

# 1906 Kelleys Landing

*Estates of Sandy Pointe · Fort Wayne, Indiana*

MLS #202627476 · \$354,250

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ESTATES OF SANDY POINTE • FORT WAYNE, IN

# 1906 Kelleys Landing

\$354,250

A move-in ready corner-lot home in an established, low-inventory neighborhood — priced below recent Sandy Pointe sales.

3  
BEDS + LOFT

2  
BATHS

1,787  
SQ FT

0.27  
ACRE LOT

- Move-In Ready
- Priced Below Neighborhood Comps
- Oversized 2-Car Garage
- Corner Cul-de-Sac Lot
- Established Sandy Pointe Value

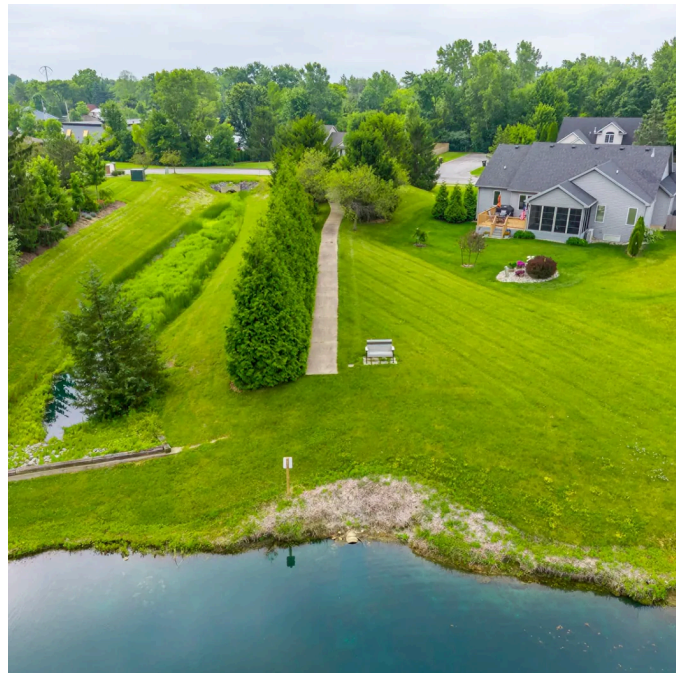
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START HERE • THE HOME



# The full picture — photos, specs, map & FAQ.

If you're just browsing — or you're a buyer's agent previewing this listing — start with the complete property page. Every photo, every spec, the neighborhood map, and every answer in one place.



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OR CHOOSE YOUR PATH

# Tailored for every kind of buyer.

Jump straight to the story that matters most to you — or to the packet built for buyer's agents.

## 01 — FOR BUYER'S AGENTS

### Agent Listing Packet

- Fast facts, MLS, showings, disclosures — one page
- Downloadable brochure & full photo pack
- Neighborhood comps chart and specs sheet
- Direct email booking, 24-hour notice preferred

[Open the agent packet →](#)

## 02 — FOR FAMILIES

### Growing Families

- Vaulted great room & flexible loft for play or study
- Quiet corner lot with sidewalk to the neighborhood pond
- Assigned Fort Wayne Community Schools nearby
- 0.27-acre yard with room to play

[See family-friendly features →](#)

## 03 — FOR PROFESSIONALS

### Medical & Remote Workers

- Walkable to Dupont Hospital & Parkview medical campus
- Loft ideal as a dedicated home office

- Under 3 miles to I-69 for regional commutes
- Coffee, lunch & dining within walking distance

[See commute & map →](#)

#### 04 — FOR INVESTORS

### Long-Term Rental Owners

- Turn-key — rent-ready with no deferred maintenance
- Priced below neighborhood comparables
- Rare 1,800 sq ft rental near major employers
- Steady tenant pool from adjacent medical campuses

[See investor snapshot →](#)



## THE HOME

# 1906 Kelleys Landing — the full picture.

Every photo, spec, and answer in one place — plus the neighborhood map and the tour request form.

