



**2612 WIND STAR COURT** **\$549,000**  
IN AUTUMN RIDGE, FORT WAYNE, IN 46845

Autumn Ridge is a premier golf course community in the Northwest Allen school district (Carroll High School) offering residents sidewalks, ponds, swimming pool and tennis court. This is a simply stunning home on a gorgeous walk-out, cul-de-sac lot that overlooks two ponds with fountains and the golf course.

The spacious front porch opens to a great foyer where the open concept can be appreciated. The large dining room with bayed window is perfect for a long harvest table while the great room, featuring a floor-to-ceiling stone fireplace, is framed beautifully by wood beams trusses and large windows with arched transoms. The great room flows to the hearth room with the home's second fireplace. Two glass doors from the hearth room open to the wrap-around upper deck. The large kitchen has beautiful granite countertops, enormous walk-in pantry, and an island with gas cooktop. The breakfast area has wood beams to complement those in the great room. New hardwood floors grace the foyer, dining room, hall and kitchen areas,

The spacious master suite is luxurious, with high ceilings and glass sliders to the sunroom. The master bath, with skylights and soaring ceilings, has a circular glass block walk-in shower, soaking tub, shower with steam sauna option, heated tile, dual vanities and a walk-in closet with center island shelving. The home's office, behind double French doors, has incredible lighting, cathedral ceilings, and large window. The main level's soaring ceilings are fantastic, yet what is truly spectacular is the equally high ceilings on the upper level. Upstairs, the balcony offers views of both the foyer and great room, and leads to three large bedrooms with exceptional walk-in closets, as well as two full bathrooms. The middle bedroom has an incredible bonus space with skylights and walk-in attic storage.

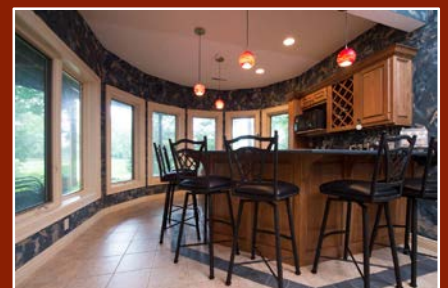
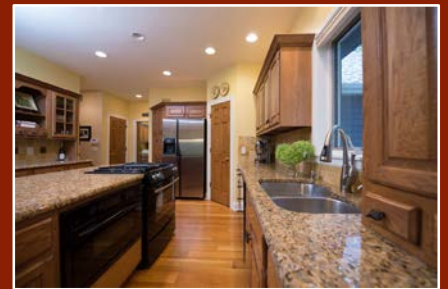
The walkout lower level features a fireplace with incredible stone surround, a family room, bar area and billiard room. Bedroom five is also in this lower level, as well as a separate bonus room that has a large bayed window area with great backyard views. Double glass doors open to the covered lower patio, surrounded by beautiful landscaping and established trees. This home has a side-entry, three-car garage.

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>
<b>MLS #</b> 201642125	2612 Wind Star Court	Fort Wayne IN 46845
		<b>Status</b> Active <b>LP</b> \$549,900



<b>Area</b> Allen County	<b>Parcel ID</b> 02-02-26-379-004.000-057	<b>Type</b> Site-Built Home
<b>Sub</b> Autumn Ridge	<b>Cross Street</b> Woodbourne Ct.	<b>Bedrms</b> 5 <b>F Baths</b> 4 <b>H Baths</b> 1
<b>Location</b> City/Town/Suburb	<b>Style</b> Two Story	
<b>School District</b> NWA Elem	Perry Hill	JrH Maple Creek SrH Carroll
<b>Legal Description</b> AUTUMN RIDGE SEC IV LOT 111		
<b>Directions</b> Auburn Rd. to Autumn Ridge. Follow around to Woodbourne, Left onto Wind Star Ct. Home is on cul-de-sac.		

