

PUBLIC AUCTION

Bid online @


Sunday November 15, 2015 @ 10:00 AM • 1518 Wood Moor Dr., Fort Wayne, Indiana 46804

Beautiful 5,809 sf, 3 bedroom, 2.5 bath main home plus a 2 bedroom, 1 bath au-pair suite over attached oversized garage. Custom concrete pool all on 1.17 acre lot.

1st FLOOR-Foyer/entry: 12x18, 8x6. Heavy solid wood 8 panel doors with a bronze maiden hand knocker, hatch peep hole and hammered metal door handles. 6" plank wood flooring leading to dining room, living room and ground floor suite. Open wood slab stairwell with Frank Lloyd Wright inspired architectural black metal balusters and stain glass window wall from 1st floor to 2nd floor ceiling. -**1st Floor Bedroom:** 14x19, private door to full bath, 5x11 with floor to ceiling stain glass window wall. -**Den/Library:** 11x17, Wood floors, book cases, tavern themed stain glass paneled cabinet doors with natural back lighting. -**Livingroom:** 18x30, Step down to wood plank flooring, beamed ceiling, large open hearth on brick fireplace that runs from floor to ceiling. Entire wall of French doors leading to pool patio. -**Formal dining room:** 14x19, Wood plank flooring, entire wall of French doors to pool patio. -**Kitchen/dinette:** 19x18, Vinyl tile floors, solid wood cabinets, laundry nook with washer and electric dryer hook ups, food prep sink, partition china cabinet with glass doors, French doors to pool patio, back door vestibule 3x8, half bath 8x7, staircase to upstairs au-pair suite. -**Au-pairsuite:** Bedroom 15x18, wood plank floors, closet and 2 windows. 2nd Bedroom or study 11x20, carpeted, closet and 2 dormer windows. Private bath 12x5.

2nd FLOOR-Master bedroom: 14x27, 6 panel wood French doors that open to 25x4 open hall to stairwell below, wood plank floors, 3 dormer windows, private full bath, 5x11, with separate tub, shower, and walk-in closets. Hidden egress door to attic. Stand up attic is floored and has pass through doors from one side of the home to the au-pair suite on the other side. -**Guest bedroom:** 11x13, wood plank floors, built in book cases with screened doors, walk-in cedar closet and 2 reach in closets. -**Garage:** 20x24, sunken epoxy floor, 2 windows, 2 automatic openers and door to unfinished basement. -**Basement:** 19x22, unfinished, dry concrete floors, newer high efficiency gas forced furnace with central A/C, dehumidifier, full circuit breakers with generator inverter panel wired to outdoor outlet on pool patio. (Portable generator sells separately), sump pit, well water pressure tank, water softener, newer electric water heater, pool filter equipment.

EXTERIORDETAILS-1.17 acre heavily wooded, landscaped estate lot, asphalt paved driveway with 2 turnouts, brick paved walk to front porch and arbor entry. Cedar shake mansard roof over two thirds brick exterior. Original iron fence surrounding 19x28 custom in-ground cement pool approximately 9' deep. Rear porch is 8x25 and opens to large brick and concrete patio surrounding the pool. Newer sewer grinder hooked up to city sewers. *Built in 1960 • Taxes: 2014 pay 2015 \$3,785.62*

Early 19th Century Paintings



5,800 SF HOME LOCATED IN ABOITE



OPEN HOUSES:

Monday October 26th @ 5-6:30 pm
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PNC Bank, National Association, William Tutwiler, Co-Personal Representative

TERMS ON REAL ESTATE: Buyer Brokers welcome (contact auctioneer for details). \$10,000 down day of auction, balance on closing. Buyer(s) to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid) due at closing. Property sold subject to PNC Trust Real Estate Investment Review Committee Approval and use of PNC Addendum for Purchase Agreement. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. **Real estate closing within 45 days of auction.**

*Real estate taxes: Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: 13% buyers premium onsite & 16% buyers premium online. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sale final. Not responsible for accidents.

