



THE ESTATES OF SANDY POINTE • FORT WAYNE, IN

1906 Kelleys Landing

A Move-In Ready Sanctuary — 2 Minutes from Dupont Hospital & 5 Minutes from Parkview Regional Medical Center

\$349,900 PRICE

A move-in ready corner-lot home with 3 bedrooms, plus a separate loft (180+ sq ft) — in an established, low-inventory neighborhood priced below recent Sandy Pointe sales.

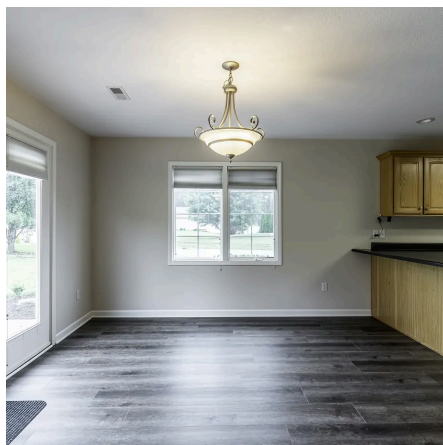
3 Bedrooms+	2	1,787	0.27	2-Car
LOFT SPACE - 180+ SQ FT	BATHS	SQ FT	ACRE LOT	GARAGE

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

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.



A FLOOR OF YOUR OWN

A loft above the everyday.

Up a private staircase off the great room, the loft is a genuine second level — roughly 180+ sq ft, open to the room below yet set apart from it. You stay connected to first-floor life without living in the middle of it. It is not a bedroom and not leftover space: it is the floor you claim for yourself.

Because all three bedrooms sit on the main level, the loft never has to double as a place to sleep. It stays free — a loft built for focus one season, a retreat the next.

Built for focus

A loft built for focus — a dedicated desk a floor above the kitchen, where calls, deep work, and study hours stay uninterrupted.

Second lounge

Movies, gaming, or a music corner up top, so the vaulted great room below stays calm and uncluttered.

Guest or teen space

A daybed turns the loft into flexible overflow — privacy for visitors without giving up a bedroom.



THE LOFT OVERLOOKS THE VAULTED GREAT ROOM

A quiet retreat

A floor of your own for reading, stretching, or a slow morning — separate enough to decompress, close enough to still hear the house.

Creative studio

Soft, high light and open sightlines make it a natural place to paint, write, or build something of your own.

Room to grow

Its purpose changes as life does: office this year, studio the next, playroom after that. No renovation required.

PICTURE IT AS YOURS

Five ways this loft earns its keep.

Same 180+ square feet, five different lives. Because the bedrooms all stay on the main level, the loft is never forced to be a sleeping room — it becomes whatever this chapter of your life needs.

01 Your work-from-home floor

A desk by the railing, monitor facing the vaulted ceiling, the kitchen chatter a full flight below. Calls stay private, the commute is one staircase, and quitting time means walking downstairs — no commute, no closing a door on the living room.

02 A reading & study nook

A daybed against the knee wall, a bookshelf along the stairwell, and that high transom light that makes afternoon pages feel generous. Close the laptop and the house settles to a hum below — separate enough to disappear into, close enough to still belong.

03 The hobby & creative studio

Easel, sewing table, or a turntable and records — the mess lives up top while the great room stays showroom-ready. Open sightlines and soft natural light make it the room you drift toward on a Saturday morning.

04 A guest workspace

Visitors get their own level: a daybed, Wi-Fi, and a quiet desk, set apart from all three bedrooms. Privacy for them without giving up a sleeping room, and a place for you to land when the house is full.

05 The flex space that grows with you

Office this year, a nursery-adjacent lounge next, a teen hangout after that. One flight of stairs, no renovation. The loft rewrites its job description as your life does — the only room in the house that reinvents itself for free.

POINTS OF DIFFERENTIATION

Seven things this home has that the next one likely won't.

01

Minutes from major employers

0.6 miles to Dupont Hospital, 3.2 to Parkview Regional Medical Center — a commute measured in minutes, not miles.

02

Highway access without highway noise

I-69 at Exit 316 is 1.2 miles — about three minutes — yet the street itself stays quiet, well off the corridor.

03

0.27-acre corner cul-de-sac lot

No through traffic, mature trees, and usable yard on three sides — a lot size new builds rarely offer.

04

Established neighborhood, documented value

The Estates of Sandy Pointe holds steady values in the \$400K-\$450K band with low turnover and real landscaping.

05

A separate loft — a floor of your own

180+ sq ft above the great room, reached by its own staircase. A loft built for focus, not a hallway nook.

06

Remarkably low HOA dues

A modest annual due covers common areas and the community pond — a fraction of typical association costs. Exact figure in the property details.

07

New appliances and new flooring

Kitchen appliances and flooring throughout are new, so there is no punch list waiting for you at move-in.

A NOTE ON VALUE

Established, not built yesterday.

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

A proven neighborhood with a real resale history — priced below its own comparables — behaves differently than a new build ten miles out. This home offers the settled version.

THIS PROPERTY

RESALE HISTORY

Proven \$400K-\$450K sale band

LOT & SETTING

0.27-acre corner cul-de-sac, mature trees

CONDITION

Updated appliances, flooring, paint & HVAC

DEMAND

Low turnover, established scarcity

FINANCIAL IMPACT

Move-in ready with zero immediate out-of-pocket costs — window blinds, kitchen appliances, and established landscaping are already bought and paid for.

