



1806 STONERS MILL DRIVE **\$149,900**
IN STONERS MILL, HUNTERTOWN, IN 46748

This 2-story on a slab provides zero-entry from the front walk, garage and back patio. With cathedral ceilings, a brick fireplace and two windows overlooking a large field, the living room is a great space that can be seen from the lofted area above. The kitchen has stainless appliances and a breakfast area that opens, via sliders, to the fully fenced back yard. A large patio is perfect for grilling and relaxing. The two-car garage offers pull-down attic access, cabinetry and a great staging area just off the kitchen door (adjacent to the utility sink). The laundry room is concealed behind double hallway doors.

The main level master suite is open to the vanity area with a private shower/water closet area and a large walk in closet. Bedroom 2 overlooks the front yard while bedroom 3, with the same view, has a nice low window seat. The full bathroom, just off the hallway, is convenient for both.

The upper level, overlooking the living room, has a great open feel. Bedroom 4 has the interest of the roofline and is across from the large, open bonus room and the adjoining walk-in closet. This upper level can provide a fantastic suite arrangement for anyone needing just a little more private living space.

JAMES REECER
 Principal Broker/Owner
james@reecerproperties.com
260.415.7386

LYNN REECER
 President/Managing Broker
lynn@reecerproperties.com
260.385.9866



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Residential Client Full Detail Report

Listings as of 10/13/2015

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Property Type	RESIDENTIAL	Status	Active	Auction No	
MLS #	201548175	1806 Stoners Mill Drive	Huntertown	IN 46748	Status Active LP \$149,900
Area	Allen County	Parcel ID	02-02-17-104-004.000-058		Type Site-Built Home
Sub	Stoners Mill	Cross Street	Buhr Dr	Bedrms	4 F Baths 3 H Baths 0
Location	City/Town/Suburb	Style	One and Half Story		
School District	NWA Elem	Huntertown	JrH	Carroll	SrH Carroll
Legal Description	3-17-1-251 STONERS MILL SEC I LOT 7				
Directions	North on Highway 3. Left on Cedar Canyons. Left into Stoners Mill.				



Remarks This home in the Stoners Mill subdivision (Northwest Allen County School District) is in Huntertown, just north of Fort Wayne on HW 3. This 2-story on a slab provides zero-entry from the front walk, garage and back patio. With cathedral ceilings, a brick fireplace and two windows overlooking a large field, the living room is a great space that can be seen from the lofted area above. The kitchen has stainless appliances and a breakfast area that opens, via sliders, to the fully fenced back yard. A large patio is perfect for grilling and relaxing. The two-car garage offers pull-down attic access, cabinetry and a great staging area just off the kitchen door (adjacent to the utility sink). The laundry room is concealed behind double hallway doors. The main level master suite is open to the vanity area with a private shower /water closet area and a large walk in closet. Bedroom 2 overlooks the front yard while bedroom 3, with the same view, has a nice low window seat. The full bathroom, just off the hallway, is convenient for both. The upper level, overlooking the living room, has a great open feel. Bedroom 4 has the interest of the roofline and is across from the large, open bonus room and the adjoining walk-in closet. This upper level can provide a fantastic suite arrangement for anyone needing just a little more private living space. NIPSCO \$79 IN-MI POWER \$70 HUNTERTOWN MUNICIPAL UTILITY \$78. BACK ON THE MARKET DUE TO BUYER FINANCING FALLING THROUGH.

Sec I	Lot 7	Zoning	R1 One Family Residence	Lot Ac/SF/Dim	0.4125 / 17,969 144x99	Src N	Lot Des	Level				
Township	Perry	Abv Gd Fin SqFt	1,990	Below Gd Fin SqFt	0	Ttl Belw Gd SqFt	0	Ttl Fin SqFt	1,990	Year Built	1996	
Age	19	New/Not Applicable	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab	# Rooms	8			
Room Dimensions												
	DIM	L										
LR	18 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
DR	0 x 0	N	B-Main	2	0	Sewer	City	Dryer Hookup	Elec	No	Guest Qtrs	No
FR	17 x 15	U	B-Upper	1	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		Yes	Ceiling Fan	Yes
BK	12 x 10	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 12	M	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Balcony,				Alarm Sys-Sec		No		Fence	Privacy
2B	12 x 10	M	Ceiling Fan(s), Disposal, Eat-In Kitchen, Garage Door Opener,				Alarm Sys-Rent		No		Golf Course	No
3B	13 x 12	U	Patio Open, Porch Covered, Utility Sink				Jet/Grdn Tub		No		Nr Wlkg Trails	No
4B	12 x 9	M	Garage	2.0	/ Attached	/	23 x 22	/	506.00	Pool		No
5B	0 x 0	N	Outbuilding	None		x				Pool Type		
RR	0 x 0	N	Outbuilding			x				Off Street Pk	Yes	Garage Dr Opnr: Yes
LF	12 x 6	U	Assn Dues	\$100.00	Annually					SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer		
EX	0 x 0	N	Other Fees							-Electric, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned		
WtrType			Restrictions							FIREPLACE	Living/Great Rm	
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	\$1,052.00	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	91
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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