

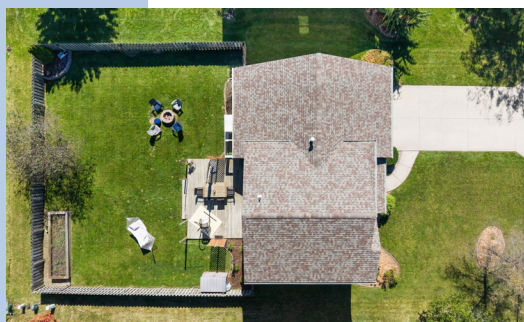


Features & Updates



11604 Maywin Dr
Fort Wayne, IN 46818

- Spacious 4 bedrooms, 2.5 bath
- Timberon neighborhood located in NACS
- Roof – new shingles approx. 5 years ago
- Furnace – replaced approx. 7 years ago
- Water Heater – replaced approx. 4 years ago
- Washer – replaced approx. 2 years ago
- Added can lighting with dimmer in kitchen
- Added paddle switches in portions of the main level.
- Laminate wood planks installed in 4th bedroom upstairs, master closet, family room and front living room
- Added raised garden and landscaping in corner of backyard and concrete pavers for trash cans near back gate.
- 2 living areas - front living room can be used as a formal dining room
- Open concept to the kitchen, breakfast room, and family room
- Main floor laundry
- Filtered water faucet in kitchen
- 2nd attic - Affectionately called Narnia. Original attic has access via folding stairs in the garage and extends along the front of the house above the garage. In the 4th bedroom, the closet is toward the back of the house and a door was cut to access a 2nd attic area. Installed plywood floor, plastic sheeting along edges and 2 fluorescent lights. (Electric is on same circuit as outlet in the nook area, also powers ceiling fan in living room)
- Large fenced in backyard oasis with oversized 20 x 16 deck with poles for string lights and line to hang curtains.
- Catio - Open the window in the living room to allow cats to access an enclosed outside area (optional - can be left or removed)
- Walking distance & short drive to schools, Allen County Fairgrounds, restaurants, shopping, and entertainment



Contact:

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**Information was provided by the seller & is deemed reliable but not guaranteed.



What the Sellers Love



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What the Sellers Love:

~The “Narnia” 2nd attic off the 4th bedroom closet

-The back deck! The house faces due west and during the evening the backyard is completely shaded. In summer, the back can be noticeably cooler in the shade which makes the deck a nice place to enjoy the outdoors but not roast in the sun. Flip side, in the morning, it is nice to have a cup of coffee and watch the sunrise.

~The bus stop for Hickory Center and Carroll Middle in right out front at the corner. Many winters or rainy days we would watch down the street for the bus while the kids stayed inside and then run down the driveway right as the bus arrives. Also nice as a parent to step outside and watch the kids get off the bus and cross the street right into our driveway.

~The nook in the upstairs hall – this has been used as a desk and homework area, a reading nook with lights on the wall, a pet cage and play area and finally just used for a cabinet and storage. It’s just a nice little area that has been used in various ways.



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Utilities & HOA



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Monthly Average Utilities:

- NIPSCO - Gas: \$65/month - budget plan
- IEP - Electric: \$225/month
- Fort Wayne City Utilities - Water, Sewer, Trash: \$135/month

HOA:

- \$185 annually



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