PRIVATE OFFERING · 46825

1906 Kelleys Landing

Fort Wayne, Indiana · The Estates of Sandy Pointe

$349,900

Priced below neighborhood comps

- 3 Bedrooms + Separate Loft
- 2 Full Bath
- 1,787 sq ft
- 0.27 ac corner
- 2-Car Oversized Garage

Move-in ready on a corner cul-de-sac lot in The Estates of Sandy Pointe. Three bedrooms plus a separate 180+ sq ft upper loft, a vaulted great room with gas fireplace, new kitchen appliances and new flooring throughout. Minutes from the Dupont medical campus, Parkview Regional Medical Center, and the I-69 interchange.

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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 separate 180+ sq ft 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, large 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 — 180+ sq ft
  Its own level, reached by a private staircase off the great room. Home office, studio, lounge, or guest overflow — included in the 1,787 sq ft.
- Corner Cul-de-Sac Lot
  0.27-acre corner in a low-traffic pocket, with pond access just across the street.

LOCATION

Pond views. Medical centers close. I-69 in minutes.

A quiet address with everything close.

Dupont medical campus	≈ 0.6 mi · 3-min drive
Parkview Regional Medical Center	≈ 3.2 mi · 7-min drive
I-69 Interchange	≈ 2.5 mi · 6-min drive
Coldwater Rd. shops	≈ 1.2 mi · walk / drive
Community pond	Steps away, across sidewalk

The Estates of Sandy Pointe is an established 46825 neighborhood of mature trees, sidewalks, and a stocked community pond with a fountain — the kind of setting new construction takes twenty years to grow into. The home sits on a low-traffic corner cul-de-sac, so through traffic never reaches the door, and the pond path starts across the sidewalk.

For anyone working at a nearby medical campus, the commute is measured in minutes, not miles — and I-69 puts the rest of Fort Wayne within easy reach. Shops, groceries, and coffee on Coldwater Road are close enough for a quick errand. Fort Wayne Community Schools serves the address.

FAST FACTS · SPECS · CONTACT

Everything at a glance.

FAST FACTS

Address	1906 Kelleys Landing
City / ZIP	Fort Wayne, IN 46825
Price	$349,900
Beds / Baths	3 Bedrooms + Separate 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	Very low annual dues
Subdivision	The Estates of Sandy Pointe
Schools	Fort Wayne Community
Status	Active

INTERIOR

Bedrooms	3 Bedrooms + Separate Loft
Bathrooms	2 Full
Stories	1.5
Loft	Separate upper level · 180+ sq ft
Fireplace	Gas, Great Room
Flooring	Carpet, LVP
Countertops	Black & Gray
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
Waterfront	Pond nearby

WHY THIS HOME

- **Move-in ready, not a project**
  New kitchen appliances and new flooring throughout, fresh interior paint, and a well-maintained HVAC system.
- **Three bedrooms plus a separate loft**
  A 180+ sq ft second level with its own staircase — home office, studio, or guest overflow, included in the 1,787 sq ft.
- **Established neighborhood, low inventory**
  Mature landscaping, pond views, and a 0.27-acre corner cul-de-sac lot in The Estates of Sandy Pointe.
- **Minutes from major medical employers**
  Dupont medical campus, Parkview Regional Medical Center, and the I-69 interchange are all a short drive away.
- **Priced below recent Sandy Pointe sales**
  $349,900 with very low HOA dues and an oversized 2-car attached garage.

REQUEST A SHOWING

agent@1906kl.com

260-489-7095 · 1906kl.com · 24-hour notice preferred, same-day considered.

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

SCAN — VIEW LISTING