

# PUBLIC AUCTION

**Sunday October 30, 2016 @ 12 NOON • 1415 W. Washington Blvd., Fort Wayne, Indiana 46802**

Beautiful, mint condition 6 bedroom, 4.5 bath historic home w/ 8,300+/- sf of living space in the highly desirable West Central Neighborhood. Formerly Noll Mansion.

Built in 1908, the home offers 6 bedrooms & 4.5 bathrooms with over 8,300sf of living space. This mint condition gem is just minutes from the ever-changing & developing skyline of our vibrant downtown. Additionally, it is only minutes from Fort Wayne's premier outdoor, upscale shopping center, restaurants and so much more. The Fort Wayne Trails and Swinney Park are adjacent to this one of a kind property.

The walls are thick, the dentil molding precise, the fixtures are noteworthy and the leaded glass throughout is fantastic. The foyer opens to the living room, dining room and to the grand main staircase. Built-in bookshelves, a fireplace with a tile surround, two sets of leaded french doors are just a few of the features in the spacious living room. The dining room opens to the wrap-around four season room. With 3 sets of large, leaded glass french doors, these two rooms, together, make an incredible space for entertaining while all those great windows in the 4 season room keep the space lively and bright. The upscale kitchen features the home's reclaimed cabinetry in the large, open concept space featuring the breakfast area, island and arched windows overlooking the gardens and fountain. The kitchen is conveniently located just off the home's two-car garage. The second staircase, just off the kitchen, leads to the laundry room. At the top of the foyer's wide and beautifully trimmed staircase, two french doors lead to a bright vestibule and then to the home's Chapel. With marble columns and floors, an ornately carved ceiling, stained glass windows, intricately carved cherry pews and red velvet kneeling benches, this chapel is breathtaking. The master suite has a great deal of space, the home's second fireplace and a dressing area with the home's original built-in cabinetry. The master bath has the feel of a new home with a glass walk-in shower, heated floors and a beautiful vanity. In addition to bedrooms 2, 3 and 4, this upper level also has the large laundry room and an art studio. Rooms 5 and 6 are currently sitting areas but the potential is there for these to become bedrooms if needed. The finished, daylight lower level has a family room with a projection TV, the home's 3rd fireplace, a full bathroom, a fitness room with a whirlpool and sauna, and a workshop area with beautiful exposed brick & concrete floors.

**Other Property Features:** 2 car attached garage, beautiful grounds w/ plenty of vegetation and in ground sprinkler system, Craftsman-style w/ stucco, security system, beautiful 4 season room, 4 fireplaces, basement theater room.



Foyer | Entry



Study | Library



Dining Room

**HISTORIC  
WEST CENTRAL  
HOME**



Chapel



Large Kitchen



Master Bedroom



Master Suite

## OPEN HOUSES:

Monday October 3rd @ 5-6:30 pm  
Monday October 10th @ 5-6:30 pm  
Monday October 24th @ 5-6:30 pm



CO-BROKER WITH  
**Dr. Fred & Karen Allina, Owners**  
 Lynn Reecer, Co-Broker - Reecer Properties

#### OCTOBER 2016

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



AUCTIONS • SENIOR RELOCATION • REAL ESTATE  
 515 E. Paulding Rd., Fort Wayne, IN 46816

**(260) 441-8636**

(260) 356-4111 Huntington Office

Tim McCulloch- **(260) 740-6429**

David Meyers- **(260) 580-3400**

Tim Scheerer- **(260) 358-6994**

Chris Scheerer- **(260) 358-6996**



AU10200127  
 AU19300036  
 AU11000012



**Terms on real estate:** Buyer Brokers welcome (contact auctioneer for details). \$50,000 down day of auction, balance on closing. Buyer to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid price) due at closing. Property sold subject to confirmation of the owners. 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 40 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.

**Personal Property Terms:** 13% buyers premium on all items onsite, 16% buyers premium on all items online. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sales are final. Not responsible for accidents.