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## GALLERY

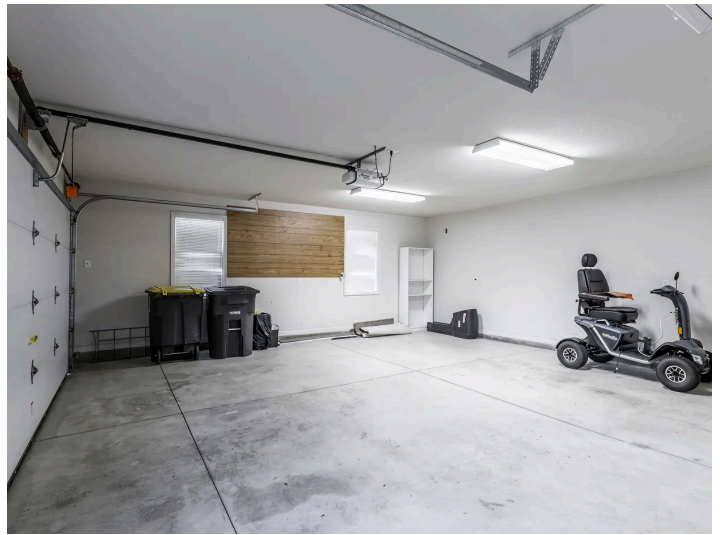
# See it for yourself

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## FEATURES

What makes this home special





### Truly Move-In Ready

Updated kitchen appliances, refreshed flooring, new interior paint, and a well-maintained HVAC system mean you can unpack instead of renovating.



### Established Neighborhood Value

Estates of Sandy Pointe has a proven resale history in the \$400K-\$450K range, with low turnover and consistent buyer demand.



### Vaulted Great Room

Soaring ceilings, transom windows, and a gas fireplace anchor the home.



## Flexible Upper Loft

Overlooks the great room — ideal home office, studio, or media space.



## Oversized 2-Car Garage

Generous attached garage plus driveway parking for three or more vehicles.



## Private Corner Lot

0.27-acre cul-de-sac corner with low traffic and mature landscaping.



## Pond-Side Convenience

Sidewalk access to a large neighborhood pond just across the street.



## Updated Bathrooms

Primary suite features a soaking tub and glass-block window.



## Bright & Functional

Large windows, generous closets, and smart main-level living.



# The specifics

## Interior

|             |                 |
|-------------|-----------------|
| Bedrooms    | 3 + Loft        |
| Bathrooms   | 2 Full          |
| Living Area | 1,787 sq ft     |
| Year Built  | 2002            |
| Stories     | 1.5             |
| Fireplace   | Gas, Great Room |
| Flooring    | Carpet, LVP     |
| Appliances  | New / Included  |

## Exterior & Lot

|            |                    |
|------------|--------------------|
| Lot Size   | 0.27 acres         |
| Lot Type   | Corner, Cul-de-sac |
| Garage     | 2-Car Oversized    |
| Parking    | Driveway for 3+    |
| Exterior   | Brick & Vinyl      |
| Roof       | Asphalt Shingle    |
| HOA        | ≈\$270 / year      |
| Waterfront | Pond nearby        |

