



13614 RUFFNER ROAD
IN VERACRUZ, FORT WAYNE, IN 46814

\$324,900

Craftsman style, Slattery Builders-built home in the highly-desired Veracruz subdivision – 3,767 sq. ft. home sitting on a .4 acre lot w/ large, fenced-in backyard, water views, and Trex Deck – inside, just off of the foyer, is the large master bedroom and ensuite, complete w/ double vanities, a garden tub, separate tile shower, and large walk-in closet – the bright living room features picture windows w/ beautiful views of the backyard, a gas fireplace w/ floor to ceiling stone surround, and opens to the eating area and kitchen – the kitchen has a large corner pantry, coffee bar, breakfast bar, and is adjacent to the breakfast/eating area, w/ access via sliding doors to the outdoor entertaining area – the half bath, mudroom w/ built-ins, and laundry room (w/ folding station, storage cabinets, and wash basin) complete the main level – upstairs, three large bedrooms are shared by a full bath (double vanity) and have ample closet space – convenient walk-in attic storage in the third bedroom – the lower level is the ultimate entertaining spot w/ an additional living area, recreational area, full bath, and a private office/den area accessed via barn doors – additional features include a Goalrilla basketball hoop, access to a covered patio from the garage, plentiful storage in both the upper and lower levels, easy walking distance to Covington Elementary and Woodside Middle, and close proximity to the Village of Coventry, I-69, and Jefferson Pointe.

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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201734076	13614 Ruffner Road	Fort Wayne IN 46814
Area Allen County	Parcel ID 02-11-08-376-007.000-038	Status Active
Sub Veracruz	Cross Street Tuscon Trl.	LP \$324,900
Location City/Town/Suburb	Style Two Story	Bedrms 4 F Baths 3 H Baths 1
School District SWA Elem	Covington JrH Woodside	SrH Homestead
Legal Description VERACRUZ SEC 3 LOT 124		
Directions Left on Balboa, Right on Tuscon, and Left on Ruffner. Home is on Left in cul-de-sac.		



Remarks Craftsman style, Slattery Builders-built home in the highly desired Veracruz subdivision – 3,767 sq. ft. home sitting on a .4 acre lot w/ large, fenced-in backyard, water views, and extended deck overlooking – inside, just off of the foyer, is the large master bedroom and ensuite, complete w/ double vanities, a garden tub, separate tile shower, and large walk-in closet – the bright living room includes picture windows w/ beautiful views of the backyard, a gas fireplace w/ floor to ceiling stone surround, and openness to the eating area and kitchen – the kitchen has a large, corner pantry, coffee bar, breakfast bar, and is open to the breakfast/eating area w/ access via sliding doors to the outdoor entertaining area – the half bath, mudroom (w/ built-ins), and laundry room (folding station, storage cabinets, and wash basin) complete this main level – the three large bedrooms upstairs are shared by a full bath (double vanity) and have ample closet space – convenient walk-in attic storage in the third bedroom – the lower level is the ultimate entertaining spot w/ an additional living area, recreational area, full bath, and a private office/den area accessed via barn doors – additional features include a Goalrilla basketball hoop, access to a covered patio from the garage, plentiful storage in both the upper and lower levels, easy walking distance to Covington Elementary and Woodside Middle, and close proximity to the Village of Coventry, I-69, and Jefferson Pointe

Sec 3	Lot 124	Zoning R1	One Family Residence	Lot Ac/SF/Dim 0.3838 / 16,718	165x85x167x127	Src N	Lot Des Cul-De-Sac
Township Aboite	Abv Gd Fin SqFt 2,405	Below Gd Fin SqFt 1,362	Ttl Below Gd SqFt 1,506	Ttl Fin SqFt 3,767	Year Built 2012		
Age 5	NewNo	Date Complete	Ext Vinyl, Wood	Fndtn Daylight, Full Basement, Finished	# Rooms 10		
Room Dimensions							
DIM	L	Baths	Full	Half	Water	Dryer Hookup	Gas
LR 19 x 15	M				CITY	No	Fireplace Yes
DR 0 x 0	N	B-Main 1	1	Sewer	City	No	Guest Qtrs No
FR 20 x 16	L	B-Upper 1	0	Fuel /	Gas, Forced Air	Yes	Split FlrPln No
KT 13 x 13	M	B-Blw G 1	0	Heating		Yes	Ceiling Fan Yes
BK 14 x 11	M			Cooling	Central Air	No	Skylight No
DN 12 x 7	L	Laundry Rm	Main	9 x 9		No	ADA Features No
MB 17 x 13	M	AMENITIES Attic Storage, Breakfast Bar, Ceiling Fan(s),			Alarm Sys-Sec	No	Fence Pet Fence
2B 15 x 12	U	Closet(s) Walk-in, Deck Open, Disposal, Dryer Hook Up Gas			Alarm Sys-Rent	No	Golf Course No
3B 12 x 11	U	/Elec, Eat-In Kitchen, Garage Door Opener, Garden Tub, Near			Jet/Grdn Tub	No	Nr Wlkg Trails Yes
4B 16 x 11	U	Garage 3.0	/ Attached	/ 32 x 22	/ 704.00	Yes	Garage Y/N Yes
5B 0 x 0	N	Outbuilding	None	x		Association	Garage Dr Opnr: Yes
RR 26 x 13	L	Outbuilding		x		Yes	
LF 0 x 0	N	Assn Dues \$450.00	Annually				SALE INCLUDES Dishwasher, Microwave, Oven-Electric, Range
EX 0 x 0	N	Other Fees					-Electric, Water Heater Electric, Basketball Goal
WtrType	Restrictions	Water Features	Water Access	Wtr Name	FIREPLACE Living/Great Rm		
			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 2016
Annual Taxes \$2,589.00	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: Jean Kaste - Cell: 260-615-3942 / Reecer Properties Inc. - Offc.: 260-434-5750				

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