

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Pending	<b>Auction No</b>
<b>MLS #</b> 202027850	8002 Tacoma Place	Fort Wayne IN 46835
<b>Area</b> Allen County	<b>Parcel ID</b> 02-08-12-304-019.000-063	<b>Status</b> Pending
<b>Sub</b> Chapmans Bridge	<b>Cross Street</b> Chapmans Blvd	<b>LP</b> \$269,900
<b>Location</b> City/Town/Suburb, Near	<b>Style</b> One and Half Story	<b>Type</b> Site-Built Home
<b>School District</b> FWC Elem	Arlington	<b>JrH</b> Jefferson
<b>Legal Description</b>	CHAPMANS BRIDGE SEC 1 LOT49	
<b>Directions</b>	From Wheelock and Rothman, go North on Wheelock, take the 2nd right (Chapmans Blvd), take the 2nd right on	
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> <b>Zoning Description</b>



**Remarks** New Listing! Open House this Sunday July 26 from 12 pm-3 pm! Be sure to check out our 3D Tour of this Stunningly beautiful home!!! 4 BRs with main floor master bedroom en suite includes double sinks, garden tub and walk in shower. Beautiful wood flooring and tile in the main areas. Lovely cabinetry and gorgeous granite counter tops in the kitchen with all stainless steel appliances. There are two living areas, a main floor great room and a family room/loft. This home shows pride of ownership and quality craftsmanship throughout. It is situated on a quiet cul de sac adjacent to a beautiful walking trail that leads to the lake. This amazing home is a must see!!! Look at our 3D Tour and stop by the open house !

Sec	Lot	Lot Ac/SF/Dim	0.2400 / 10,454	77 X 133	Src N	Lot Des	Level						
<b>Township</b>	St Joe	<b>Abv Gd Fin SqFt</b>	2,161	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Belw Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	2,161	<b>Year Built</b>	2005		
<b>Age</b>	15 New No	<b>Date Complete</b>		<b>Ext</b>	Brick, Vinyl	<b>Fndtn</b>	Slab	<b># Rooms</b>	8				
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County</b>	<b>Zoning Description</b>									
<b>DIM</b>	<b>L</b>												
<b>LR</b>	20 x 17	M	<b>Baths</b>	Full	Half	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	No	<b>Fireplace</b>	Yes	
<b>DR</b>	12 x 11	M	<b>B-Main</b>	1	1	<b>Sewer</b>	City	<b>Dryer Hookup</b>	Elec	No	<b>Guest Qtrs</b>	No	
<b>FR</b>	x		<b>B-Upper</b>	1	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hook Up</b>	Gas/Elec	Yes	<b>Split FirPln</b>	Yes	
<b>KT</b>	12 x 10	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b>		Yes	<b>Ceiling Fan</b>	Yes	
<b>BK</b>	12 x 11	M	<b>Cooling</b>			Central Air		<b>Water Soft-Owned</b>		No	<b>Skylight</b>	No	
<b>DN</b>	x		<b>Laundry Rm</b>	Main	6	x 5		<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	No	
<b>MB</b>	15 x 13	M	<b>AMENITIES</b>	1st Bdrm En Suite, Ceiling Fan(s), Countertops				<b>Alarm Sys-Sec</b>		No	<b>Fence</b>		
<b>2B</b>	12 x 11	U	-Stone, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen,				<b>Alarm Sys-Rent</b>		No		<b>Golf Course</b>	No	
<b>3B</b>	11 x 12	U	Firepit, Foyer Entry, Garden Tub, Open Floor Plan, Range/Oven				<b>Jet/Grdn Tub</b>		No		<b>Nr Wlkg Trails</b>	No	
<b>4B</b>	11 x 12	U	<b>Garage</b>	3.0	/ Attached	/	20 x 32	/	640.00	<b>Pool</b>	No	<b>Garage Y/N</b>	Yes
<b>5B</b>	x		<b>Outbuilding</b>	None		x		<b>Pool Type</b>			<b>Garage Dr Opnr:</b>	No	
<b>RR</b>	x		<b>Outbuilding</b>			x		<b>Off Street Pk</b>					
<b>LF</b>	12 x 10	U	<b>Assn Dues</b>	\$270.00	Annually			<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Window Treatments, Range-Gas, Water Heater Gas, Window Treatment-Blinds				
<b>EX</b>	x		<b>Other Fees</b>					<b>FIREPLACE</b>	Living/Great Rm				
<b>WtrType</b>			<b>Restrictions</b>	Yes									
<b>Water Features</b>			<b>Water Access</b>			<b>Wtr Name</b>							
			<b>Wtr Frtg</b>			<b>Channel Frtg</b>							
						<b>Lake Type</b>							

Virtual Tours: Unbranded Virtual Tour

<b>Auction No</b>	<b>Auction Reserve Price \$</b>	<b>Auction Date</b>	<b>Auction Time</b>
<b>Auctioneer Name</b>	<b>Auctioneer License #</b>		
<b>Financing: Proposed</b>	Cash, Contract, Conventional, FHA, VA	<b>Exemptions</b>	Homestead, Mortgage
<b>Annual Taxes</b>	\$1,683.04	<b>Is Owner/Seller a Real Estate Licensee</b>	No
<b>List Office</b>	The Quandt Team LLC. - Phone: 260-210-2937		<b>Possession</b> NEGOTIABLE
			<b>Year Taxes Payable</b> 2020

**Pending Date** 7/24/2020 **Closing Date** 8/21/2020 **Selling Price** **How Sold** **CDOM** 7

**Ttl Concessions Paid** **Sold/Concession Remarks**  
Presented by: Carl Quandt - Cell: 260-210-2937 / The Quandt Team LLC. - Phone: 260-210-2937

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Yes