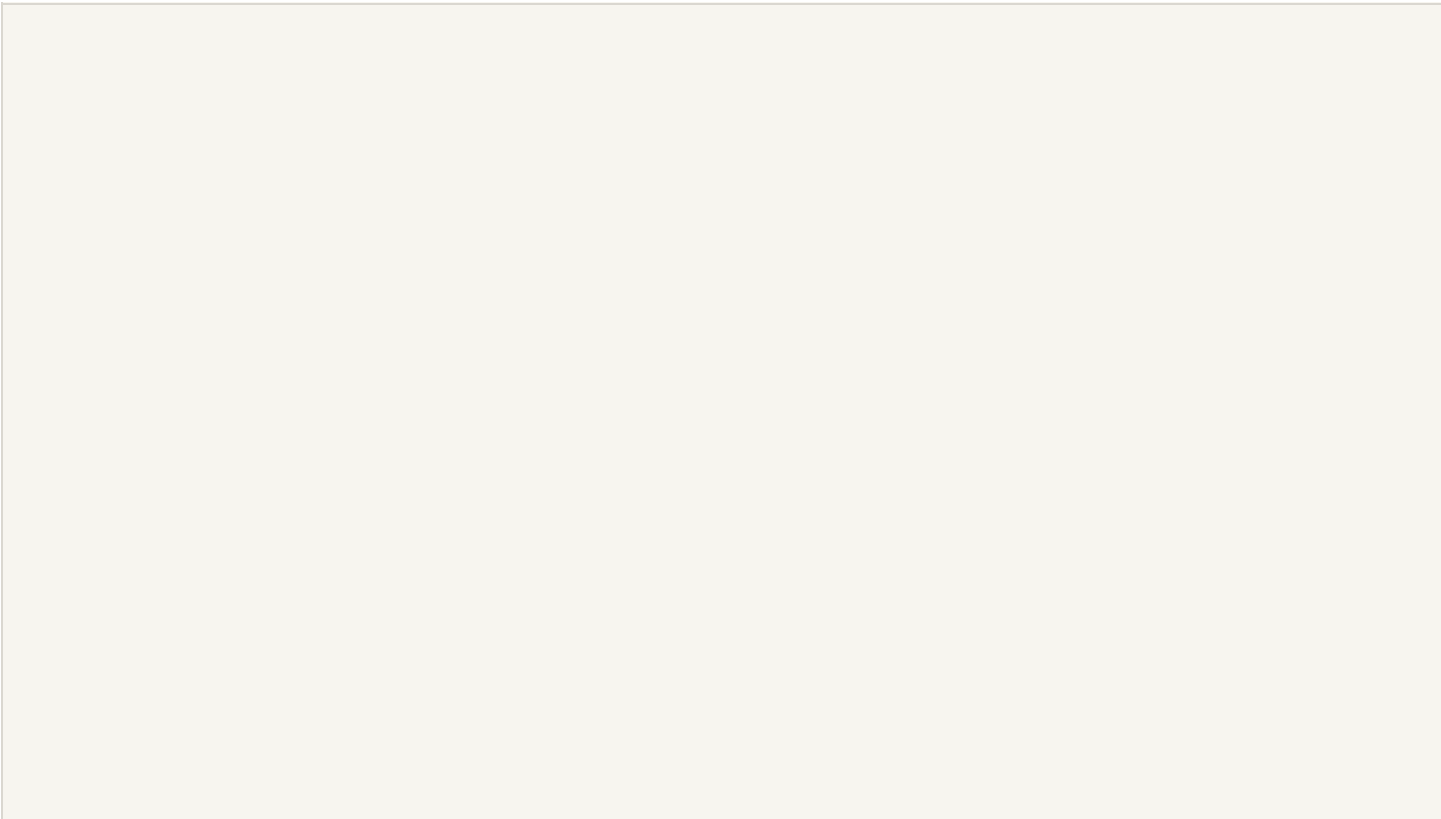
## Location & Schools

|              |                         |
|--------------|-------------------------|
| Subdivision  | Estates of Sandy Pointe |
| Township     | St. Joe                 |
| County       | Allen                   |
| School Dist. | Fort Wayne Community    |
| City         | Fort Wayne, IN 46825    |
| MLS          | 202627476               |
| Status       | Active                  |
| Price/Sq Ft  | ≈\$198                  |

### NEIGHBORHOOD MAP

## Everything you need, minutes away.

A quiet corner of Estates of Sandy Pointe, minutes from Fort Wayne's top medical campuses, dining, and expressways.



1906 Kelleys Landing · Fort Wayne, IN 46825

Open in Google Maps → (https://www.google.com/maps/dir/?api=1&destination=1906+Kelleys+Landing,+Fort+Wayne,+IN+46825)

## Nearby Amenities

|                                |                         |
|--------------------------------|-------------------------|
| Dupont Hospital                | Medical · 0.6 mi        |
| Parkview Regional Medical Ctr. | Medical · 3.2 mi        |
| Starbucks (Dupont Rd)          | Coffee · 0.5 mi         |
| Panera Bread                   | Dining · 0.7 mi         |
| DeBrand Fine Chocolates        | Local Favorite · 0.6 mi |
| Kroger Marketplace             | Grocery · 1.4 mi        |
| Meijer                         | Grocery · 2.1 mi        |
| Salomon Farm Park              | Park · 1.3 mi           |

### FAQ

## Frequently asked questions

|                                                     |   |
|-----------------------------------------------------|---|
| What is the asking price for 1906 Kelleys Landing?  | × |
| The home is listed at \$354,250.                    |   |
| How many bedrooms and bathrooms does the home have? | + |
| How large is the home and lot?                      | + |

When was the home built and what school district is it in?

+

How close is the home to hospitals and shopping?

+

Are there HOA fees for the Estates of Sandy Pointe?

+

What recent updates have been made to the home?

+

How can I schedule a private showing?

+

CONTACT

# Ready to see it in person?

This updated corner-lot home in Estates of Sandy Pointe offers a rare combination of space, convenience, and value. Schedule your private tour today.

|            |                                                                                |
|------------|--------------------------------------------------------------------------------|
| Email      | <a href="mailto:agent@1906kelleyslanding.com">agent@1906kelleyslanding.com</a> |
| Office     | North Eastern Group Realty                                                     |
| Address    | 1906 Kelleys Landing, Fort Wayne, IN 46825                                     |
| List Price | \$354,250                                                                      |

## Request a Private Showing

Share a few details and the listing agent will confirm your tour.

FULL NAME



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EMAIL

PHONE

---

PREFERRED DATE

mm/dd/yyyy



NOTES

Preferred time of day, questions about the home, financing status...



