

FEELS LIKE HOME

Priced to sell, this Copper Hill home could be updated, lived in, or a little bit of both.



3030 Settlement Creek Run, Fort Wayne, IN 46804

The home is a profusion of tones and textures. Natural handcrafted woodwork trim every room and the beamed ceilings, vibrant wallpaper, and a carefully selected paint palette offer surprises and interest throughout. The kitchen, too, is a mix of materials. Laminate countertops, wooden cabinets, tonal colors...they all work and fit together.

Add your own touches to this home that already has an incredibly updated stairway and a large master closet. That feeling is there, from the mature trees in the back yard to the brick wood burning fireplace in the family room.

Home Details: Three bedrooms; two and a half baths; natural wood throughout; wood burning fireplace; beamed cathedral ceiling and two skylights in family room; laminate kitchen counters; white appliances; newer flooring; newer paint; engineered hardwood in the hallway; updated stairway; large master closet; two-car garage; a 14x22 patio; fenced-in yard with three gates; Southwest Allen County Schools.

SCHEDULE A PERSONALIZED TOUR

Jean Kaste | 260.615.3942 | jean@reecerproperties.com

Property Type	RESIDENTIAL	Status	Active	Auction No	
MLS #	201751826	3030 Settlement Creek Run	Fort Wayne	IN 46804	Status Active LP \$159,900



Area	Allen County	Parcel ID	02-11-14-158-019.000-075	Type	Site-Built Home
Sub	Copper Hill	Cross Street	La Belle Pl	Bedrms	3
Location	City/Town/Suburb	Style	Two Story	F Baths	2
School District	SWA Elem	Deer Ridge	JrH Woodside	SrH	Homestead
Legal Description	COPPER HILL SEC III LOT 194				
Directions	Copper Hill Run to Timbermill Place to Settlement Creek Run.				

Remarks The home is a profusion of tones and textures. Natural handcrafted woodwork trim every room and the beamed ceilings, vibrant wallpaper, and a carefully selected paint palette offer surprises and interest throughout. The kitchen, too, is a mix of materials. Laminate countertops, wooden cabinets, tonal colors...they all work and fit together. Add your own touches to this home that already has an incredibly updated stairway and a large master closet. That feeling is there, from the mature trees in the back yard to the brick wood burning fireplace in the family room. Home Details: Three bedrooms; two and a half baths; natural wood throughout; wood burning fireplace; beamed cathedral ceiling and two skylights in family room; laminate kitchen counters; white appliances; newer flooring; newer paint; engineered hardwood in the hallway; updated stairway; large master closet; two-car garage; a 14x22 patio; fenced-in yard with three gates; Southwest Allen County Schools.

Sec III	Lot	194	Zoning	R1 One Family Residence	Lot Ac/SF/Dim	0.3595 / 15,660	169x192x80	Src N	Lot Des	Corner		
Township	Aboite	Abv Gd Fin SqFt	1,808	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,808	Year Built	1986	
Age	31 NewNo	Date Complete		Ext	Brick, Vinyl,	Fndtn	Slab			# Rooms	8	
Room Dimensions												
	DIM	L										
LR	19 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
DR	11 x 10	M	B-Main	0	1	Sewer	City	Dryer Hookup	Elec	No	Guest Qtrs	No
FR	17 x 12	M	B-Upper	2	0	Fuel /	Gas, Forced Air	Dryer Hook Up	Gas/Elec	Yes	Split FirPln	No
KT	12 x 19	M	B-Blw G	0	0	Heating		Disposal		Yes	Ceiling Fan	Yes
BK	9 x 8	M				Cooling	Central Air	Water Soft-Owned		Yes	Skylight	No
DN	0 x 0	N	Laundry Rm	Main	0	x 0		Water Soft-Rented		No	ADA Features	No
MB	15 x 14	U	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer				Alarm Sys-Sec		No		Fence	Split-Rail
2B	11 x 10	U	Hook Up Gas/Elec, Eat-In Kitchen, Garage Door Opener, Near				Alarm Sys-Rent		No		Golf Course	No
3B	12 x 11	U					Jet/Grdn Tub		No		Nr Wlkg Trails	Yes
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	\$122.00	Annually			SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned				
EX	0 x 0	N	Other Fees					FIREPLACE Living/Great Rm				
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 #		Exemptions		Year Taxes Payable	2016
Financing: Proposed		Annual Taxes	\$1,424.00	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: Jean Kaste - Cell: 260-615-3942 / Reecer Properties Inc. - Offc.: 260-434-5750						

Information is deemed reliable but not guaranteed.
 MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.