TYPICAL NEW BUILD

RESALE HISTORY

None — builder-set pricing

LOT & SETTING

Smaller lots, young landscaping

CONDITION

Move-in ready, but unproven systems

DEMAND

Cookie-cutter supply, unproven cycle

FINANCIAL IMPACT

Hidden post-closing expenses — expect an extra \$10,000-\$15,000 out-of-pocket for window treatments, lawn seeding, water softeners, and basic appliances.

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

02 — FOR FAMILIES

Agent Listing Packet

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

Growing Families

- 3 bedrooms plus a 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

03 — FOR PROFESSIONALS

Medical & Remote Workers

- 0.6 miles to Dupont Hospital — walk or drive home for lunch during your shift
- 3.2 miles to Parkview Regional Medical Center — a stress-free, single-turn post-shift commute
- 180+ sq ft loft: quiet daytime sleep after night shifts, or a dedicated telehealth office
- 1.2 miles to I-69 (Exit 316) — about three minutes to regional travel

[See the map & commute →](#)

04 — FOR INVESTORS

Long-Term Rental Owners

- Turn-key — rent-ready with no deferred maintenance
- Priced below neighborhood comparables
- Projected rent \$1,900-\$2,150/mo (≈6.9% gross yield)
- Steady tenant pool from adjacent medical campuses

[See investor snapshot →](#)



FOR GROWING FAMILIES

Room to grow, in a neighborhood built to stay.

\$349,900 PRICE

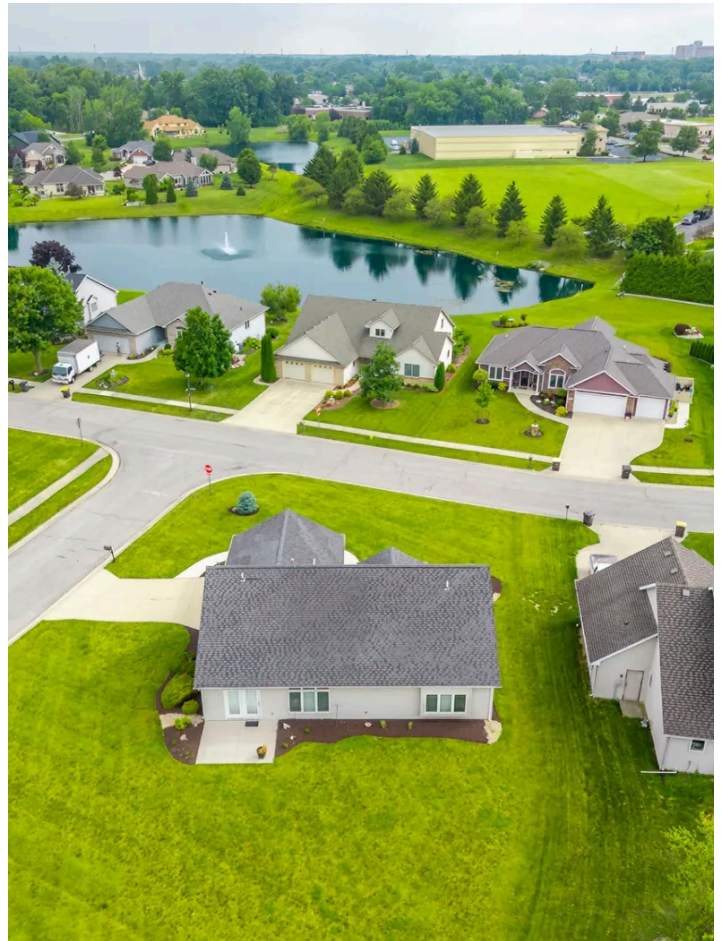
OVERVIEW

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 180+ sq ft 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

180+ sq ft of 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.



A NOTE ON VALUE

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THIS PROPERTY

RESALE HISTORY

Proven \$400K-\$450K sale band

TYPICAL NEW BUILD

RESALE HISTORY

None – builder-set pricing

LOT & SETTING

0.27-acre corner cul-de-sac, mature trees

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FINANCIAL IMPACT

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LOT & SETTING

Smaller lots, young landscaping

CONDITION

Move-in ready, but unproven systems

DEMAND

Cookie-cutter supply, unproven cycle

FINANCIAL IMPACT

Hidden post-closing expenses — expect an extra \$10,000–\$15,000 out-of-pocket for window treatments, lawn seeding, water softeners, and basic appliances.

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

School assignments are current to the best of our knowledge and can change. Confirm with the Fort Wayne Community Schools address lookup before relying on them.

READY TO SEE IT?

Bring the family for a walkthrough.

SEE THE HOME



FOR MEDICAL & REMOTE PROFESSIONALS

Drive Less. Live More. Minutes from work, and hours back in the evening.

For staff at Dupont Hospital and Parkview Regional Medical Center, the commute is under five minutes – with a separate loft waiting at the top of the stairs.

\$349,900 PRICE

WHY PROFESSIONALS CHOOSE SANDY POINTE

Minutes from work. Three to I-69. A loft above the everyday.

Right-sized for a working couple, a travel nurse, or a remote team of one – a dedicated loft for a quiet office and a cul-de-sac corner that lets you actually decompress at night.