**DIRECTIONS:** From Downtown Fort Wayne, take W. Washington Blvd., west just past Garden St. Home is located on the left side of street before Swinney Park Tennis Courts.

## W. Washington Blvd. | Personal Property

1989 CHRYSLER TC by MASERATI: 4 cyl. turbo engine with an automatic transmission, 35,000 miles, convertible with extra hard top, red exterior, camel leather interior, AM/FM, Tape radio, power windows, power locks, Heat/AC. **INFINITY FULL BODY MASSAGE CHAIR & FURNITURE:** Infinity full body massage therapeutic chair (LIKE NEW); Blonde dining room table w/ (6) cane back, upholstered seat chairs; Ethan Allen sideboard; leather in-lay office desk; swivel executive office chair; leather studded wing back chair; drop leaf end table; China Hutch; pr. 3-drawer dressers w/ mirror; changing bench; pr. round wood pedestal tables w/ carved pineapple accent; block front 4-drawer chest; slant-front secretary; king size poster bed; 6-drawer chest; wicker day bed; wicker furniture (tables, chairs, sofas); pr. wicker rockers. **POTTERY, ART GLASS & COLLECTIBLES:** Blazen Flexible Flyer; cobalt blue pasta jars; several hand painted Italy pieces; hand painted ceramic candlesticks; copper tea pot; lg. Waverly floral design serving bowl; 1900's Gibson A Jr. mandolin w/ case; decorative glass balls; several Dawna Barton flower framed art prints; dachshund knife rests; sailboat watercolor art print; brass duck head bookends; Sporty's propeller clock; signed pottery pieces; Pier 1 Imports storage trunk; Foo Dogs ceramic glazed statues; Replogle 12" World Classic globe; miniature brass cannon; drip glaze brown pottery; collection of glass, lead crystal perfume bottles; harp w/ music stand and seat; large jardiniere w/ faux tree; Buddha cast sculpture; art glass bud vase; church alter items (alter boy candles); cobalt wine decanter w/ stopper; lantern. **CAMPBELL HAUSFELD 5HP AIR COMPRESSOR, HOMELITE 5700 GENERATOR, TOOLS & OUTDOORS:** Campbell Hausfeld 5hp, 26 gal. air compressor; Chicago Electric portable generator, 2hp, 2-stroke engine; Homelite 5700 watt quick start generator; Craftsman 5 hp chipper/shredder; Craftsman gas edger. **HOUSEHOLD & MISC.:** Gandy 7 foot pool table w/ billiard accessories (cues, balls, wall rack, etc.); Apollo piano; Mirage surround system speakers; foosball table; 6' air hockey table; Nordic Track machine; Pro Form 750 CS treadmill; electronics (VHS players, Sony stereo receiver, dvd players); karaoke machine; weights; folding chairs; assorted baskets; table lamps; AIWA bookshelf stereo; upright piano; decorative tin tiles; desk lamp; 100+ books; 4-drawer wood filing cabinets; brass umbrella stand; art supplies; art easel; art books; many rugs in various patterns, shapes & sizes (area rugs, hall runners, accent rugs).



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

515 E. Paulding Rd.

Fort Wayne, IN 46816

**(260) 441-8636**



AU10200127  
 AU19300036  
 AU11000012



STAY CONNECTED

**www.scheerermcculloch.com**

Bid online @

**liveauctioneers.com**

PRSRT STD  
 US POSTAGE  
**PAID**  
 FORT WAYNE, IN  
 PERMIT NO. 104



**WEST CENTRAL**

## AUCTION

Beautiful, mint condition 6 bedroom, 4.5 bath historic home w/ 8,300+/- sf of living space in the highly desirable West Central Neighborhood. Formerly Noll Mansion.



AUCTIONS • SENIOR RELOCATION • REAL ESTATE



REECER PROPERTIES

**HISTORIC WEST CENTRAL HOME**

Bid online @ **liveauctioneers.com**

# PUBLIC AUCTION

Sunday October 30, 2016 @ 12 NOON • 1415 W. Washington Blvd., Ft. Wayne, IN 46802