



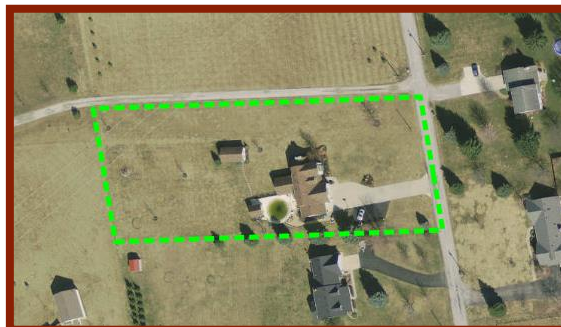
**11615 HARDISTY ROAD** **\$269,900**  
**IN EWINGS PARK, FORT WAYNE, IN 46845**

This Tom Morrical built, one owner home sits on 1.4 acres and is convenient to the Dupont area and I-69 access. Very private, low traffic, dead-end road. Property is located in the highly sought after Leo School District. It boasts a great backyard that includes a pool, hot tub room, natural gas firepit, and a large outbuilding that can be used for lawn equipment storage and a workshop. Huge driveway leaves no shortage of parking. Inside is the beautiful kitchen with cherry cabinets and cabinet lighting. The kitchen includes Stile stone countertops, large pantry, wine rack, and high end GE stainless steel Profile appliances. Features a small breakfast nook off of the kitchen. There are 2 full baths upstairs and one half bath on the main floor, all with new vanities and lighting, quartz countertops, and tile floors. Master bathroom features a ceramic walk-in shower and heated floors. The living room features built in shelves and wall speakers, great for entertaining. The family room boasts a very open space and the home's gas log fireplace.

The upper level includes the home's three bedrooms. Master BR has cathedral ceilings and huge 12x12 walk in closet. Also features an awesome walk out balcony, overlooking the spacious backyard, hot tub room, and pool. Overall, this home is great for entertaining with built-in speakers inside and out. The above ground pool fits beautifully in the wrap around deck, with the gazebo room and 5 person hot tub sitting behind. The three car garage is oversized with new paint and speckled floor. The home is energy efficient with a newer 95% efficiency furnace and a new gas hot water heater. Updates include new carpet with neutral colors, fresh paint inside and out, and new doors and windows, and new well tank. Central vacuum system.

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 proven



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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>		<b>Status</b> Active	<b>LP</b> \$269,900
<b>MLS #</b> 201524311	11615 Hardisty Road	Fort Wayne	IN 46845		
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-03-32-126-012.000-042	<b>Type</b> Site-Built Home		
	<b>Sub</b> Ewings	<b>Cross Street</b> Popp Road	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 1
	<b>Location</b> Rural	<b>Style</b> Two Story			
	<b>School District</b> EAC Elem	Cedarville	<b>JrH</b> Leo	<b>SrH</b> Leo	
	<b>Legal Description</b> S 155 OF N 984.15 OF E 375 FT LOT 16 EWINGS PART PARKS RES SEC 32				
<b>Directions</b> From I-69, take exit on Union Chapel Road E, Right on Hardisty, Home on the Right hand side of the road.					

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<b>Sec 32 Lot 16 Zoning</b> R1 One Family Residence	<b>Lot Ac/SF/Dim</b> 1.3180 / 57,412 377x156	<b>Src N</b>	<b>Lot Des</b>	<b>Level</b>
<b>Township</b> Cedar Creek	<b>Abv Gd Fin SqFt</b> 2,545	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Belw Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,545
<b>Age</b> 23	<b>New/Not Applicable</b>	<b>Date Complete</b>	<b>Ext Vinyl</b>	<b>Fndtn Slab</b>
				<b># Rooms</b> 10

**Room Dimensions**

DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes
<b>LR</b> 24 x 17	M									
<b>DR</b> 12 x 10	M	<b>B-Main</b>	0	1	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>FR</b> 23 x 16	M	<b>B-Upper</b>	2	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up Gas/Elec</b>	Yes	<b>Split FirPln</b>	No
<b>KT</b> 11 x 11	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes
<b>BK</b> 9 x 8	M				<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No
<b>DN</b> 12 x 11	M	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>MB</b> 14 x 13	U	<b>AMENITIES</b> Hot Tub/Spa, 1st Bdrm En Suite, Balcony, Built-In Speaker System, Built-In Bookcase, Ceiling Fan(s), Ceilings					<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>2B</b> 18 x 10	U	-Vaulted, Closet(s) Walk-in, Countertops-Stone, Deck Open,					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>3B</b> 12 x 12	U						<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>4B</b> 0 x 0	N	<b>Garage</b>	3.0	/ Attached	/	33 x 22 / 726.00	<b>Pool</b>	Yes	<b>Garage Y/N</b>	Yes
<b>5B</b> 0 x 0	N	<b>Outbuilding</b>	Outbuilding	20 x 12			<b>Pool Type</b>	Above Ground	<b>Garage Dr Opnr:</b>	Yes
<b>RR</b> 0 x 0	N	<b>Outbuilding</b>		x			<b>Off Street Pk</b>	Yes		
<b>LF</b> 15 x 9	U	<b>Assn Dues</b>			Not Applicable		<b>SALE INCLUDES</b> Dishwasher, Microwave, Pool Equipment, Water Heater Gas, Water Softener-Owned			
<b>EX</b> 0 x 0	N	<b>Other Fees</b>					<b>FIREPLACE</b> Living/Great Rm			

**WtrType**

<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>
	<b>Wtr Frtg</b>	<b>Channel Frtg</b>

**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>		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2014
<b>Annual Taxes</b> \$1,519.00	<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			

Yes

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0
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**Ttl Concessions Paid** Presented by: James Reecer - Cell: 260-415-7386 / Reecer Properties Inc. - Offc.: 260-434-5750

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