FOR GROWING FAMILIES

## Room to grow, in a neighborhood built to stay.

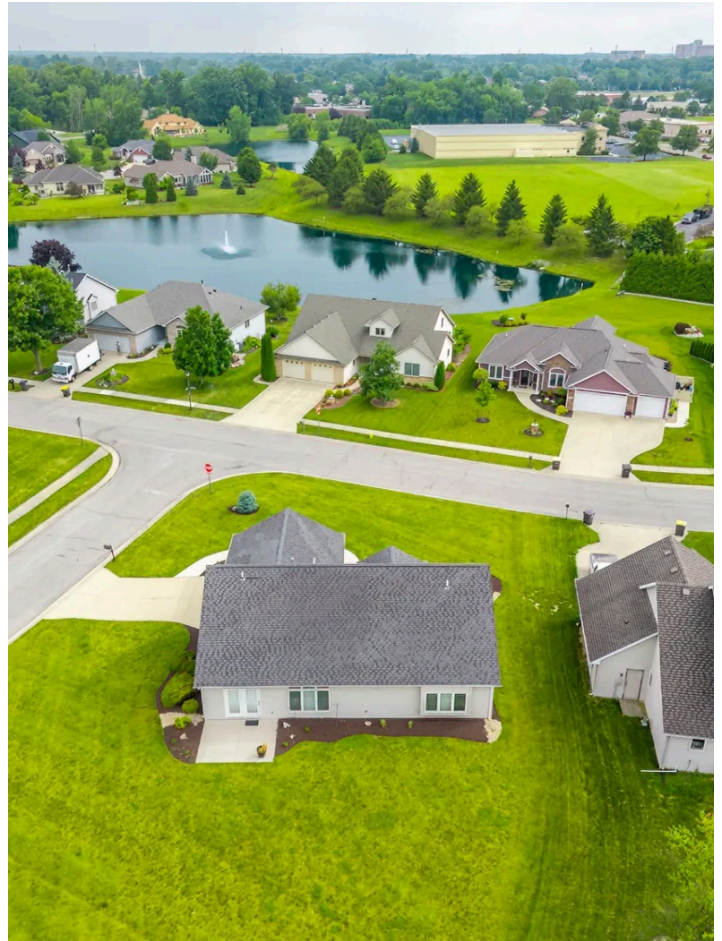
### OVERVIEW

An established, low-inventory neighborhood where families settle for the long haul.

Built in 2002 and thoughtfully refreshed, this 1,787 sq ft home offers three bedrooms, a flexible upper loft, two full baths, and an oversized two-car garage.

The 0.27-acre corner lot gives kids and pets space to run, with sidewalks connecting to a large neighborhood pond just across the street.

Because it's genuinely **move-in ready**, weekends stay for family time — not repair lists.



#### FAMILY-FRIENDLY FEATURES

What growing families notice first.



#### Vaulted Great Room

A soaring, light-filled hub with a gas fireplace where the whole family gathers.



#### Flexible Upper Loft

Play room, homework nook, or media space — overlooks the great room.



### 0.27-Acre Corner Lot

A private yard with mature landscaping and space for swing sets, gardens, or a trampoline.



### Pond Across the Street

Sidewalk access to a peaceful neighborhood pond — the daily walk view.



### Quiet Cul-de-Sac

Low-traffic street, established neighbors, and safer bike/scooter loops.



### Move-In Ready

Updated appliances, refreshed flooring, new paint — unpack, don't renovate.



GREAT ROOM

gas fireplace





KITCHEN

to great room





DINING

Wood look floors, patio access

#### NEIGHBORHOOD SCHOOLS

## Assigned Fort Wayne Community Schools

#### ELEMENTARY

Lincoln Elementary School

Grades K-5

#### MIDDLE

Shawnee Middle School

Grades 6-8

HIGH

Northrop High School

Grades 9-12

READY TO SEE IT?

Bring the family for a walkthrough.

SEE THE HOME



FOR MEDICAL & REMOTE PROFESSIONALS

A home that shortens your commute — and lengthens your evenings.

WHY PROFESSIONALS CHOOSE SANDY POINTE

Walk to the hospital. Drive I-69 in six minutes. Take a call in the loft.

The house is right-sized for a working couple, a traveling nurse, or a remote team of one — with a dedicated upper loft for a quiet office and a corner cul-de-sac address that lets you actually decompress at the end of the day.

---

PROXIMITY STORY



From front door to hospital, highway, and coffee — seen from above.



01

## The corner lot

Cul-de-sac setting with mature trees and a private 0.27-acre footprint.



02

## Pond across the street

Sidewalk access to the Sandy Pointe pond – a quiet walk to reset between shifts or meetings.





03

## Established neighborhood

Small, low-turnover community with proven values in the \$400K-\$450K band.