When the workday ends, it becomes a family home – three bedrooms plus the separate loft, a 0.27-acre corner yard, and a quiet street.

TRAVELING DOCTORS, NURSES & MEDICAL STAFF

A move-in ready home that turns a long medical commute into a short one.

Searching Fort Wayne homes near Dupont Hospital? This is a 3-bed, 2-bath home you can move into now – no punch list, no construction, no interim rental. Walk to the Dupont campus, drive five minutes to Parkview Regional Medical Center, and reach I-69 in three for regional assignments.

0.6 mi to Dupont Hospital

Walk or drive home for lunch – no garage maze, no highway slog. Your lunch hour, actually at home.

3.2 mi to Parkview

Regional Medical Center

A single-turn post-shift drive that lets you decompress before you reach the driveway.

A floor of your own

180+ sq ft above the great room – quiet for telehealth, charting, or simply resting between shifts.

PROXIMITY STORY

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



01

The corner lot

Cul-de-sac, mature trees, 0.27 private acres.



02

Pond across the street

Sidewalk access to the Sandy Pointe pond — a quiet reset between shifts.



03

Established neighborhood

Low-turnover community with values in the \$400K-\$450K band.



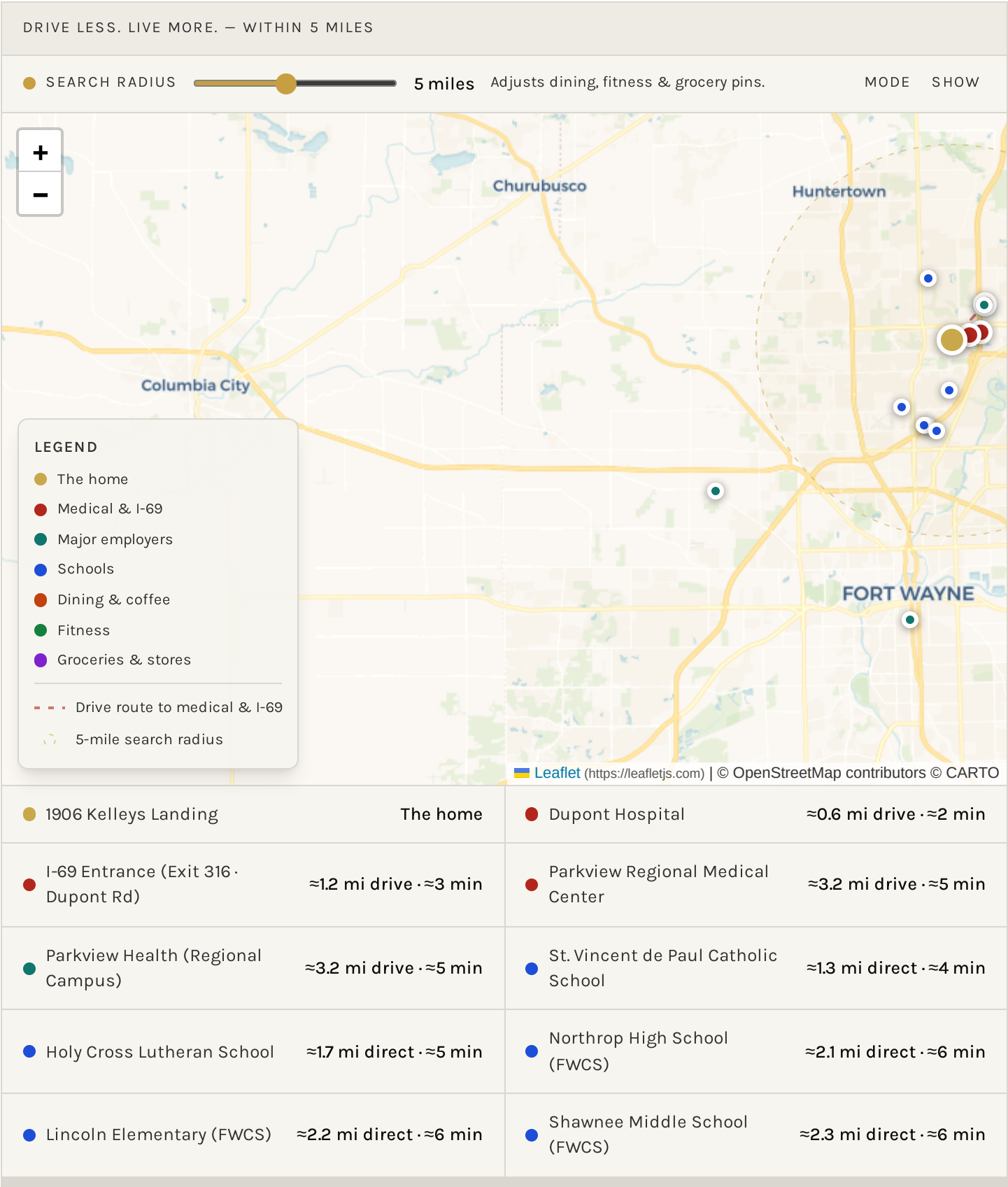
04

Medical Centers & I-69 Nearby

Walk to Dupont, 5 min to Parkview Regional Medical Center, 3 min to I-69.

Drive Less. Live More.