PERSONAL PROPERTY - Onsite & Online

Asahel Lynde Powers 19th Century Folk Art Paintings - Daniel Cobb III (oil on wood); Asahel Lynde Powers 19th Century Folk Art Paintings - Emeline Stevens Cobb (oil on wood); Asahel Lynde Powers 19th Century Folk Art Paintings - Calvin Harris (oil on wood); Ducks Unlimited Signed "Currituck Cans" Decoys; Indiana Ducks Unlimited Signed Decoy; Budweiser "Golden Retriever" Beer Stein; First Encounters Series Beer Stein; Great Animals of the World Orca Stein; Marine Conservation Series "The Manatee" Stein; Joe Montana Tankered Collection Beer Stein; Abe Lincoln Bank Bookend; Babe Ruth "The Call Shot" Beer Stein; Busnell Bi-Noculars; Lemaire Fabi Paris Opera Glasses; Hand Blown Glass Pitcher; (7) Hand Blown Green Glass Tumblers; (4) Wood Bowls; (6) Copper & Tin Jello Molds; Copper Percolator Set; Copper Chaffing Stock Pot W/ Tray; Royal Worcester Vitreous Porcelain Serving Platter; (11) Portugal Salad Plates; Hand Painted Tea Server; Large Green Glass Pedestal Bowl; Whiskey Jug; Hand Turned Marshall Pottery 1G Butter Churn; A. Conrad Monogahela Pottery Geneva PA Crock; P.H. Smith 3 Gallon Stoneware Crock; C.W. Rodefer Co, Shadyside Ohio Crock; T.G. Anderson Grocer Crock Lamp; Coleman's Bullshead Tin Lamp; Pressed Blue Glass Lamp; Milk Glass Table Lamp; Perko Perkins Marine Lamp; Hammered Copper Finish Lamp; Angle M.F.G Co. Wallmount Oil Lantern; French School Boy Statute; Mercury Statue; Majong Game Set; Pair of Hand Carved Bookends; (29) Pcs. Waechtersback Christmas Dinner Dishes; Wedgwood Patricia Plates, Cups & Saucers; Crystal Glass Sets; Glass Cheeseball Covered Dish; Cranberry Glass Candy Dish W/ Lid Swirl Design; (2) Hand Blown Art Glass Pieces; (4) Art Glass Bud Vases; Mad Anthony's Hoosier Celebrities 1980 Decanter; Chinese Marked Dishes; Hand Painted Scalloped Chinese Platter; Haviland France Cream Scalloped Edge China; Sterling Flatware; Waterford Crystal Decanter with Stopper; Lenox Mistletoe Park Series Townhall w/ Clock; Herman Miller Mid-Century Modern Chair & Ottoman; 1938 Birg, Mallory & Co. Eight Day Brass Clock; Hand-Woven Area Rugs; Antique One Drawer Nightstand Table; Tiger Maple Drop Leaf Table; Drop Leaf Queen Anne Style Coffee Table; S. Bent & Bros Colonial Black Stenciled Chair; Round Primitive Side Table; Large Antique China Hutch; Drop Leaf Dining Room Table; Primitive Wood Farm Table; Drop Leaf Dining Room Table; Antique Gateleg Game Console Table; Chinese Seated Emperor Artwork; Antique Oil Canvas Portrait Ladies Bust; 1800's Oil on Board Painting 3 Sibling Sisters; Brown Leather Sofa; Oversized Brown Leather Chair & Ottoman; Hunter Green Naugahyde Arm Chair; Four-Post Turned Full Bed; Bonis Mach Corp. Treadle Sewing Machine Table; Troy-Bilt Power Washer; Troy Bilt 5500 Watt Gas Generator; 2006 Dodge Grand Caravan SXT (64K MILES) and much more!



LARGE ONSITE / ONLINE ESTATE AUCTION

AUCTION

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COVINGTON BELLS • ABOITTE TOWNSHIP



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