



6810 NIGHTHAWK DRIVE
IN CHERRY HILL, FORT WAYNE, IN 46835

\$279,900

This home defines move-in ready, with fresh paint, a pristine presentation, and a great sloped lot on a cul-de-sac. The curved entry sidewalk leads to the covered front porch. Inside, the gas fireplace is framed by tall corner windows with oversized transoms, providing great panoramic views of the partially wooded back yard. The living room opens to the kitchen which includes a breakfast area and sliders to the back deck. This deck is covered with a pergola, providing a great mix of sun and shade for a place to gather/dine (exterior stairs lead to the back yard). The kitchen has beautiful cabinetry, stainless appliances, an island, walk in pantry, sink with corner windows and a tile floor. The dining room, just off the foyer, has a great open feel. The laundry room, adjacent to the kitchen, has cabinetry and a utility sink, and is convenient for the main level master suite.

The triple windows in the master provide great back yard views and the trimmed, lighted, cove ceiling is a wonderful touch to this elegant room. With upscale cabinetry, chrome fixtures and a tile floor, the master bathroom is quite nice. Upstairs, bedroom 2 (currently being used as an art studio) has a nice L shaped floor plan while bedrooms 3 and 4 are fresh and bright.

The finished, daylight lower level has an on-trend full bathroom in keeping with the master suite, a large family room with a billiard area plus a gathering/theater space. Not to miss is the bump-out, with windows, that has been plumbed for a future bar/kitchen! Not to miss is another space that would make a wonderful fitness area or office (with an alcove that adds interest to this large space). The entire lower level is open yet the spaces can be easily defined.

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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201542331	6810 Nighthawk Drive	Fort Wayne IN 46835
Area Allen County	Parcel ID 02-08-14-155-003.000-072	Status Active
Sub Cherry Hill	Cross Street	Type Site-Built Home
Location City/Town/Suburb	Style Two Story	Bedrms 4 F Baths 3 H Baths 1
School District FWC Elem	Arlington	JrH Jefferson SrH Northrop
Legal Description	Lot 473 Cherry Hill Sec XVI	
Directions	Take exit 315 for I-469 E and then take exit 29B and merge onto Maplecrest Rd S. Turn left on Rothman Rd, right onto Hawksnest Trail, right onto Mystic Dr and left onto Nighthawk Dr.	



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Sec	Lot	Zoning	Lot Ac/SF/Dim	0.2997 / 13,055	102x128	Src N	Lot Des	Cul-De-Sac, Level			
Township	St Joe	Abv Gd Fin	SqFt 2,226	Below Gd Fin	SqFt 1,477	Ttl Below Gd	SqFt 1,477	Ttl Fin SqFt 3,703	Year Built 2005		
Age	10	New/Not Applicable	Date Complete	Ext	Brick, Vinyl	Fndtn	Full Basement, Finished	# Rooms	8		
Room Dimensions											
	DIM	L									
LR	x		Baths	Full	Half	Water	PUBL	Dryer Hookup	Gas No	Fireplace	Yes
DR	13 x 13	M	B-Main	1	1	Sewer	Public	Dryer Hookup	Elec No	Guest Qtrs	No
FR	17 x 19	M	B-Upper	1	0	Fuel /	Gas	Dryer Hook Up	Gas/Elec Yes	Split FirPln	No
KT	12 x 12	M	B-Blw G	1	0	Heating		Disposal	Yes	Ceiling Fan	No
BK	12 x 12	M				Cooling	Central Air	Water Soft-Owned	No	Skylight	No
DN	x		Laundry Rm	Main	8	x 5		Water Soft-Rented	No	ADA Features	No
MB	15 x 13		AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs,			Alarm Sys-Sec	No	Alarm Sys-Rent	No	Fence	
2B	13 x 14	U	Breakfast Bar, Cable Available, Ceiling-9+, Ceilings-Vaulted,			Jet/Grdn Tub	Yes	Pool	Yes	Nr Wlkg Trails	Yes
3B	11 x 11	U	Closet(s) Walk-in, Countertops-Laminate, Crown Molding, Deck			Pool Type	Association	Off Street Pk	Yes	Garage Y/N	Yes
4B	11 x 13	U	Garage	3.0	/ Attached	/ 22 x 27	/ 594.00	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Range-Electric, Sump Pump, Window Treatment-Blinds		
5B	x		Outbuilding	None		x		FIREPLACE	Family Rm, Gas Log, Ventless		
RR	x		Outbuilding			x					
LF	x		Assn Dues	\$688.00	Annually						
EX	x		Other Fees								
WtrType	Restrictions		Water Access		Wtr Name						
Water Features		Wtr Frtg		Channel Frtg							

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	Auction Time
Auctioneer Name	Auctioneer License #		
Financing: Proposed	Exemptions Homestead, Mortgage	Year Taxes Payable	2014
Annual Taxes \$2,857.00	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			
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