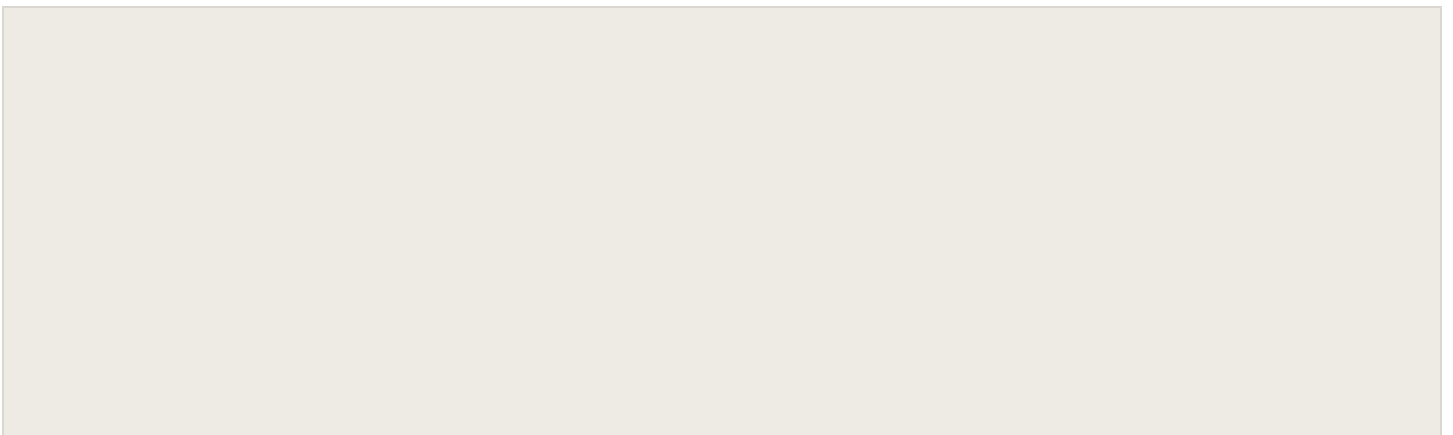
04

## Hospitals & I-69 nearby

Walkable to Dupont Hospital, under 10 min to Parkview Regional, under 3 miles to I-69.

### NEIGHBORHOOD MAP

Everything you need, minutes away.





LOADING MAP...

1906 Kelleys Landing · Fort Wayne, IN 46825

[Open in Google Maps →](https://www.google.com/maps/dir/?api=1&destination=1906+Kelleys+Landing,+Fort+Wayne,+IN+46825) (https://www.google.com/maps/dir/?api=1&destination=1906+Kelleys+Landing,+Fort+Wayne,+IN+46825)

## Commutes

|                                |                         |
|--------------------------------|-------------------------|
| Dupont Hospital                | Walkable · ~5 min drive |
| Parkview Regional              | < 10 min drive          |
| I-69 On-Ramp                   | ≈ 6 min · 2.8 mi        |
| Downtown Fort Wayne            | ≈ 15 min · 8 mi         |
| Fort Wayne Intl. Airport (FWA) | ≈ 25 min · 15 mi        |
| Purdue Fort Wayne (PFW)        | ≈ 10 min · 4 mi         |

## Walks & Errands

|                         |                         |
|-------------------------|-------------------------|
| Starbucks (Dupont Rd)   | Coffee · 0.5 mi         |
| Panera Bread            | Dining · 0.7 mi         |
| DeBrand Fine Chocolates | Local Favorite · 0.6 mi |
| Kroger Marketplace      | Grocery · 1.4 mi        |

HOME OFFICE

## A dedicated loft, not a corner of the bedroom.

The upper loft overlooks the great room — perfect for a quiet Zoom setup, a second monitor, or a reading chair. Fast, wired-friendly floorplan keeps work life and home life visibly separate.

---

## See the commute for yourself.

[SEE THE HOME](#)





FOR INVESTORS

# Established value. Rent-ready. Below comps.

INVESTOR SNAPSHOT

## Priced meaningfully below the neighborhood.

Estates of Sandy Pointe public-record sales from 2023 to mid-2026 range from \$400,000–\$450,000, averaging near **\$442,000**. At \$354,250, this updated corner-lot home sits well below recent averages — delivering established neighborhood value at a move-in ready price point.

Homes represented above represent all Estates at Sandy Pointe homes sold; they may have been of different configuration and size, as homes in this configuration and affordability are rare opportunities.

|                  |           |
|------------------|-----------|
| Recent High      | \$450,000 |
| Neighborhood Avg | \$442,000 |
| Typical Sale     | \$420,000 |

Recent Low

\$400,000

1906 Kelleys Landing

\$354,250

Bars scaled relative to the highest recent sale (\$450,000). This listing is positioned below the established \$400K–\$450K sale range.

FOR INVESTORS THAT WANT RENTAL PROPERTY

## A steady long-term rental near major employers.

### Turn-Key

New appliances, HVAC, flooring & paint reduce near-term capex risk.

\$1,700–\$2,100/mo

Nearest available 3-bed single-family rentals on the north side.

### Limited Comps

There are few active single family home rentals built from 2002–2026, size ~1,800 sq ft, with a quiet yard lot and proximity to major employers.