Every pin shows distance and drive time — 0.6 mi to Dupont (≈2 min), 3.2 mi to Parkview Regional Medical Center (≈5 min), 1.2 mi to I-69 (≈3 min). The commute you don't drive is time you keep.



Bishop Dwenger High School ≈2.3 mi direct · ≈6 min	Canterbury School ≈4.7 mi direct · ≈13 min
Blackhawk Christian School ≈5.8 mi direct · ≈16 min	Sweetwater Sound ≈9.6 mi drive · ≈17 min
Lincoln Financial Group ≈8.4 mi drive · ≈16 min	
Drive Less. Live More. — drive distances and times are verified for the home's key destinations; all other figures are straight-line distances with estimated drive times in normal traffic. Approximate.	
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)	

Commutes

Dupont Hospital	0.6 mi · ≈ 2 min
Parkview Regional Medical Center	3.2 mi · ≈ 5 min
I-69 On-Ramp (Exit 316)	1.2 mi · ≈ 3 min
Lincoln Financial Group (Downtown)	8.4 mi · ≈ 16 min
Sweetwater Sound (US-30)	9.6 mi · ≈ 17 min
Downtown Fort Wayne	8.0 mi · ≈ 15 min
Fort Wayne Intl. Airport (FWA)	15 mi · ≈ 25 min
Purdue Fort Wayne (PFW)	4.0 mi · ≈ 10 min

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

A floor of your own — a loft built for focus.

180+ sq ft up its own staircase, overlooking the great room. Close enough to stay connected to the house, separate enough for calls, deep work, or an hour that belongs to no one else.

THE ZERO-COMMUTE ANGLE

The region's largest employers, a five-minute commute away.

The north-side corridor holds Fort Wayne's largest employers, and this home sits in the middle of it. Two of them are a five-minute drive; the other two are a straight shot without a single downtown crawl.

Dupont Hospital

0.6 mi • ~2 min

Walk it on a good morning. Come home for lunch on any of them.

Parkview Health (Regional Campus)

3.2 mi • ~5 min

One turn from the Regional campus — clinicians, techs, admin and support staff alike.

Lincoln Financial Group

8.4 mi • ~16 min

A reverse commute downtown that skips the morning inbound backup entirely.

Sweetwater Sound

9.6 mi • ~17 min

Coldwater to US-30, no stoplight gauntlet — and a loft to keep the gear in.

Five minutes each way, twice a day, is roughly 80 hours a year you keep. That is the real amenity.

TURN-KEY FOR RELOCATIONS

Move in with a suitcase. It's move-in ready.

Corporate relocation rarely leaves room for a renovation calendar. New kitchen appliances, new flooring throughout, updated baths — there is no punch list waiting, no contractor to schedule, no interim rental to bridge.

A dedicated home office, not a corner

180+ sq ft of separate loft up its own staircase — a floor of your own for calls, hybrid days, and deep work.

Low-maintenance grounds

A 0.27-acre cul-de-sac corner with mature landscaping already established, and remarkably low HOA dues covering common areas and the pond.

The Dupont Road corridor at hand

Dining, coffee, groceries and everyday errands inside a mile — Starbucks, Panera, DeBrand, Kroger Marketplace.

Move-in ready means move-in ready

Updated kitchen and baths, vaulted great room, oversized 2-car garage. Unpack once and get back to work.

A NOTE ON VALUE

Established, not built yesterday.

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A proven neighborhood with a real resale history — priced below its own comparables — behaves differently than a new build ten miles out. This home offers the settled version.

THIS PROPERTY

RESALE HISTORY

Proven \$400K-\$450K sale band

LOT & SETTING

0.27-acre corner cul-de-sac, mature trees

CONDITION

Updated appliances, flooring, paint & HVAC

DEMAND

Low turnover, established scarcity

FINANCIAL IMPACT

Move-in ready with zero immediate out-of-pocket costs — window blinds, kitchen appliances, and established landscaping are already bought and paid for.

TYPICAL NEW BUILD

RESALE HISTORY

None — builder-set pricing

LOT & SETTING

Smaller lots, young landscaping

CONDITION

Move-in ready, but unproven systems

DEMAND

Cookie-cutter supply, unproven cycle

FINANCIAL IMPACT

Hidden post-closing expenses — expect an extra \$10,000-\$15,000 out-of-pocket for window treatments, lawn seeding, water softeners, and basic appliances.

See how little driving it takes to live here.

[SEE THE HOME](#)



FOR INVESTORS

Established value. Rent-ready. Below comps.

\$349,900 PRICE

INVESTOR SNAPSHOT

Priced meaningfully below the neighborhood.

The Estates of Sandy Pointe public-record sales from 2023 to mid-2026 range from \$400,000–\$450,000, averaging near **\$442,000**. At \$349,900, this updated corner-lot home sits well below recent averages — delivering established neighborhood value at a move-in ready price point.

The figures above reflect every recorded The Estates of Sandy Pointe sale in that period. Configurations and sizes vary, and a home in this configuration at this price is uncommon in the subdivision.



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.

\$1,900–\$2,150/mo

Projected rent for this home; comparable north-side single-family rentals ask \$1,600–\$2,400/mo.

