



10509 RED TAIL RUN **\$374,900**
IN HAWK'S NEST RIDGE, HOAGLAND, IN 46745

Hawk's Nest Ridge is a quiet setting in Hoagland, Indiana and offers small town living within easy reach of both Fort Wayne and Decatur.

This ranch on a basement sits on a .81 acre, partially wooded and well-landscaped lot. The arched Mahogany door provides a beautiful entry under the covered front porch. Inside, the arched architectural detail is seen throughout with gently arched openings trimmed with 6" maple casing and 8" baseboards (the same trim detail is seen in the lower level). Hardwood floors grace this main living area, flowing from the large foyer and living room and down both hallways. The newly updated kitchen features custom maple cabinets, granite countertops, 2 year-old stainless appliances, a nice island, a huge walk in pantry and a breakfast area with sliding glass doors to the patio and slate-looking tiles. This kitchen area offers a great deal of space - perfect for entertaining - and has an open feel to the hallway and living area. The ceilings in the library soar to meet the arched transom above the double wood doors.

The main level master has a private screened-in porch, providing a perfect retreat and a way to enjoy many of Indiana's great seasons. The master bath features a large, walk-in tile shower. Bedroom 2 and 3 are also on this main level, each well presented with a great deal of space and large closets.

The hardwood stairs with iron detail are open to the main level and wind down to the finished, daylight lower level. The family area is a large space with a kitchenette/bar that is adjacent to the home theatre room (wired for 7.2 surround sound). The bonus room and the finished area under the stairs are wonderful for storage, play rooms or music studios. Bedroom 4 has a built-in window seat, large closet and a private hallway. There is great potential for a 5th bedroom as it has a perfect niche for a bed, a large window and a nice window seat.

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Property Type RESIDENTIAL	Status Active	Auction No	
MLS # 201608442	10509 Red Tail Run	Hoagland	IN 46745
Area Allen County	Parcel ID 02-18-24-479-001.000-051	Status Active	LP \$374,900
Sub Hawks Nest Ridge	Cross Street Soaring Hawk Trail	Bedrms 4	F Baths 3 H Baths 1
Location Rural Subdivision	Style One Story		
School District EAC	Elem Heritage	JrH Heritage	SrH Heritage
Legal Description LOT 30 HAWK'S NEST RIDGE SEC III			
Directions Minnich Road to Hawk's Nest Ridge.			



Remarks Hawk's Nest Ridge is a quiet setting in Hoagland, Indiana and offers small town living within easy reach of both Fort Wayne and Decatur. This ranch on a basement sits on over ¼ of an acre and is partially wooded with a well-landscaped lot. The arched Mahogany door provides a beautiful entry under the covered front porch. Inside, the arched architectural detail is seen throughout with gently arched openings trimmed with 6" maple casing and 8" baseboards. Hardwood floors grace this main living area, flowing from the large foyer and living room and down both hallways. The newly updated kitchen features custom maple cabinets, granite countertops, 2 year-old stainless appliances, a nice island, a huge walk in pantry and a breakfast area with sliding glass doors to the patio and slate-looking tiles. This kitchen area offers a great deal of space and has an open feel to the hallway and living area. The ceilings in the library soar to 13 feet with an arched transom above the double wood doors. The main level master has a private screened-in porch, providing a perfect retreat and a way to enjoy many of Indiana's great seasons. The master bath features a large, walk-in tile shower. Bedroom 2 and 3 are also on this main level, each well presented with a great deal of space and large closets. The hardwood stairs with iron detail are open to the main level and wind down to the finished, daylight lower level. The family area is a large space with a kitchenette/bar that is adjacent to the home theatre room (wired for 7.2 surround sound). The bonus room and the finished area under the stairs are wonderful for storage, play rooms or music studios. Bedroom 4 has a built-in window seat, large closet and a private hallway. There is potential for a 5th bedroom as it has a niche for a bed, a large window and a window seat. The cul-de-sac location and the sidewalk are much appreciated for families with young children. The 3 car garage has a generous bump-out area with a window, giving the garage an open, spacious feel as well. Additional not-to-miss features include the Geothermal HVAC, surge protection through the entire home, Manibloc water system, reverse osmosis drinking water, dual water heaters, 200 amp electrical service, 12 gauge wire throughout, and a constant pressure well pump.

Sec III	Lot 30	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.8140 / 35,458	195x181x196x180	Src N	Lot Des Corner, Partially	
Township Marion	Abv Gd Fin SqFt 2,723	Below Gd Fin SqFt 1,900	Ttl Belw Gd SqFt 2,723	Ttl Fin SqFt 4,623	Year Built 2005			
Age 11	NewNo	Date Complete	Ext Brick	Fndtn Daylight, Full Basement, Finished	# Rooms 12			
Room Dimensions								
	DIM	L						
LR	20 x 17	M	Baths	Full	Half	Water WELL	Dryer Hookup Gas No	
DR	0 x 0	N	B-Main	2	1	Sewer Public	Dryer Hookup Elec No	
FR	25 x 23	L	B-Upper	0	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec Yes	
KT	14 x 13	M	B-Blw G	1	0	Heating	Disposal Yes	
BK	14 x 12	M			Cooling Central Air	Water Soft-Owned No	Ceiling Fan Yes	
DN	12 x 11	M	Laundry Rm	Main	12 x 6	Water Soft-Rented No	Skylight No	
MB	18 x 15	M	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Bar, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Countertops			Alarm Sys-Sec No	Fence	
2B	14 x 12	M	-Stone, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen,			Alarm Sys-Rent No	Golf Course No	
3B	13 x 12	M				Jet/Grdn Tub No	Nr Wlkg Trails No	
4B	15 x 14	L	Garage	3.0	/ Attached	/ 40 x 24 / 960.00	Pool No	
5B	0 x 0	N	Outbuilding	None		x	Pool Type	
RR	21 x 14	L	Outbuilding			x	Off Street Pk Yes	
LF	0 x 0	N	Assn Dues	\$170.00	Annually		Garage Dr Opnr: Yes	
EX	11 x 10	M	Other Fees					
Restrictions								
WtrType	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 2014
Annual Taxes \$3,036.00	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 Yes

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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