ESTABLISHED VS. NEW CONSTRUCTION

## Why a proven neighborhood outperforms a new build.

THIS PROPERTY

### Established Home in Estates of Sandy Pointe

**Known resale history** — proven \$400K–\$450K sale band.

**Smart-priced entry** — surrounded by higher-valued homes.

**Move-in ready condition** — updated appliances, flooring, paint & HVAC.

**Mature trees & large lot** — 0.27-acre corner setting.

**Quiet cul-de-sac** — pond-side, settled atmosphere.

**Sustained demand** — low-turnover, established scarcity.

#### TYPICAL NEW BUILD NEARBY

### New Development (~10 miles)

No long-term value history — builder-set pricing.

Surrounded by cookie cutter construction that creates smaller value range in new construction.

Smaller lots, young landscaping.

Ongoing construction traffic & incomplete amenities.

Wait times, shifting closing dates.

Unproven demand cycle.

*"Buy the least expensive house in the best neighborhood you can afford."*

At **\$354,250**, this updated corner-lot home sits below recent Estates of Sandy Pointe sales averaging ~\$442K. You get an established neighborhood, a move-in ready home, and a price point with room for equity to grow.

---

Request the investor packet.

SEE THE HOME

FOR BUYER'S AGENTS

# The listing packet — everything at a glance.

Fast facts, showing instructions, comps, downloads, and disclosures. Built for a busy agent previewing a new listing.

FAST FACTS

## At-a-glance summary

|              |                                           |
|--------------|-------------------------------------------|
| Address      | 1906 Kelleys Landing, Fort Wayne IN 46825 |
| Price        | \$354,250 (\$198/sq ft)                   |
| Beds / Baths | 3 + Loft · 2 Full                         |
| Living Area  | 1,787 sq ft                               |
| Lot          | 0.27 ac · Corner Cul-de-Sac               |
| Year Built   | 2002                                      |
| Garage       | 2-Car Oversized Attached                  |
| HOA          | ≈\$270 / year                             |
| Subdivision  | Estates of Sandy Pointe                   |
| Schools      | Fort Wayne Community                      |
| MLS #        | 202627476                                 |
| Status       | Active                                    |

- Move-In Ready
  - Priced Below Neighborhood Comps
  - Oversized 2-Car Garage
  - Corner Cul-de-Sac Lot
- Established Sandy Pointe Value





#### SHOWINGS

### How to book

- Email [agent@1906kelleyslanding.com](mailto:agent@1906kelleyslanding.com) to schedule.
- 24-hour notice preferred; same-day considered.
- Vacant/occupied status confirmed at booking.
- Please leave a business card on the kitchen island.

#### OFFERS

### Submission

- Email offers as a single PDF to the address above.
- Include pre-approval or proof of funds.
- Response typically within 24-48 hours.
- Preferred close: negotiable.

#### DISCLOSURES

# On request

- Seller's Residential Real Estate Disclosure
- Lead-based paint (N/A – built 2002)
- HOA covenants & dues summary
- Recent updates & maintenance receipts

## NEIGHBORHOOD COMPS

### Priced below recent Sandy Pointe sales

Recent Estates of Sandy Pointe sales referenced below may differ in configuration and size; this home's configuration and price point are a rare opportunity in the subdivision.

|                      |           |
|----------------------|-----------|
| Recent High          | \$450,000 |
| Neighborhood Avg     | \$442,000 |
| Typical Sale         | \$420,000 |
| Recent Low           | \$400,000 |
| 1906 Kelleys Landing | \$354,250 |

## SELLING POINTS

### Talking points for your buyer

|                                                                                                                                                                                |                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Truly Move-In Ready</b><br>Updated kitchen appliances, refreshed flooring, new interior paint, and a well-maintained HVAC system mean you can unpack instead of renovating. | <b>Established Neighborhood Value</b><br>Estates of Sandy Pointe has a proven resale history in the \$400K-\$450K range, with low turnover and consistent buyer demand. |
| <b>Vaulted Great Room</b><br>Soaring ceilings, transom windows, and a gas fireplace anchor the home.                                                                           | <b>Flexible Upper Loft</b><br>Overlooks the great room – ideal home office, studio, or media space.                                                                     |
| <b>Oversized 2-Car Garage</b><br>Generous attached garage plus driveway parking for three or more vehicles.                                                                    | <b>Private Corner Lot</b><br>0.27-acre cul-de-sac corner with low traffic and mature landscaping.                                                                       |
| <b>Pond-Side Convenience</b><br>Sidewalk access to a large neighborhood pond just across the street.                                                                           | <b>Updated Bathrooms</b><br>Primary suite features a soaking tub and glass-block window.                                                                                |

