



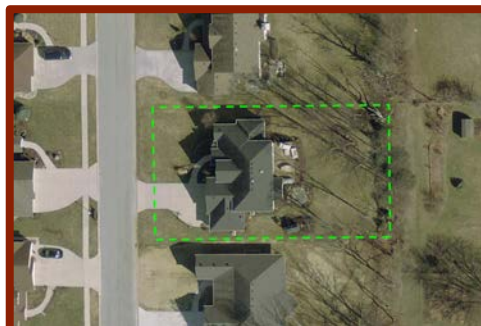
6217 CHASE CREEK RUN **\$359,900**
IN LAKES OF LIBERTY MILLS, FORT WAYNE, IN 46814

The Lakes of Liberty Mills neighborhood just got even hotter with the addition of the Aboite Trail on Liberty Mills Road! The trail is now under construction but will soon link this home to miles of multipurpose paths in the Fort Wayne Trails network. On a beautiful sloped lot, this brick-faced home has a pristine and grand appearance with a two-story covered front porch anchored by stunning landscaping.

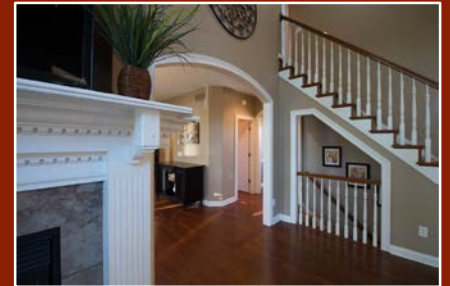
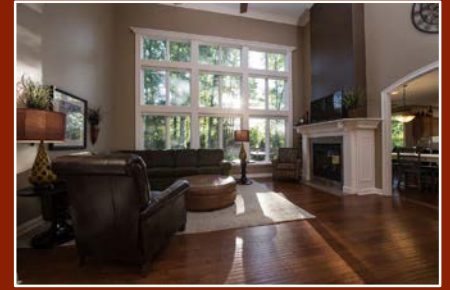
Inside, the hardwood floors flow from the foyer to the dining room, great room, kitchen, laundry room and hallways. The great room features a wall of windows, trimmed to perfection. The two-sided fireplace is shared by the great room and the kitchen, a large space offering a sitting area with a sunroom feel, a breakfast hearth area and a large kitchen with granite countertops, stainless appliances, corner sink and bar. The laundry room is between the kitchen and the three-car garage. Arched cased openings define the rooms while keeping them open. The main level master suite has great backyard views, tray ceilings and a fantastic master bath! The newly renovated, spa-styled bathroom features heated ceramic plank flooring, marble countertops, large tub, a glass/tile walk-in shower, great natural light and a vaulted ceiling, and a walk-in closet. Upstairs are three beautiful bedrooms (one with cathedral ceilings) with large walk-in closets.

The finished, daylight lower level offers an upscale kitchenette with a bar to seat six, stainless appliances, glass and wood cabinetry, and granite countertops. The open concept entertainment area has a family room, game area and billiard space. The fitness room is adjacent to the media room that has built-in cabinetry. A full bathroom and a large unfinished storage/utility room completes this lower level. The backyard is a private retreat with lush grass and established trees. A large Trex deck features a built-in grill with stone surround, and adjacent patio of large slate slabs. Additional not-to-miss features include a Gorilla basketball goal, wiring for sound and alarm, and sound proofing insulation.

JAMES REECER
REALTOR®/Broker
james@reecerproperties.com
260.415.7386



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Property Type RESIDENTIAL	Status Active	Auction No	
MLS # 201645338	6217 Chase Creek Run	Fort Wayne	IN 46804
Area Allen County	Parcel ID 02-11-27-254-003.000-075	Status Active	LP \$359,900
Sub Lakes of Liberty Mills	Cross Street Liberty Mills Rd.	Bedrms 4	F Baths 3 H Baths 1
Location City/Town/Suburb	Style Two Story		
School District SWA	Elem Lafayette Meadow	JrH Summit	SrH Homestead
Legal Description LAKES OF LIBERTY MILLS SEC III LOT 66			
Directions Liberty Mills Rd to Lakes of Liberty Mills. Home is on Left.			



