



**9218 RIDGETREE DRIVE** **\$6 ,00**  
IN PHEASANT RUN, FORT WAYNE, IN 46819

Pheasant Run is a quiet neighborhood with mature trees and sidewalks on both street sides.

This 3 bedroom ranch sits in a quiet neighborhood. The floor plan is well thought out to maximize the total living space and open traffic flow, with a formal living room and separate family room – both off the kitchen. The bump out window from the living room to the kitchen provides a wonderful opportunity to socialize while entertaining.

The living room and family room all have newer laminate flooring. The carpet in the bedrooms is new (replaced in 2015). All rooms are freshly painted with neutral, on-trend colors. The kitchen has plenty of cupboards and counter space. The center island in the kitchen has room for bar stools and additional storage underneath. There is a separate laundry room just off the kitchen.

All three bedrooms have nice sized closets and newer sliding closet doors. The full bathroom is clean and crisp. There are ceiling fans in the formal living room, master bedroom and family room.

Sliding glass doors lead from the family room to the back yard that boasts of a large deck, freshly mulched flower beds and walking paths, secluded seating area, above ground pool and 6 ft. privacy fence -- ideal for families with children or pets.

This home has a new furnace and fence, both installed in 2014.

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