

Client Detail with Addl Pics Report

Listings as of 01/30/11 at 12:32pm

Active 01/21/11	Listing # 201100836 County: Allen	5534 ASHLAND DRIVE Fort Wayne, IN 46835 Cross St: KRISTINE DRIVE	Listing Price: \$89,000
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Prop Type	Resi-Single Family	Prop Subtype(s)	Site-Built Home
Area	AL04	Subdivision	GREENVIEW
Style	Ranch	Stories	1 Story
Beds	3	Approx Square Feet	1296
Baths(FH)	1 (1 0)	Price/Sq Ft	\$68.67
Age	52	Lot Sq Ft (approx)	16117 ((Assessor))
Parcel ID	020816176013000072	Lot Acres (approx)	0.370

Listing Office Coldwell Banker Roth Wehrly Graber





School District Fort Wayne Community

ELEM Shambaugh

JRHG Jefferson


SRHG Northrop

Directions ASHLAND DRIVE IS OFF ST JOE ROAD BETWEEN EVARD & ROTHMAN. TAKE ASHLAND TO VERY END. HOUSE ON RIGHT.

Marketing Remark This newly remodeled 1,300 sqft ranch offers three bedrooms, family room, living room with wood-burning stove, a large screened porch, and an extra large 2-car garage with work bench. This home has a lot to offer for the price. Ceiling fans in all bedrooms. Newer windows throughout. New tub/shower enclosure. Nicely secluded by mature trees and located at the end of the road. Truly move-in ready.

Location	City/Town/Suburb	Contract Type	Excl Right to Sell
Property Information			
Section Number	F	Lot Number	#4
Zoning	R1 One Family Res.	Lot Dimensions	138X151X53X140
Lot Description	Level	Township	St Joe
Above Grd SQFT	1296	Year Built	1959
New	Not New	Exterior	Vinyl
Foundation	Crawl	# Rooms	7
Room Dimensions			
Living/Great Rm	20x12 Level: Main	Living Room Flooring	Carpet
Living Rm Wndw Cov	No	Living Rm Fireplace	Yes
Dining Room	0x0 Level: N/A	Dining Room Floor	Other
Dining Rm Wndw Cov	No	Dining Rm Fireplace	No
Family Room	18x13 Level: Main	Family Room Floor	Carpet
Family Rm Wndw Cov	No	Family Rm Fireplace	No
Kitchen	12x9 Level: Main	Kitchen Flooring	Vinyl
Kitchen Wndw Cov	No	Kitchen Fireplace	No
Breakfast Room	12x7 Level: Main	Breakfast Rm Floor	Vinyl
Bkfst Rm Wndw Cov	No	Breakfast Rm Firepl	No
Den	0x0 Level: N/A	Den Flooring	Other
Den Window Cov	No	Den Fireplace	No
Master Bedroom	12x12 Level: Main	Mstr Bdrm Flooring	Carpet
Mstr Bdrm Wndw Cov	No	Mstr Bdrm Fireplace	No
2nd Bedroom	12x9 Level: Main	2nd Bdrm Flooring	Carpet
2nd Bdrm Wndw Cov	No	2nd Bdrm Fireplace	No
3rd Bedroom	12x9 Level: Main	3rd Bdrm Flooring	Carpet
3rd Bdrm Wndw Cov	No	3rd Bdrm Fireplace	No
4th Bedroom	0x0 Level: N/A	4th Bdrm Flooring	Other
4th Bdrm Wndw Cov	No	4th Bdrm Fireplace	No
5th Bedroom	0x0 Level: N/A	5th Bdrm Flooring	Other
5th Bdrm Wndw Cov	No	5th Bdrm Fireplace	No
Rec. Room	0x0 Level: N/A	RR Flooring	Other
RR Window Cov	No	RR Fireplace	No
Loft	0x0 Level: N/A	Loft Flooring	Other
Loft Window Cov	No	Loft Fireplace	No
Extra Room	0x0 Level: N/A	Ex Rm Flooring	Other
Ex Rm Window Cov	No	Ex Rm Fireplace	No
Baths			
# Full Baths Main	1		
Features			
Laundry Area	Utility Room	Laundry Area Dim	5x5
Porch	Screened	Porch Dim	20x13
Patio	No	Patio Dim	0x0
Deck	No	Deck Dim	0x0

Garage/No. of Cars	2	Garage Type	Detached
Garage Dimensions	24x24	Garage Sq Ft	576
Outbuilding 1	Shed	Outbuilding 1 Dim	12x8
Outbuilding 2	None	Assoc Dues Freq	None
Other Fees Frequency	None	Assoc. Restrictions	No
Water	City	Sewer	City
Fuel	Electric	Heating	Ceiling
Cooling	None		
Additional Features			
Refrigerator	Yes	Range	Yes
Range/Oven Hook Up	Electric Hook Up	Microwave	No
Dishwasher	No	Disposal	No
Washer	No	Dryer	No
Dryer Hook Up	Electric Hook Up	Water Heater	Electric
Water Softener	No	Security System	No
Master Bath	None	Jet/Garden Tub	None
Pool	No	Pool Type	None
Water Access	None	Streets	Paved
Off Street Parking	Yes	Driveway	Gravel
Basement	No	Fireplace	Yes
Guest Suite	No	Split BR Floor Plan	No
Ceiling Fan	Yes	Skylight	No
Foyer Entrance	No	Natural Wood	Yes
Handicap Features	No	Gas Grill	No
Hot Tub	No	Fenced Yard	No
Barn/Shed	Yes	Golf Course	No
Public Walks	No	Garage Y/N	Yes
Garage Door Opener	Yes		
Owner Information			
REO	No		
Financial Information			
Existing Financing	Other	Proposed Financing	Conventional, FHA, VA
Annual Taxes	\$375.84	Exemptions	Homestead, Mortgage
Year Taxes Payable	2010	Owner RE Licensee	No
Possession	AT CLOSING		

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 U.S. Patent 6,910,045

