Jefferson Pointe and numerous shops, restaurants and more. This custom -built Heller Home with numerous upgrades features welcoming landscaping in the front yard and a stunning paver patio in the fenced-in backyard. Upon entering the home, you will first notice the light wood floor in the foyer flanked by the power room and den featuring glassed french doors. This room could be converted into a formal dining room. Just past the foyer is the family room featuring a fireplace as the focal point. The breakfast room and kitchen feature Grabill cabinets and an upgraded farm sink. Off the kitchen is a coat closet and laundry room that includes the washer and dryer, and a built-in cabinet. Upstairs is the master bedroom which features a large walk-in closet with custom shelving, double vanity, garden tub, separate shower and private toilet. The other 3 spacious bedrooms upstairs also include custom shelving systems. Most rooms in the house include ceiling fans. Access to the attic is in the garage with pull down stairs and is floored for extra storage.

<b>Sec 2</b>	<b>Lot</b> 112	<b>Zoning</b> R1 - Single Family	<b>Lot Ac/SF/Dim</b> 0.2089 / 9,100 70x130	<b>Src</b> N	<b>Lot Des</b>	<b>Level, Slope</b>	
<b>Township</b> Aboite	<b>Abv Gd Fin SqFt</b> 2,138	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,138	<b>Year Built</b> 2013		
<b>Age</b> 4	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Brick, Vinyl	<b>Fndtn</b> Slab	<b># Rooms</b> 9		
<b>Room Dimensions</b>							
<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>	
<b>LR</b> 19 x 15	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>	
<b>DR</b> 0 x 0	N	<b>B-Main</b>	0	1	<b>Sewer</b>	Public	
<b>FR</b> 0 x 0	N	<b>B-Upper</b>	2	0	<b>Fuel /</b>	Gas, Forced Air	
<b>KT</b> 13 x 11	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		
<b>BK</b> 13 x 13	M				<b>Cooling</b>	Central Air	
<b>DN</b> 13 x 12	M	<b>Laundry Rm</b>	Main			x	
<b>MB</b> 14 x 14	U	<b>AMENITIES</b>	1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in,				<b>Alarm Sys-Sec</b>
<b>2B</b> 12 x 11	U		Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Garage				<b>Alarm Sys-Rent</b>
<b>3B</b> 13 x 11	U						<b>Jet/Grdn Tub</b>
<b>4B</b> 13 x 11	U	<b>Garage</b>	2.0	/ Attached	/ 25 x 24	/ 600.00	
<b>5B</b> 0 x 0	N	<b>Outbuilding</b>	None		x		
<b>RR</b> 0 x 0	N	<b>Outbuilding</b>			x		
<b>LF</b> 0 x 0	N	<b>Assn Dues</b>	\$270.00	Annually			
<b>EX</b> 0 x 0	N	<b>Other Fees</b>					
<b>WtrType</b>	<b>Restrictions</b>	<b>Water Access</b>	<b>Wtr Name</b>	<b>Channel Frtg</b>	<b>FIREPLACE</b>	Living/Great Rm	
<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>	<b>Channel Frtg</b>				
	<b>Wtr Frtg</b>	<b>Channel Frtg</b>					
	None						

**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> Cash, Conventional, FHA, VA	<b>Exemptions</b> Homestead, Mortgage	<b>Year Taxes Payable</b> 2016	
<b>Annual Taxes</b> \$1,245.00	<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			

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 0 Yes

**Ttl Concessions Paid** Presented by: Matthew Schrader - Off: 260-434-5750 / Reecer Properties Inc. - Offc.: 260-434-5750

**Sold/Concession Remarks** Information is deemed reliable but not guaranteed.

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