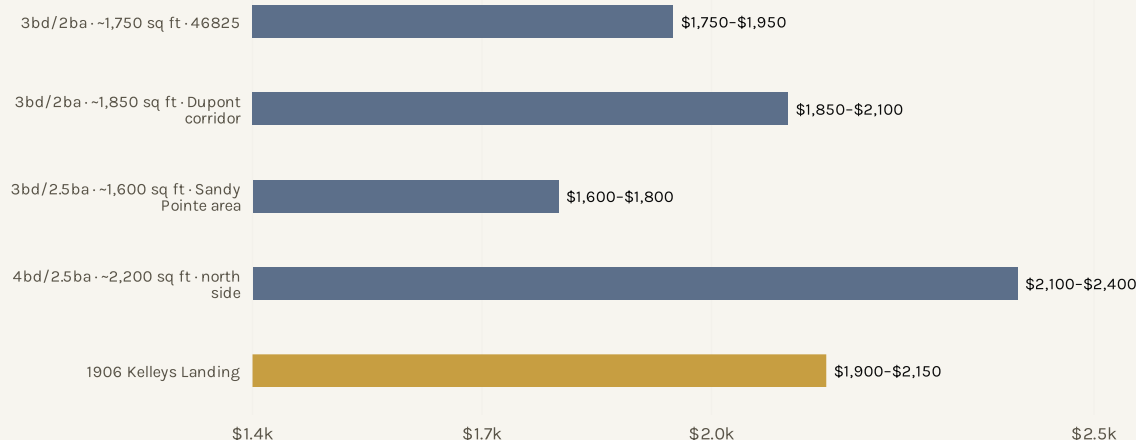
Limited Comps

Few active single-family rentals on the north side pair early-2000s construction, roughly 1,800 sq ft, and a quiet yard lot this close to major employers.

RENTAL COMPS

What comparable north-side rentals ask.

Asking rents for comparable single-family homes near the Dupont medical corridor cluster between \$1,600 and \$2,400 per month. A turn-key 3 bedrooms + separate loft home on a cul-de-sac lot sits in the upper half of that band — the loft is a rentable differentiator most comps don't offer.



Bars show the high end of each observed asking-rent range; hover or tap a bar for the full range and property detail. Gold bar is the projected rent for 1906 Kelleys Landing.

Underwriting assumptions

Projected monthly rent	\$1,900 – \$2,150
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Gross annual rent (midpoint \$2,025)	≈ \$24,300
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Gross yield on \$349,900	≈ 6.9%
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Annual HOA dues

Very low – single-figure disclosure in property details

Near-term capex

Low – recent HVAC, appliances, flooring, paint

Sources

Zillow – Fort Wayne 46825 rentals (<https://www.zillow.com/fort-wayne-in-46825/rentals/>)

Rent.com – Fort Wayne houses for rent (<https://www.rent.com/indiana/fort-wayne-houses>)

Apartments.com – Fort Wayne 46825 houses (<https://www.apartments.com/houses/fort-wayne-in-46825/>)

Rent ranges reflect publicly listed asking rents for comparable north-side Fort Wayne homes and are estimates, not guarantees of achievable rent. Verify current comps and expenses independently before underwriting. Listing provided by the homeowner.

ESTABLISHED VS. NEW CONSTRUCTION

Why a proven neighborhood outperforms a new build.

THIS PROPERTY

Established Home in The 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.

Zero hidden costs — move-in ready with window blinds, kitchen appliances, and established landscaping already bought and paid for.

TYPICAL NEW BUILD NEARBY

New Development (~10 miles)

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

Surrounded by cookie-cutter construction that compresses value range.

Smaller lots, young landscaping.

Ongoing construction traffic & incomplete amenities.

Wait times, shifting closing dates.

Unproven demand cycle.

Hidden post-closing expenses — budget an extra \$10,000-\$15,000 for window treatments, lawn seeding, water softeners, and basic appliances not in the builder base price.

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

At **\$349,900**, this updated corner-lot home sits below recent The 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

THE HOME

1906 Kelleys Landing — the full picture.

\$349,900 PRICE

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

GALLERY

See it for yourself

Bright interiors, updated finishes, private outdoor space & a quiet corner location.

FEATURES

What makes this home special



KITCHEN · NEW STAINLESS APPLIANCES



BEDROOM · MAIN LEVEL



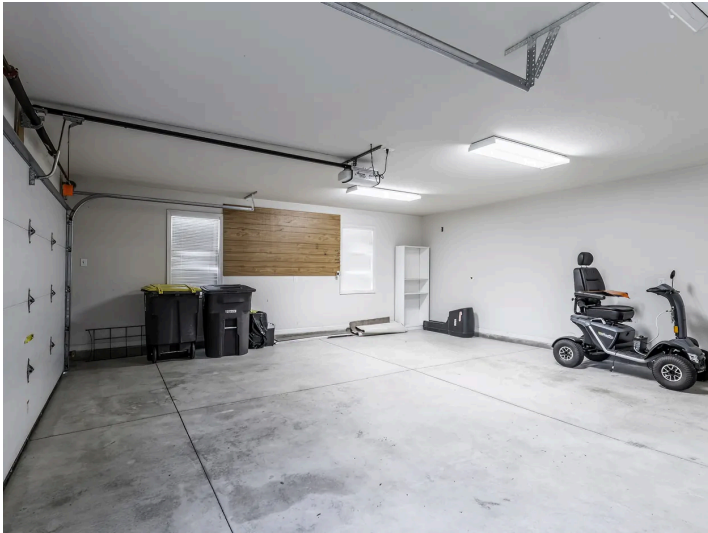
SEPARATE LOFT · PRIVATE STAIRCASE



SEPARATE LOFT · OPEN TO GREAT ROOM



PRIMARY BATH · JETTED TUB



OVERSIZED 2-CAR GARAGE



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

The The 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 180+ sq ft of usable space overlooking 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 Kitchen New kitchen appliances and new flooring throughout – the busiest rooms are already finished.
 Bright & Functional Large windows, generous closets, and smart main-level living.	