Remarks The Lakes of Liberty Mills neighborhood just got even hotter with the addition of the Aboite Trail on Liberty Mills Road! On a beautiful sloped lot, this brick-faced home has a pristine and grand appearance with a two-story covered front porch anchored by stunning landscaping. Once inside, the hardwood floors flow from the foyer to the dining room, great room, kitchen, laundry room and hallways. The great room features a full wall of windows, trimmed to perfection. The two-sided fireplace is shared by the great room and the kitchen. This kitchen is a large space offering a sitting area with a sunroom feel, a breakfast hearth area and a large kitchen with granite countertops, stainless appliances, corner sink and a nice bar. The laundry room is between the kitchen and the three-car garage. Arched cased openings define the rooms while keeping them open. The main level master suite has great backyard views, tray ceilings and a fantastic master bath! The newly renovated, spa-styled bathroom features heated ceramic plank flooring, marble countertops, large tub, a glass/tile walk-in shower, great natural light and a vaulted ceiling. The large walk-in closet is within this master bath. An open staircase leads to the landing, from which the three beautiful bedrooms arise. All have large walk-in closets and share a full bathroom off the landing. The finished, daylight lower level offers an upscale kitchenette with a bar to seat six, stainless appliances, glass and wood cabinetry and granite countertops. This open concept entertainment area has a family room, game area and billiard space. The fitness room is adjacent to the media room that has built-in cabinetry, making this a fantastic space for a family office. A full bathroom and a large unfinished storage/utility room completes this lower level. Outside, the backyard is a private retreat with lush grass and established trees, plus a large deck providing the perfect place to take in the outdoors. The Trex deck features a built-in grill with stone surround, and enough room for multiple gathering areas. The patio of large slate slabs is well-placed adjacent to this large deck. Additional not-to-miss features include the Gorilla basketball goal, wiring for sound and alarm and special insulation for sound proofing.

Sec III	Lot 66	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.3306 / 14,401 161x90	Src N	Lot Des Partially Wooded
Township Aboite	Abv Gd Fin SqFt 2,544	Below Gd Fin SqFt 1,648	Ttl Below Gd SqFt 4,192	Ttl Fin SqFt 4,192	Year Built 2006	
Age 10	NewNo	Date Complete	Ext Brick, Vinyl	Fndtn Daylight, Full Basement, Finished	# Rooms 12	
Room Dimensions						
	DIM	L				
LR	20 x 17	M	Baths Full Half Water	CITY	Dryer Hookup Gas	No Fireplace Yes
DR	14 x 12	M	B-Main 1 1 Sewer	City	Dryer Hookup Elec	No Guest Qtrs No
FR	14 x 14	L	B-Upper 1 0 Fuel /	Gas, Forced Air	Dryer Hook Up Gas/Elec	Yes Split FirPln No
KT	13 x 13	M	B-Blw G 1 0 Heating		Disposal Yes	Ceiling Fan Yes
BK	10 x 10	M	Cooling Central Air		Water Soft-Owned Yes	Skylight No
DN	0 x 0	N	Laundry Rm Main 8 x 7		Water Soft-Rented No	ADA Features No
MB	16 x 14	M	AMENITIES Attic Pull Down Stairs, Breakfast Bar, Built-In		Alarm Sys-Sec No	Fence
2B	14 x 12	U	Bookcase, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone,		Alarm Sys-Rent No	Golf Course No
3B	12 x 12	U	Court-Basketball, Deck Open, Disposal, Dryer Hook Up Gas		Jet/Grdn Tub Yes	Nr Wlkg Trails Yes
4B	12 x 12	U	Garage 3.0 / Attached / 32 x 22 / 704.00		Pool No	Garage Y/N Yes
5B	0 x 0	N	Outbuilding None x		Pool Type	Garage Dr Opnr: No
RR	15 x 14	L	Outbuilding x		Off Street Pk Yes	
LF	0 x 0	N	Assn Dues \$270.00 Annually		SALE INCLUDES Water Softener-Owned	
EX	13 x 10	L	Other Fees		FIREPLACE Breakfast Room, 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 \$3,574.00	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: James Reecer - Cell: 260-415-7386 / Reecer Properties Inc. - Offc.: 260-434-5750				

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