## SPECS

# Property details

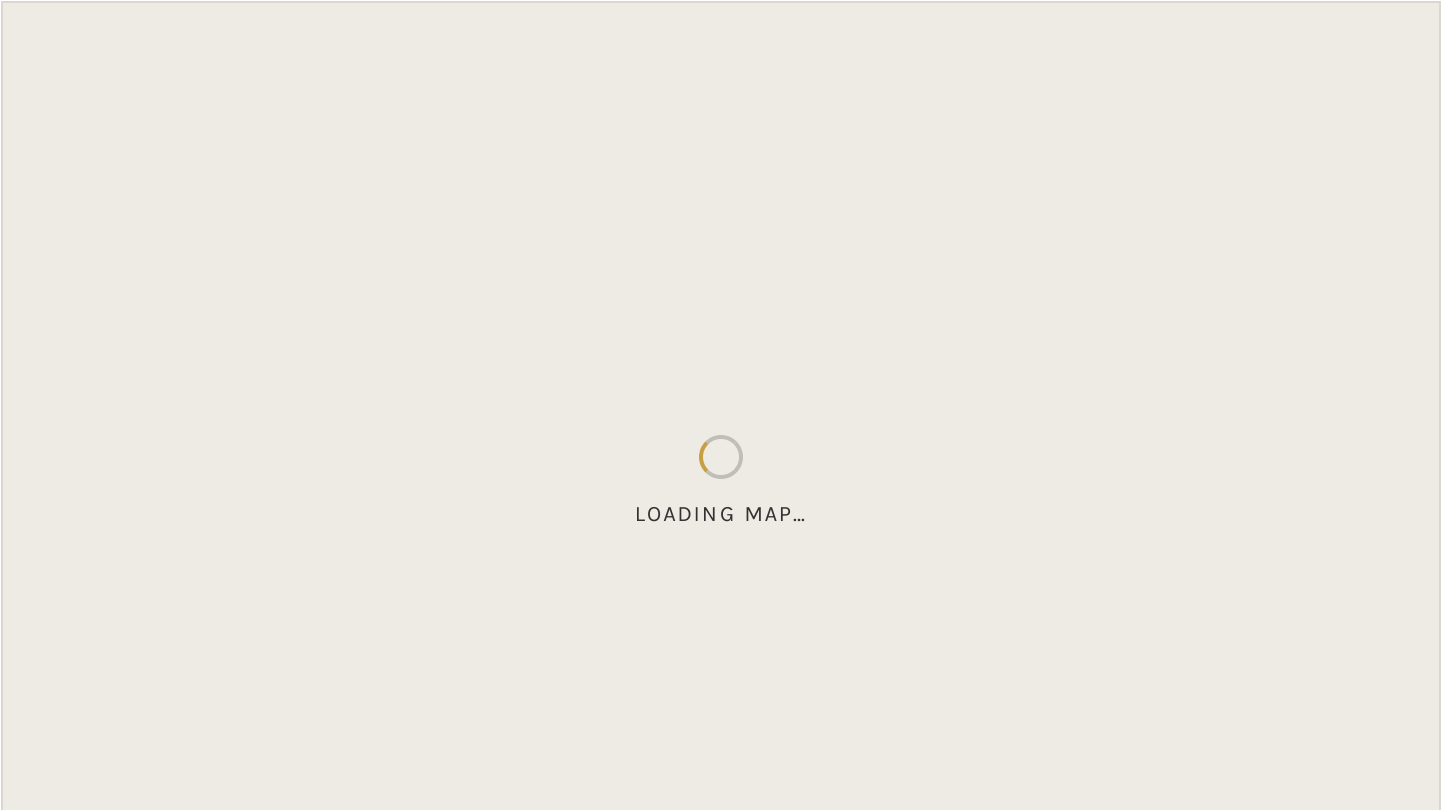
| Interior    |                 | Exterior & Lot |                    |
|-------------|-----------------|----------------|--------------------|
| Bedrooms    | 3 + Loft        | Lot Size       | 0.27 acres         |
| Bathrooms   | 2 Full          | Lot Type       | Corner, Cul-de-sac |
| Living Area | 1,787 sq ft     | Garage         | 2-Car Oversized    |
| Year Built  | 2002            | Parking        | Driveway for 3+    |
| Stories     | 1.5             | Exterior       | Brick & Vinyl      |
| Fireplace   | Gas, Great Room | Roof           | Asphalt Shingle    |
| Flooring    | Carpet, LVP     | HOA            | ≈\$270 / year      |
| Appliances  | New / Included  | Waterfront     | Pond nearby        |

## Location & Schools

|              |                         |
|--------------|-------------------------|
| Subdivision  | Estates of Sandy Pointe |
| Township     | St. Joe                 |
| County       | Allen                   |
| School Dist. | Fort Wayne Community    |
| City         | Fort Wayne, IN 46825    |
| MLS          | 202627476               |
| Status       | Active                  |
| Price/Sq Ft  | ≈\$198                  |

## LOCATION

# Estates of Sandy Pointe · 46825



1906 Kelleys Landing, Fort Wayne IN 46825

[Open in Google Maps →](https://www.google.com/maps/dir/?api=1&destination=1906+Kelleys+Landing,+Fort+Wayne,+IN+46825) (<https://www.google.com/maps/dir/?api=1&destination=1906+Kelleys+Landing,+Fort+Wayne,+IN+46825>)

## QUICK ANSWERS

# Top questions from agents

### What is the asking price for 1906 Kelleys Landing?

The home is listed at \$354,250.