PROPERTY DETAILS

The specifics

BEDROOMS	3 Bedrooms + Separate Loft
BEDROOM LEVEL	All 3 bedrooms on the main level
LOFT	Separate upper level, open to the great room (~180+ sq ft)
LOFT ACCESS	Private staircase off the great room
BATHROOMS	2 Full (primary en-suite with jetted tub)
LIVING AREA	1,787 sq ft
STORIES	1.5 (main level + loft)
YEAR BUILT	2002
GARAGE	2-Car Oversized, attached
LOT	0.27 acres · corner cul-de-sac
HOA DUES	≈ \$270 / year (common areas + community pond)
PRICE	\$349,900

A floor of your own

The loft is its own level — roughly 180+ sq ft of usable bonus space — reached by a private staircase off the great room. It is not a hallway nook and not a converted bedroom. Because all three bedrooms sit on the main level, the loft stays free as genuine bonus space that adapts to how you live.

Built for focus

A loft built for focus — separated from the bedrooms and ideal for calls or deep work.

Media & Lounge

A second living space so the great room stays formal and uncluttered.

Creative Studio

Natural light and open sightlines for hobbies, music, or study.

Guest Overflow

Comfortable for guests or a teen retreat – though it is not counted as a bedroom.

Interior		Exterior & Lot		Location & Schools	
Bedrooms	3 Bedrooms + Separate Loft	Lot Size	0.27 acres	Subdivision	The The Estates of Sandy Pointe
Bathrooms	2 Full	Lot Type	Corner, Cul-de-sac	Township	St. Joe
Living Area	1,787 sq ft	Garage	2-Car Oversized	County	Allen
Year Built	2002	Parking	Driveway for 3+	School Dist.	Fort Wayne Community Schools
Stories	1.5	Exterior	Brick & Vinyl	City	Fort Wayne, IN 46825
Fireplace	Gas, Great Room	Roof	Asphalt Shingle	Status	Active
Flooring	Carpet, LVP	HOA	Very low HOA		
Appliances	New / Included	Waterfront	Pond nearby		

THE LOFT

Questions about the separate loft

Three bedrooms on the main level, plus a distinct 180+ sq ft upper-level loft. Here is exactly what that means.

Is the loft counted as a fourth bedroom?



No. The home is marketed and listed as 3 bedrooms plus a separate loft. All three bedrooms are on the main level; the loft is finished bonus space on the upper level and is not counted as a bedroom.

How do you get to the loft?

+

Is the loft open to the great room or enclosed?

+

What is the loft best used for?

+

Is the loft included in the 1,787 square feet?

+

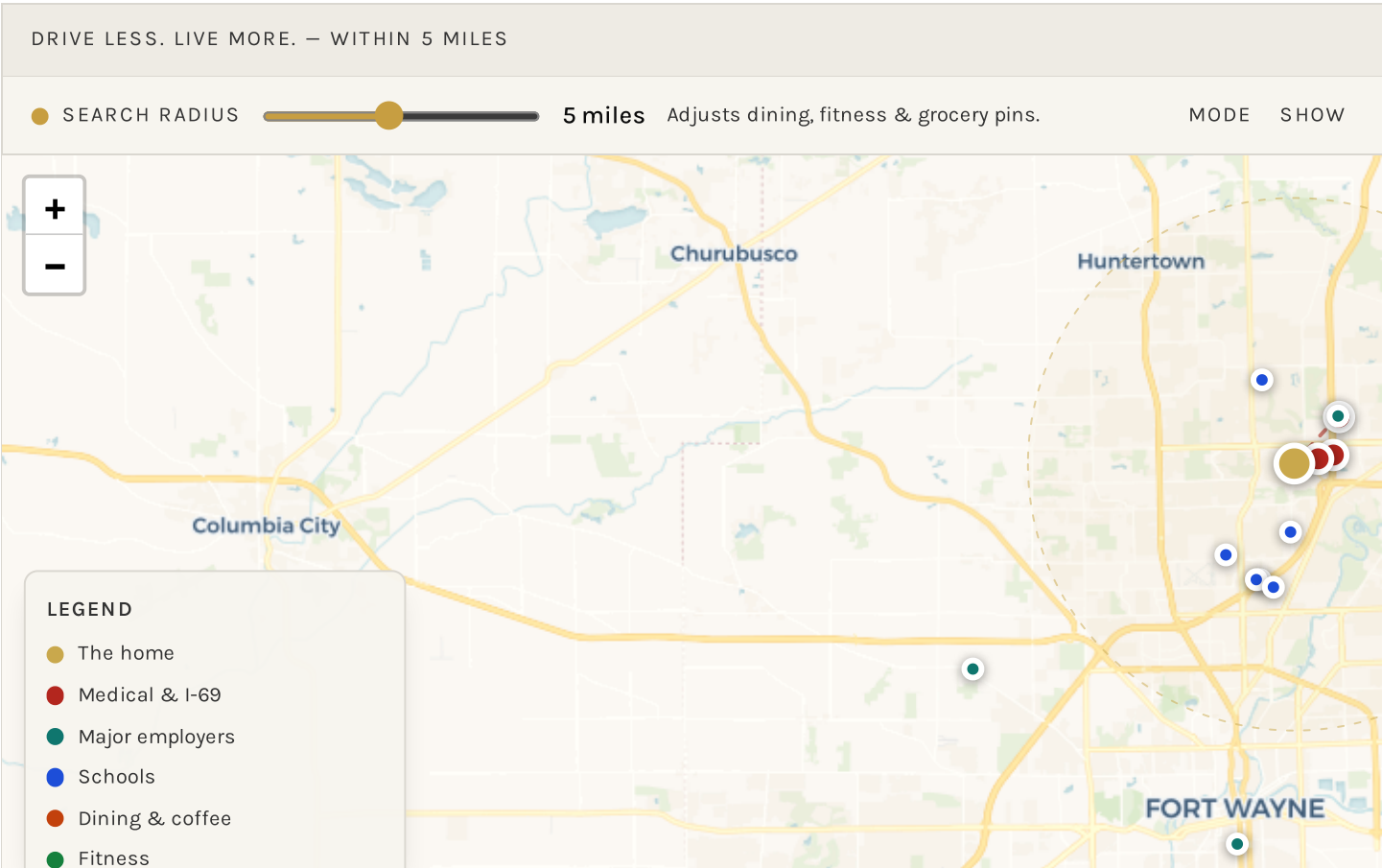
Can I see the loft in person or in the photos?

