



Southwest Allen 3610 BURBANK, FORT WAYNE

located off of
South Bend
Drive



Auction TUESDAY, SEPTEMBER 23 • 6 PM



HOME FEATURES:

- 3 BEDROOM, 2 BATHS - Hardwood floors throughout
- Full basement, partially finished, and with bar
- 2 Fireplaces
- Newer gas forced air heat with central air
- Replacement windows
- Wired for whole house generator
- Large back yard with 2 tier deck
- Updated electrical service
- 4" Well / city sewer
- 2 Car garage with asphalt driveway
- Large storage shed

Annual Taxes: \$210.88 w/ exemptions

SELLER:
LEO SEITZ ESTATE

AUCTION MANAGER: MIKE ROY



OPEN HOUSE:
SUNDAY,
SEPTEMBER 7
from 1-3 PM,
or call office
for private
showing!

260-749-0445 • 866-340-0445 • www.SchraderFortWayne.com

Residential Client Full Detail Report

Listings as of 08/26/2014

Property Type RESIDENTIAL	Status Active	Auction Yes			
MLS # 201437573	3610 Burbank	Fort Wayne	IN 46804	Status Active	LP \$0
	Area Allen County	Parcel ID 02-12-18-328-011.000-076	Type Site-Built Home		
	Sub Country Club Gardens	Cross Street South Bend	Bedrms 3	F Baths 2	H Baths 0
	Location	Style One Story			
	School District FWC Elem	Indian Village	JrH Portage	SrH Wayne	
	Legal Description	Lot 51 Country Club Gardens add exc S 8 ft 50 S 5 ft			
	Directions	Jefferson to South Bend to Burbank			

Remarks Auction Date 9/23 6:00 p.m. Nice Ranch with a gas log in the fireplace upstairs and a wood burning fireplace in the basement in the family room with a dry bar and a full bath. Newer updated 100 amp electrical service, replacement windows. the 3BR is now being used as a DR but it does have a closet. The bedrooms have hardwood floors. Nice 2 tier deck off the back. shed, mature trees.

Sec Lot 51	Zoning	Lot Ac/SF/Dim 0.4400 / 19,166 97x200	Src N	Lot Des Partially Wooded,...
Township Wayne	Abv Gd Fin SqFt 936	Below Gd Fin SqFt 700	Ttl Belw Gd SqFt 936	Ttl Fin SqFt 1,636
Age 65	New/Not Applicable	Date Complete	Ext Aluminum	Fndtn Partial Basement, Full Basement
Room Dimensions				# Rooms 5
LR 13 x 18	M	Baths Full Half	Water WELL	Dryer Hookup Gas No
DR x		B-Main 1 0	Sewer City	Dryer Hookup Elec No
FR 36 x 16	L	B-Upper 0 0	Fuel / Gas, Hot Water	Dryer Hook Up Gas/Elec No
KT 11 x 11	M	B-Blw G 1 0	Heating	Disposal No
BK x			Cooling Central Air	Water Soft-Owned No
DN x		Laundry Rm Basement	x	Water Soft-Rented No
MB 11 x 10	M	AMENITIES Deck Open		Alarm Sys-Sec No
2B 11 x 9	M			Alarm Sys-Rent No
3B 9 x 11	M			Jet/Grdn Tub No
4B x		Garage 2.0 / Detached / 22 x 24 / 528.00		Pool No
5B x		Outbuilding None 12 x 10 120		Pool Type
RR x		Outbuilding x		Off Street Pk
LF x		Assn Dues Not Applicable		SALE INCLUDES Refrigerator, Washer, Dryer-Gas, Range-Gas
EX x		Other Fees		FIREPLACE Family Rm, Living/Great Rm
WtrType	Restrictions	Water Access	Wtr Name	
Water Features	Water Access	Wtr Frtg	Channel Frtg	

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/23/2014	Auction Time 6:00 p.m.
Auctioneer Name Jerry Ehle		Auctioneer License # AU19300123	
Financing: Proposed		Exemptions	Year Taxes Payable 2013
Annual Taxes \$210.88	Is Owner/Seller a Real Estate Licensee No	Possession NEG	
List Office Schrader Real Estate & Auction - Offc.: (260) 749-0445			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 1
Ttl Concessions Paid	Sold/Concession Remarks			
Presented by: Jerry Ehle - Cell: (260) 410-1996	/ Schrader Real Estate & Auction - Offc.: (260) 749-0445			

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PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an

owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall

order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
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