



**11827 WOODSTREAM RIDGE CT \$499,900**  
**IN AUTUMN RIDGE, FORT WAYNE, IN 46845**

The front entry steps carry the symmetry around the garden area, ending at the front door that opens to a spectacular foyer. The precise wainscot has been crafted to take the shape of the curved entry wall. The dining room opens to the butler's area with a large walk-in pantry, and then to the bright and open kitchen with granite countertops, a large island and a breakfast area that opens to the back deck. Additionally, the four season room connects to the kitchen, providing a great place to gather.

The curved staircase leads to the master suite with a private deck, cathedral ceilings and a large spa-type bathroom. The additional upper level bedrooms, each coming off the curved upper hallway, are all spacious and well placed. The central gathering area would make a fantastic family library that is home to a beautiful staircase that leads to the third story. This top level would make a wonderful bedroom (the closet is enormous) or guest suite. For without the need for so many bedrooms, this space would make a great home-office and the landing overlooking the master suite could then be left open.

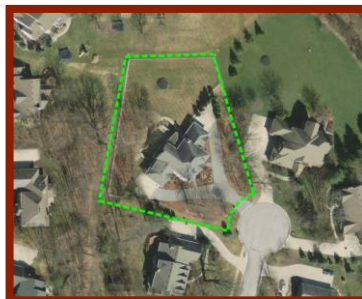
Daylight lower level is well trimmed, has a nice bar, full bathroom and a large open area that is adjacent to a smaller area that would make a wonderful theater room. Currently a craft room with a work-island + light table, this room would make a fantastic bedroom because it has nice windows and a large closet with built-in shelving.

**JAMES REECER**

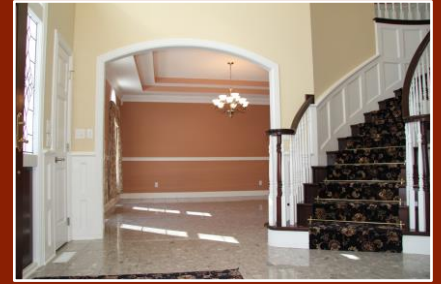
Principal Broker/Owner  
[james@reecerproperties.com](mailto:james@reecerproperties.com)  
**260.415.7386**

**LYNN REECER**

Managing Broker/Owner  
[lynn@reecerproperties.com](mailto:lynn@reecerproperties.com)  
**260.385.9866**



focused  
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proven



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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction No</b>	
<b>MLS #</b> 201443382	11827 Woodstream Ridge	Fort Wayne	IN 46845
<b>Area</b> Allen County	<b>Parcel ID</b> 02-02-35-104-011.000-057	<b>Status</b> Active	<b>LP</b> \$499,900
<b>Sub</b> Autumn Ridge	<b>Cross Street</b> Autumn Tree Drive	<b>Bedrms</b> 6	<b>F Baths</b> 4 <b>H Baths</b> 1
<b>Location</b> City/Town/Suburb	<b>Style</b> Multi-Story (3+)		
<b>School District</b> NWA	<b>Elem</b> Perry Hill	<b>JrH</b> Maple Creek	<b>SrH</b> Carroll
<b>Legal Description</b> AUTUMN RIDGE SEC I LOT 26			
<b>Directions</b> Auburn Road to Autumn Ridge. Right on Woodstream. Home is on Left.			



**Remarks** The symmetrical exterior makes a stunning statement yet this design has a wonderfully functional purpose as well. The decorative concrete drive splits and each then leads to a garage. These "his and hers" or "ours and the kids" garage give everyone their own space. Great feature. The front entry steps carry the symmetry around the garden area, ending at the front door that opens to a spectacular foyer. The precise wainscot has been crafted to take the shape of the curved entry wall. This gentle curve is carried throughout the upper level halls as well. The dining room opens to the butler's area with a large walk-in pantry, and then to the newly renovated (never been used) kitchen. It is bright and open kitchen with new granite countertops, a large island and a breakfast area that opens to the back deck. Additionally, the four season room connects to the kitchen, providing a great place to gather. The family room has a dramatic beamed ceiling and a built-in bar. The curved staircase leads to the master suite with a private deck, cathedral ceilings and a large spa-type bathroom. The additional upper level bedrooms, each coming off the curved upper hallway, are all spacious and well placed. The central gathering area would make a fantastic family library that is home to a beautiful staircase that leads to the third story. This top level would make a wonderful bedroom (the closet is enormous) or guest suite. For without the need for so many bedrooms, this space would make a great home-office and the landing overlooking the master suite could then be left open. Daylight lower level is well trimmed, has a nice bar, full bathroom and a large open area that is adjacent to a smaller area that would make a wonderful theater room. Currently a craft room with a work-island + light table, this room would make a fantastic bedroom because it has nice windows and a large closet with built-in shelving. Home is well insulated which means incredibly low utility costs for a home of this size.

<b>Sec 1</b>	<b>Lot 26</b>	<b>Zoning</b> R1 One Family Residence	<b>Lot Ac/SF/Dim</b> 0.8780 / 38,246	<b>68x185x204x121x103</b>	<b>Src</b> N	<b>Lot Des</b> Cul-De-Sac,
<b>Township</b> Perry	<b>Abv Gd Fin SqFt</b> 5,407	<b>Below Gd Fin SqFt</b> 2,003	<b>Ttl Below Gd SqFt</b> 2,091	<b>Ttl Fin SqFt</b> 7,410	<b>Year Built</b> 1995	
<b>Age</b> 19	<b>New/Not Applicable</b>	<b>Date Complete</b>	<b>Ext</b> Brick	<b>Fndtn</b> Daylight, Full Basement, Finished	<b># Rooms</b> 15	
<b>Room Dimensions</b>						
	<b>DIM</b>	<b>L</b>				
<b>LR</b>	35 x 27	L	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> CITY
<b>DR</b>	17 x 15	M	<b>B-Main</b>	0	1	<b>Sewer</b> City
<b>FR</b>	22 x 21	M	<b>B-Upper</b>	3	0	<b>Fuel /</b> Gas, Forced Air
<b>KT</b>	23 x 16	M	<b>B-Blw G</b>	1	0	<b>Heating</b>
<b>BK</b>	14 x 14	M				<b>Cooling</b> Central Air
<b>DN</b>	15 x 14	M	<b>Laundry Rm</b>	Main	10 x 8	<b>Water Soft-Owned</b> No
<b>MB</b>	22 x 16	U	<b>AMENITIES</b>	1st Bdrm En Suite, Alarm System-Security, Attic		<b>Alarm Sys-Sec</b> Yes
<b>2B</b>	15 x 13	U	Storage, Balcony, Bar, Breakfast Bar, Built-In Bookcase, Built-in			<b>Alarm Sys-Rent</b> No
<b>3B</b>	18 x 13	U	Desk, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone,			<b>Jet/Grdn Tub</b> No
<b>4B</b>	15 x 14	U	<b>Garage</b>	4.0	/ Attached	/ 52 x 25 / 1,300.00
<b>5B</b>	15 x 15	L	<b>Outbuilding</b>	None		x
<b>RR</b>	21 x 15	L	<b>Outbuilding</b>			x
<b>LF</b>	10 x 9	U	<b>Assn Dues</b>	\$660.00	Annually	
<b>EX</b>	24 x 23	U	<b>Other Fees</b>			
<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> Cash, Conventional		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2013
<b>Annual Taxes</b> \$4,677.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> Immediate	
<b>List Office</b> Reecer Properties Inc. - Offc.: (260) 434-5750			

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 665 Yes

**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.