+

NEIGHBORHOOD MAP

A quiet corner of The Estates of Sandy Pointe – 2 minutes to Dupont Hospital, 5 to Parkview Regional Medical Center, 3 to I-69. Every pin below shows the distance and the estimated drive time, because minutes back in your day are the point.

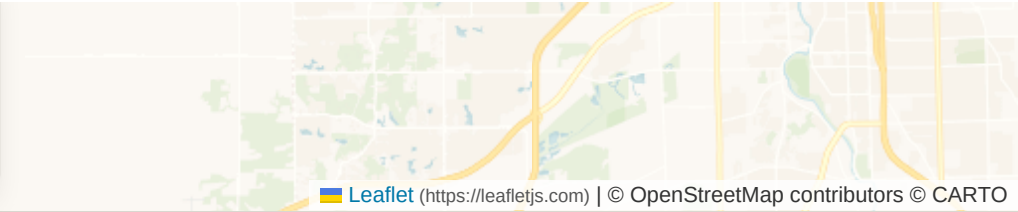
Drive Less. Live More.



Groceries & stores

Drive route to medical & I-69

5-mile search radius



Leaflet (https://leafletjs.com) | © OpenStreetMap contributors © CARTO

1906 Kelleys Landing	The home	Dupont Hospital	≈0.6 mi drive · ≈2 min
I-69 Entrance (Exit 316 · Dupont Rd)	≈1.2 mi drive · ≈3 min	Parkview Regional Medical Center	≈3.2 mi drive · ≈5 min
Parkview Health (Regional Campus)	≈3.2 mi drive · ≈5 min	St. Vincent de Paul Catholic School	≈1.3 mi direct · ≈4 min
Holy Cross Lutheran School	≈1.7 mi direct · ≈5 min	Northrop High School (FWCS)	≈2.1 mi direct · ≈6 min
Lincoln Elementary (FWCS)	≈2.2 mi direct · ≈6 min	Shawnee Middle School (FWCS)	≈2.3 mi direct · ≈6 min
Bishop Dwenger High School	≈2.3 mi direct · ≈6 min	Canterbury School	≈4.7 mi direct · ≈13 min
Blackhawk Christian School	≈5.8 mi direct · ≈16 min	Sweetwater Sound	≈9.6 mi drive · ≈17 min
Lincoln Financial Group	≈8.4 mi drive · ≈16 min		

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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 Center	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

FAQ

Frequently asked questions

What is the price for 1906 Kelleys Landing?



The home is priced at \$349,900.

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 medical employers and shopping?



Are there HOA fees for The The Estates of Sandy Pointe?



What recent updates have been made to the home?



Is this a move-in ready home in Fort Wayne?



Are there homes for sale with 3 bedrooms and 2 baths near Dupont Hospital?



Is this a good Fort Wayne home for traveling doctors, nurses, and medical professionals?

+

How can I schedule a private showing?

+

A NOTE ON VALUE

Established, not built yesterday.

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

A proven neighborhood with a real resale history — priced below its own comparables — behaves differently than a new build ten miles out. This home offers the settled version.

THIS PROPERTY	TYPICAL NEW BUILD
RESALE HISTORY	RESALE HISTORY
Proven \$400K-\$450K sale band	None — builder-set pricing
LOT & SETTING	LOT & SETTING
0.27-acre corner cul-de-sac, mature trees	Smaller lots, young landscaping
CONDITION	CONDITION
Updated appliances, flooring, paint & HVAC	Move-in ready, but unproven systems
DEMAND	DEMAND
Low turnover, established scarcity	Cookie-cutter supply, unproven cycle
FINANCIAL IMPACT	FINANCIAL IMPACT
Move-in ready with zero immediate out-of-pocket costs — window blinds, kitchen appliances, and established landscaping are already bought and paid for.	Hidden post-closing expenses — expect an extra \$10,000-\$15,000 out-of-pocket for window treatments, lawn seeding, water softeners, and basic appliances.

