



3210 TWISTED BRANCH PLACE \$136,900
IN COPPER HILL, FORT WAYNE, IN 46804

Copper Hill, just off Aboite Township's Covington Road, has a great location on the Aboite Trail, connecting this neighborhood to miles and miles of trails within the Fort Wayne Trail system. This home boasts of an exceptional lot that is adjacent to neighborhood common areas, allowing this home to have the benefits of a huge yard without the maintenance, expense or taxes of a lot of this perceived size! The common area includes a sidewalk and path through the woods, connecting this neighborhood to others, a swing set and tennis courts.

This home, built on a slab, has a wonderful great room with cathedral ceilings, a large brick (wood burning) fireplace and an attached four season room with patio/back yard access. The freshly painted kitchen has stainless appliances, tile floor, breakfast area and an adjoining dining room. Like the great room, the dining room has skylights (with shades) and an overall bright feeling. The master suite has a nice attached bath and is down the hallway from bedrooms 2 and 3. Bedroom 3 is currently being used as an in-home office. The laundry room is next to the kitchen. The two car garage features a bonus workshop area which can't be beat.

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creative
proven



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Property Type RESIDENTIAL	Status Active	Auction No
MLS # 201550990	3210 Twisted Branch Place	Fort Wayne IN 46804
		Status Active LP \$136,900



Area Allen County	Parcel ID 02-11-14-180-002.000-075	Type Site-Built Home
Sub Copper Hill	Cross Street Dunmore Lane	Bedrms 3 F Baths 2 H Baths 0
Location City/Town/Suburb	Style One Story	
School District SWA	Elem Haverhill	JrH Summit SrH Homestead
Legal Description COPPER HILL SEC I LOT 64		
Directions Covington Road to Copper Hill.		

Remarks Copper Hill, just off Aboite Township's Covington Road, has a great location on the Aboite Trail, connecting this neighborhood to miles and miles of trails within the Fort Wayne Trail system. This home boasts of an exceptional lot that is adjacent to neighborhood common areas, allowing this home to have the benefits of a huge yard without the maintenance, expense or taxes of a lot of this perceived size! The common area includes a sidewalk and path through the woods, connecting this neighborhood to others, a swing set and tennis courts. This home, built on a slab, has a wonderful great room with cathedral ceilings, a large brick (wood burning) fireplace and an attached four season room with patio/back yard access. The freshly painted kitchen has stainless appliances, tile floor, breakfast area and an adjoining dining room. Like the great room, the dining room has skylights (with shades) and an overall bright feeling. The master suite has a nice attached bath and is down the hallway from bedrooms 2 and 3. Bedroom 3 is currently being used as an in-home office. The laundry room is next to the kitchen. The two car garage features a bonus workshop area which can't be beat. GAS \$55 ELECTRIC \$75 WATER \$21

Sec I	Lot 64	Zoning R1 One Family Residence	Lot Ac/SF/Dim 0.2431 / 10,589 118x97x120x75	Src N	Lot Des	Level
Township Aboite	Abv Gd Fin SqFt 1,528	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,528	Year Built 1985	
Age 30	New/Not Applicable	Date Complete	Ext Brick, Cedar	Fndtn Slab	# Rooms 7	

Room Dimensions

	DIM	L											
LR	21 x 18	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes	
DR	13 x 12	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	13 x 13	M	B-Blw G	0	0	Heating		Disposal		Yes	Ceiling Fan	Yes	
BK	0 x 0	N				Cooling	Central Air	Water Soft-Owned		No	Skylight	Yes	
DN	0 x 0	N	Laundry Rm	Main	7	x 6		Water Soft-Rented		No	ADA Features	No	
MB	15 x 12	M	AMENITIES 1st Bdrm En Suite, Ceiling-Cathedral, Ceiling				Alarm Sys-Sec		No			Fence	
2B	12 x 10	M	Fan(s), Closet(s) Walk-in, Disposal, Eat-In Kitchen, Garage Door				Alarm Sys-Rent		No			Golf Course	No
3B	15 x 10	M	Opener, Near Walking Trail, Patio Open, Porch Enclosed,				Jet/Grdn Tub		No			Nr Wlkg Trails	Yes
4B	0 x 0	N	Garage	2.0	/ Attached	/ 22 x 21	/ 462.00	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	\$115.00	Annually			SALE INCLUDES Dishwasher, Oven-Electric, Water Heater Gas					
EX	18 x 10	M	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 #	
Financing: Proposed		Exemptions	Year Taxes Payable 2014
Annual Taxes \$1,281.00	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
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Ttl Concessions Paid **Sold/Concession Remarks**
 Presented by: James Reecer - Cell: 260-415-7386 / Reecer Properties Inc. - Offc.: 260-434-5750
 Information is deemed reliable but not guaranteed.