



2623 SASSAFRAS COVE **\$138,000**
IN LAUREL RIDGE, FORT WAYNE, IN 46818

This well-kept neighborhood off Carroll Road on Fort Wayne's northwest side of town (in NWAC school system) has a strong Homeowners Association with a tag line that says it all: "Helping Good Neighbors in a Great Neighborhood." The neighborhood is minutes from shopping, schools, restaurants, medical centers and interstate access.

This one-story home, on a slab, has a zero entry front door (with a large side light) that leads to the open concept foyer-living room and dining area. With cathedral ceilings, nice windows and a great brick fireplace, the room is spacious, fresh and inviting. The kitchen, which is open to the dining area, offers a great deal of storage space and nice work surfaces. The garage entry is just off the kitchen. With a glass door to the back patio, this living-dining-outdoor area is great for indoor-outdoor gatherings and daily fun. The back yard's privacy fence is a great bonus while providing an open, unfenced yard.

The master suite has a large walk-in closet, bright and updated bathroom with bead board, and arched windows. Adjacent to the master suite is the laundry area. Bedrooms two and three each share the full bathroom off the hallway and both are beautifully presented.

Not to miss features include the 2 car garage, fireplace detail (brick hearth and surround and a wood mantle), bayed window in the dining area and the ceiling detail in the 2nd bedroom.

HEATHER REGAN

REALTOR®/Broker

heather@reecerproperties.com

260.615.2570



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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201602515	2623 Sassafras Cove	Fort Wayne IN 46818
		Status Active LP \$138,000



Area Allen County	Parcel ID 02-02-31-202-006.000-091	Type Site-Built Home
Sub Laurel Ridge	Cross Street Leatherwood	Bedrms 3 F Baths 2 H Baths 0
Location City/Town/Suburb	Style One Story	
School District NWA Elem	Hickory Center	JrH Carroll SrH Carroll
Legal Description	LAUREL RIDGE SEC I LOT 37	
Directions	From Lima Road turn left onto Carroll Road and then left onto Leatherwood Drive (entrance to Laurel Ridge). Make a right on Sassafras Cove, home is on the left.	

Remarks Laurel Ridge is a well-kept neighborhood off Carroll Road on Fort Wayne's northwest side of town (in NWAC school system) with a strong Homeowners Association with a tag line that says it all: "Helping Good Neighbors in a Great Neighborhood." The neighborhood is minutes from shopping, schools, restaurants, medical centers and interstate access. This one-story home, on a slab, has a zero entry front door (with a large side light) that leads to the open concept foyer-living room and dining area. With cathedral ceilings, nice windows and a great brick fireplace, the room is spacious, fresh and inviting. The kitchen, which is open to the dining area, offers a great deal of storage space and nice work surfaces. The garage entry is just off the kitchen. With a glass door to the back patio, this living-dining-outdoor area is great for indoor-outdoor gatherings and daily fun. The back yard's privacy fence is a great bonus while providing an open, unfenced yard. The master suite has a large walk-in closet, bright and updated bathroom with bead board, and arched windows. Adjacent to the master suite is the laundry area. Bedrooms two and three each share the full bathroom off the hallway and both are beautifully presented. Not to miss features include the 2 car garage, fireplace detail (brick hearth and surround and a wood mantle), bayed window in the dining area and the ceiling detail in the 2nd bedroom.

Sec	Lot 37	Zoning	Lot Ac/SF/Dim	0.2179 / 9,492 73x130	Src N	Lot Des	Cul-De-Sac
Township	Perry	Abv Gd Fin SqFt	1,367	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,367	Year Built 2002
Age 14	NewNo	Date Complete	Ext Brick, Vinyl	Fndtn None		# Rooms 6	
Room Dimensions							
	DIM	L					
LR	18 x 21	M	Baths Full Half	Water CITY	Dryer Hookup Gas No	Fireplace	Yes
DR	12 x 10	M	B-Main 2 0	Sewer City	Dryer Hookup Elec No	Guest Qtrs	No
FR	0 x 0	N	B-Upper 0 0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec No	Split FirPln	No
KT	12 x 10	M	B-Blw G 0 0	Heating	Disposal No	Ceiling Fan	Yes
BK	0 x 0	N		Cooling Central Air	Water Soft-Owned Yes	Skylight	No
DN	0 x 0	N	Laundry Rm Main	6 x 3	Water Soft-Rented No	ADA Features	No
MB	15 x 17	M	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Eat-In Kitchen, Garage Door Opener,		Alarm Sys-Sec No	Fence	
2B	12 x 11	M			Alarm Sys-Rent No	Golf Course	No
3B	12 x 12	M			Jet/Grdn Tub No	Nr Wlkg Trails	No
4B	0 x 0	N	Garage 2.0 / Attached	/ 22 x 20 / 440.00	Pool No	Garage Y/N	Yes
5B	0 x 0	N	Outbuilding None	x	Pool Type	Garage Dr Opnr:	Yes
RR	0 x 0	N	Outbuilding	x	Off Street Pk Yes		
LF	0 x 0	N	Assn Dues \$125.00	Annually	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned		
EX	x		Other Fees		FIREPLACE Living/Great Rm, Gas Log		
WtrType			Restrictions				
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 Conventional, FHA, VA		Exemptions Homestead, Mortgage	Year Taxes Payable 2014
Annual Taxes \$1,224.00	Is Owner/Seller a Real Estate Licensee No	Possession Neg	
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**
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