**Remarks** Autumn Ridge is a premier golf course community in the Northwest Allen school district (Carroll HS) offering residents sidewalks, ponds, swimming pool and tennis court. This is a simply stunning home on a gorgeous walk-out cul-de-sac lot that overlooks 2 ponds w/ fountains and the golf course. This home has both a circular drive and a side-entry 3 car garage. The spacious front porch opens to a great foyer where the open concept can be appreciated. The large dining room is perfect for a long harvest table while the great room, featuring a floor-to-ceiling, cut stone fireplace is framed out beautifully by exposed wood ceiling beams and large windows with arched transoms. The great room flows to the hearth room with the home's second fireplace. Two glass doors from the hearth room open to the wrap around upper deck. The large kitchen has beautiful granite, great deal of space, enormous walk-in pantry and an island to seat 3. The large breakfast area has wood ceiling beam detail to complement that in the great room. New hardwood floors grace the foyer, dining room, hall and kitchen areas. The laundry room offers a utility sink, custom cabinets and is in close proximity to both the kitchen and powder room. The master is a luxury suite with high ceilings, a great deal of space and glass sliders to a four season room (offering a private exit entrance to the upper deck, cathedral ceilings and glass on all sides). The master bath, with skylights and soaring ceilings, has a circular glass block shower adjacent to the soaking tub, steam sauna option in shower, heated tile, dual vanities and a large walk-in closet with center island shelving. Upstairs, the balcony leads to three large bedrooms, all with exceptional walk in closets, and two full bathrooms. The middle bedroom has an incredible bonus space with skylights and walk in attic storage. The walkout lower level features the home's third fireplace with an incredible stone surround, a family room, bar area and billiard room. Bedroom #5 is in this lower level, as well as a bonus room currently being used as an office and fitness area that has a large bayed window area with great back yard views. Double glass doors open to the covered lower patio, surrounded by beautiful landscaping and established trees.

<b>Sec IV</b>	<b>Lot</b> 111	<b>Zoning</b> R1 One Family Residence	<b>Lot Ac/SF/Dim</b> 0.5349 / 23,300 230x152x229	<b>Src N</b>	<b>Lot Des</b> Golf Frontage,
<b>Township</b> Perry	<b>Abv Gd Fin SqFt</b> 4,225	<b>Below Gd Fin SqFt</b> 2,200	<b>Ttl Below Gd SqFt</b> 2,859	<b>Ttl Fin SqFt</b> 6,425	<b>Year Built</b> 1993
<b>Age</b> 23	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Wood	<b>Fndtn</b> Daylight, Walk-Out Basement, Finished	<b># Rooms</b> 17

**Room Dimensions**

	DIM	L											
<b>LR</b>	21 x 18	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	Yes	<b>Fireplace</b>	Yes	
<b>DR</b>	16 x 14	M	<b>B-Main</b>	1	1	<b>Sewer</b>	City	<b>Dryer Hookup</b>	Elec	No	<b>Guest Qtrs</b>	Yes	
<b>FR</b>	22 x 13	L	<b>B-Upper</b>	2	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up</b>	Gas/Elec	No	<b>Split FirPln</b>	Yes	
<b>KT</b>	16 x 13	M	<b>B-Blw G</b>	1	0	<b>Heating</b>		<b>Disposal</b>		Yes	<b>Ceiling Fan</b>	Yes	
<b>BK</b>	12 x 11	M				<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>		Yes	<b>Skylight</b>	Yes	
<b>DN</b>	13 x 11	M	<b>Laundry Rm</b>	Main	10 x 10			<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	No	
<b>MB</b>	17 x 17	M	<b>AMENITIES</b> Alarm System-Security, Balcony, Breakfast Bar, Built-In Speaker System, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Court-Basketball, Deck						<b>Alarm Sys-Sec</b>		Yes	<b>Fence</b>	
<b>2B</b>	14 x 12	U						<b>Alarm Sys-Rent</b>		No	<b>Golf Course</b>	Yes	
<b>3B</b>	13 x 12	U						<b>Jet/Grdn Tub</b>		Yes	<b>Nr Wlkg Trails</b>	Yes	
<b>4B</b>	14 x 14	U	<b>Garage</b>	3.0	/ Attached	/ 35 x 24	/ 840.00	<b>Pool</b>		Yes	<b>Garage Y/N</b>	Yes	
<b>5B</b>	14 x 12	L	<b>Outbuilding</b>	None		x		<b>Pool Type</b>		Association	<b>Garage Dr Opnr:</b>	Yes	
<b>RR</b>	17 x 18	L	<b>Outbuilding</b>			x		<b>Off Street Pk</b>		Yes			
<b>LF</b>	0 x 0	N	<b>Assn Dues</b>	\$718.00	Annually			<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Range-Gas, Water Heater Gas, Water Softener-Owned					
<b>EX</b>	21 x 20	L	<b>Other Fees</b>					<b>FIREPLACE</b> Breakfast Room, Living/Great Rm, Rec Rm					

<b>WtrType</b>	<b>Restrictions</b>	<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>
			<b>Wtr Frtg</b>	<b>Channel Frtg</b>

**Virtual Tours:**

<b>Auction No</b>	<b>Auction Reserve Price \$</b>	<b>Auction Date</b>	<b>Auction Time</b>
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>	
<b>Financing: Proposed</b>		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2015
<b>Annual Taxes</b> \$5,554.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b> Negotiable
<b>List Office</b> Reecer Properties Inc. - Offc.: 260-434-5750			

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0	Yes
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**Ttl Concessions Paid** Presented by: Patrick Gillan - Cell: 260-420-5730 / Reecer Properties Inc. - Offc.: 260-434-5750

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