PUBLIC AUCTION Sunday Neyromber 15, 2015 @ 10:00 AM & 1518 Wood Meer Dr. Fort Way

Bid online @

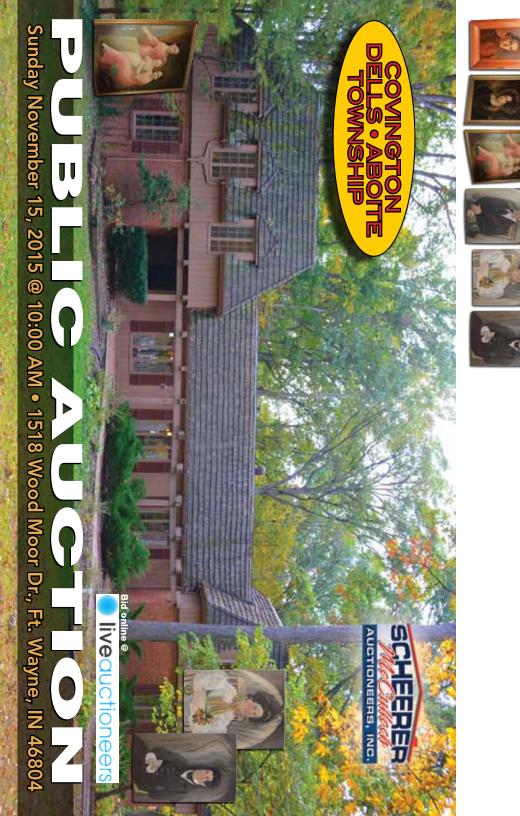
Sunday November 15, 2015 @ 10:00 AM • 1518 Wood Moor Dr., Fort Wayne, Indiana 46804

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.

1stheoRefeyer/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. -<u>1stFloorBedrooms</u> 14x19, private door to full bath, 5x11 with floor to ceiling. Entire wall of French doors leading to pool patio. -<u>1stFloorBedrooms</u> 14x19, Wood plank flooring, leading to pool patio. -<u>1stFloorBedrooms</u> 14x19, Wood plank flooring, entire wall of French doors to pool patio. -<u>1stFloorBedrooms</u> 14x19, Wood plank flooring, entire wall of French doors to pool patio. -<u>1stFloorBedrooms</u> 14x19, Wood plank flooring, 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. -<u>1stFloorBedrooms</u> 14x19, Wood plank flooring to pool patio. -<u>1stFloorBedrooms</u> 15x18, wood plank floors, closet and 2 windows. 2nd Bedroom or study 11x20, carpeted, doset and 2 dormer windows. Private bath 12x5. 2nd FloORe-MasterBedrooms</u> 14x27, 6 panel wood French doors that open to 25x4 open hall to stainvell below, wood plank floors, 3 dormer windows, private full bath, 5x11, with separate tub, shower, and walk-in closets. -Garages 20x24, sunken epoxy floor, 2 windows, 2 automatic openers and door to unfinished basement. -<u>Besements</u> 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.

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SCHEERERMCCULLOCH AUCTIONEERS, INC.

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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 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 selfers, 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 on may not be the same as what the current owner is required to pay.) RE taxes protected 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 take to expectednec over printed matter. **All sale linal**. Not responsible for accidents.

PERSONAL PROPERTY - Onsite & Online

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