### How many bedrooms and bathrooms does the home have?

3 bedrooms plus a versatile loft (usable as a 4th bedroom, office, or media room) and 2 full bathrooms, including a primary bath with a jetted soaking tub and separate walk-in shower.

### How large is the home and lot?

The home offers 1,787 square feet of finished living space on a 0.27-acre corner cul-de-sac lot in the Estates of Sandy Pointe.

### When was the home built and what school district is it in?

Built in 2002 and located in Northwest Allen County Schools (NACS), one of the top-rated districts in Northeast Indiana.

### How close is the home to hospitals and shopping?

Dupont Hospital is roughly 0.6 miles away and Parkview Regional Medical Center is about 3.2 miles. Coldwater Road shopping, groceries, and dining are all within a five-minute drive.

[See all FAQs & full details →](#)

## CONTACT

# Ready to see it in person?

This updated corner-lot home in Estates of Sandy Pointe offers a rare combination of space, convenience, and value. Schedule your private tour today.

Email

[agent@1906kelleyslanding.com](mailto:agent@1906kelleyslanding.com)



Office

North Eastern Group Realty

Address

1906 Kelleys Landing, Fort Wayne, IN 46825

List Price

\$354,250

## Request a Private Showing

Share a few details and the listing agent will confirm your tour.

FULL NAME

---

EMAIL

PHONE

---

PREFERRED DATE

mm/dd/yyyy



---

NOTES

Preferred time of day, questions about the home, financing status...





PRIVATE OFFERING · 46825

# 1906 Kelleys Landing

Fort Wayne, Indiana · Estates of Sandy Pointe

## \$354,250

≈ \$198 / sq ft · Priced below neighborhood comps

3 Bed + Loft

2 Full Bath

1,787 sq ft

0.27 ac corner

2-Car Oversized Garage

[agent@1906kelleyslanding.com](mailto:agent@1906kelleyslanding.com) · [1906kelleyslanding.com](http://1906kelleyslanding.com)

## THE HOME

# Move-in ready. Established value.



A well-cared-for 1.5-story on a quiet corner cul-de-sac in the Estates of Sandy Pointe. Vaulted great room, functional kitchen with new appliances, private primary suite with jetted tub, and a versatile upper loft. Truly move-in ready.

- **Truly Move-In Ready**

Updated kitchen appliances, refreshed flooring, new interior paint, and a well-maintained HVAC system.

- **Kitchen You'll Actually Use**

Oak cabinetry with black and gray countertops, breakfast bar, double sink, and new stainless appliances.

- **Vaulted Great Room**

Soaring ceilings, transom windows, and a gas fireplace anchor the main level.

- **Private Primary Suite**

Arched window, walk-in closet, jetted soaking tub, and separate glass-enclosed shower.

- **Flexible Upper Loft**

Overlooks the great room — ideal home office, studio, or media space.

- **Corner Cul-de-Sac Lot**

0.27-acre corner in a low-traffic pocket, with pond access just across the street.



LOCATION

Pond views. Hospitals close. I-69 in minutes.



**A quiet address with everything close.**

Dupont Hospital  
Parkview Regional  
I-69 Interchange  
Coldwater Rd. shops  
Community pond

≈ 0.6 mi · 3-min drive  
≈ 3.2 mi · 7-min drive  
≈ 2.5 mi · 6-min drive  
≈ 1.2 mi · walk / drive  
Steps away, across sidewalk

# Everything at a glance.

## FAST FACTS

|               |                             |
|---------------|-----------------------------|
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## INTERIOR

|             |                 |
|-------------|-----------------|
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| Fireplace   | Gas, Great Room |
| Flooring    | Carpet, LVP     |
| Countertops | Black & Gray    |
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|            |                    |
|------------|--------------------|
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| Roof       | Asphalt Shingle    |
| Waterfront | Pond nearby        |

## REQUEST A SHOWING

[agent@1906kelleyslanding.com](mailto:agent@1906kelleyslanding.com)

1906kelleyslanding.com · 24-hour notice preferred, same-day considered.

*Prepared and maintained by the homeowner. Believed accurate; buyers to verify.*



SCAN — VIEW LISTING