


Client Detail with Addl Pics Report

Listings as of 01/30/11 at 12:30pm

Active 01/26/11	Listing # 201100980 County: Allen	2019 TYLER AVENUE Fort Wayne, IN 46808 Cross St: HUFFMAN	Listing Price: \$88,750
	Prop Type	Resi-Single Family	Prop Subtype(s) Site-Built Home
	Area	AL07	Subdivision EUREKA PARK
	Style	Ranch	Stories 1 Story
	Beds	3	Approx Square Feet 1320
	Baths(FH)	2 (1 1)	Price/Sq Ft \$67.23
	Age	53	Lot Sq Ft (approx) 6534 ((Assessor))
	Parcel ID	020734305006000074	Lot Acres (approx) 0.150

Listing Office Coldwell Banker Roth Wehrly Graber



School District Fort Wayne Community

ELEM Price

JRHG Portage

SRHG North Side

Directions OFF STATE BETWEEN SHERMAN & LINDENWOOD. NEAR THE DANA PLANT. TWO BLOCKS SOUTH OF STATE ON WEST SIDE OF TYLER. NEAR THE CORNER OF HUFFMAN & TYLER
Marketing Remark This newly remodeled 3 bedroom, 1.5 bath home with finished basement is absolutely move-in ready. The home offers over 1,500 sqft of living space and includes the charm of two wood-burning fireplaces. Enjoy the remodeled kitchen with new cupboards & countertops, remodeled main bath with ceramic floor, new carpeting on both the main and lower level, new interior doors, new light fixtures, refinished hardwood floors in all bedrooms, and fresh paint throughout. The professionally finished basement includes a fireplace and is an ideal office space or recreation room. The exterior has new vinyl siding for maintenance free living. The large fenced back yard is a great place to relax and play. Twice the space and features for less cost than renting. Don't delay, schedule your personal tour today.

Location	City/Town/Suburb	Contract Type	Excl Right to Sell
Property Information			
Section Number	0	Lot Number	#114
Zoning	R1 One Family Res.	Lot Dimensions	47X140
Lot Description	Level	Township	Wayne
Above Grd SQFT	1320	Total BG SQFT	660
Below Grade Fin Sq	300	Year Built	1958
New	Not New	Exterior	Brick, Vinyl
Foundation	Partially Finished	# Rooms	7
Room Dimensions		Living Room Flooring	Carpet
Living/Great Rm	20x12 Level: Main	Living Rm Fireplace	Yes
Living Rm Wndw Cov	No		

Dining Room 9x9 Level: Main
Dining Rm Wndw Cov No
Family Room 0x0 Level: N/A
Family Rm Wndw Cov No
Kitchen 10x9 Level: Main
Kitchen Wndw Cov No
Breakfast Room 0x0 Level: N/A
Bkfst Rm Wndw Cov No
Den 0x0 Level: N/A
Den Window Cov No
Master Bedroom 13x12 Level: Main
Mstr Bdrm Wndw Cov No
2nd Bedroom 12x10 Level: Main
2nd Bdrm Wndw Cov No
3rd Bedroom 10x9 Level: Main
3rd Bdrm Wndw Cov No
4th Bedroom 0x0 Level: N/A
4th Bdrm Wndw Cov No
5th Bedroom 0x0 Level: N/A
5th Bdrm Wndw Cov No
Rec. Room 0x0 Level: N/A
RR Window Cov No
Loft 0x0 Level: N/A
Loft Window Cov No
Extra Room 20x12 Level: Lower
Ex Rm Window Cov No

Baths
Full Baths Main 1

Features
Laundry Area Basement
Porch Covered
Patio No
Deck No
Garage/No. of Cars 1
Garage Dimensions 12x22
Outbuilding 1 None
Outbuilding 2 None
Other Fees Frequency None
Water City
Fuel Gas
Cooling Central Air

Additional Features

Refrigerator Yes
Range/Oven Hook Up Gas Hook Up
Dishwasher No
Washer No
Dryer Hook Up Both Gas & Electric
Water Softener No
Master Bath Half
Pool No
Water Access None
Off Street Parking Yes
Basement Yes
Guest Suite No
Ceiling Fan Yes
Foyer Entrance Yes
Handicap Features No
Hot Tub No
Barn/Shed No
Public Walks Yes
Garage Door Opener No

Owner Information

REO No

Financial Information

Existing Financing Other
Annual Taxes \$549.96
Year Taxes Payable 2010
Possession AT CLOSING

Dining Room Floor Carpet
Dining Rm Fireplace No
Family Room Floor Other
Family Rm Fireplace No
Kitchen Flooring Vinyl
Kitchen Fireplace No
Breakfast Rm Floor Other
Breakfast Rm Firepl No
Den Flooring Other
Den Fireplace No
Mstr Bdrm Flooring Hardwood
Mstr Bdrm Fireplace No
2nd Bdrm Flooring Hardwood
2nd Bdrm Fireplace No
3rd Bdrm Flooring Hardwood
3rd Bdrm Fireplace No
4th Bdrm Flooring Other
4th Bdrm Fireplace No
5th Bdrm Flooring Other
5th Bdrm Fireplace No
RR Flooring Other
RR Fireplace No
Loft Flooring Other
Loft Fireplace No
Ex Rm Flooring Carpet
Ex Rm Fireplace Yes

Half Baths Main 1

Laundry Area Dim 6x12
Porch Dim 4x6
Patio Dim 0x0
Deck Dim 0x0
Garage Type Attached
Garage Sq Ft 264
Outbuilding 1 Dim 0x0
Assoc Dues Freq None
Assoc. Restrictions No
Sewer City
Heating Forced Air

Range Yes
Microwave No
Disposal No
Dryer No
Water Heater Gas
Security System No
Jet/Garden Tub None
Pool Type None
Streets Paved
Driveway Concrete
Fireplace Yes
Split BR Floor Plan No
Skylight No
Natural Wood Yes
Gas Grill No
Fenced Yard Yes
Golf Course No
Garage Y/N Yes

Proposed Financing Conventional, FHA, VA
Exemptions Homestead, Mortgage
Owner RE Licensee No

Presented By:

Doug Lucas

Primary: 260-416-5172
 Secondary: 260-710-5956
 Other:

E-mail: dlucas@cbrwg.com
 Web Page: <http://www.cbrwg.com/DougLucas>

Coldwell Banker Roth Wehrly Graber

1206 E. Dupont Road
 Fort Wayne, IN 46825
 260-489-3336
 Fax : 260-489-4060

See our listings online:
<http://www.cbrwg.com>



January 2011