CONTACT

Ready to see it in person?

PRICE

\$349,900

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

Email

agent@1906kl.com

Address 1906 Kelleys Landing, Fort Wayne, IN 46825

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...

FOR BUYER'S AGENTS

The listing packet — everything at a glance.

\$349,900 PRICE

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	\$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 HOA
Subdivision	The Estates of Sandy Pointe
Schools	Fort Wayne Community Schools

- 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@1906kl.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 The 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	\$349,900

SELLING POINTS

Talking points for your buyer

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 The The 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 180+ sq ft of usable space overlooking 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 Kitchen New kitchen appliances and new flooring throughout – the busiest rooms are already finished.

SPECS

Property details

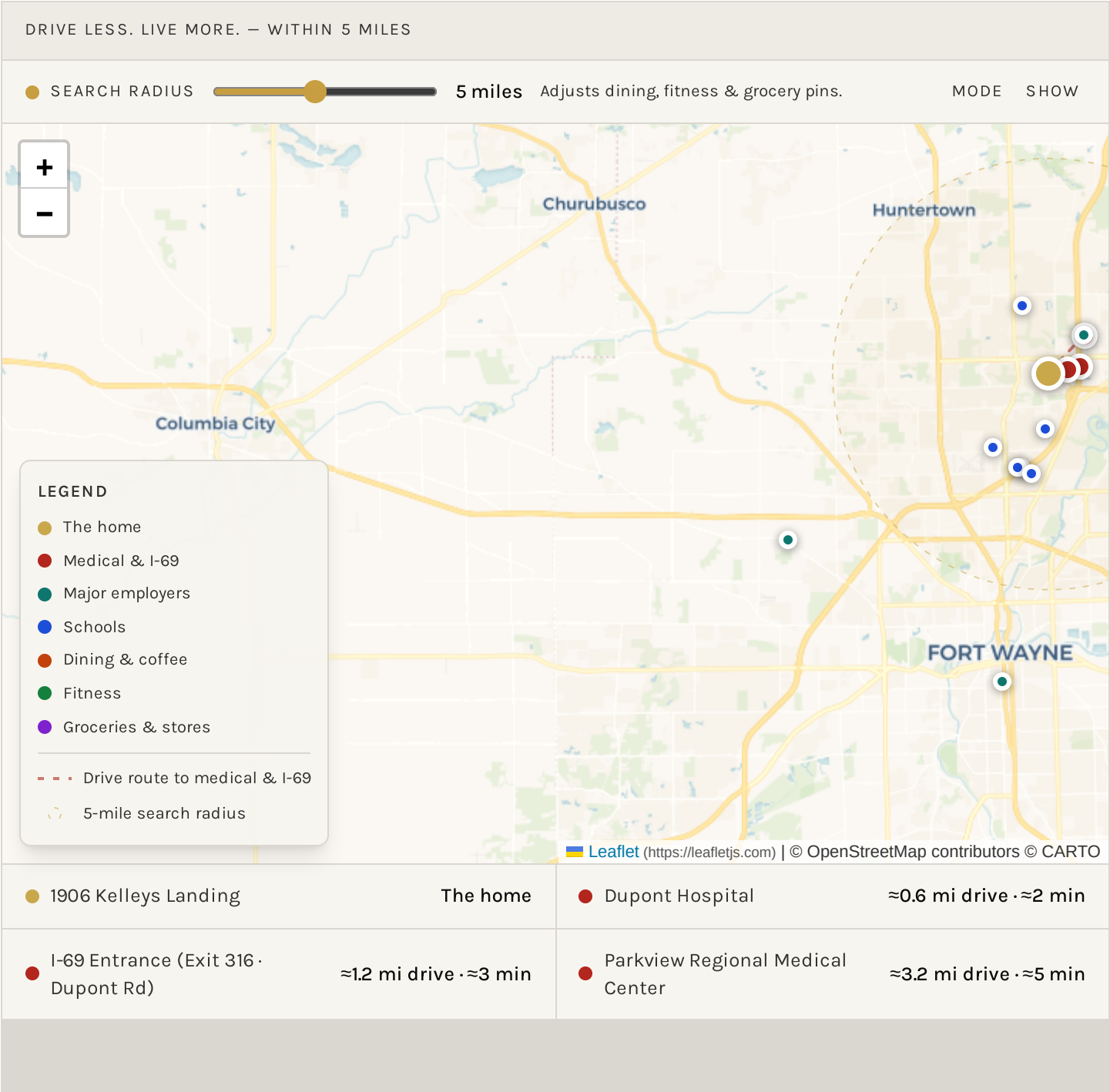
Interior		Exterior & Lot	
Bedrooms	3 Bedrooms + Separate Loft	Lot Size	0.27 acres
Bathrooms	2 Full	Lot Type	Corner, Cul-de-sac
Living Area	1,787 sq ft	Garage	2-Car Oversized
Year Built	2002	Parking	Driveway for 3+
Stories	1.5	Exterior	Brick & Vinyl
Fireplace	Gas, Great Room	Roof	Asphalt Shingle
Flooring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

Location & Schools

Subdivision	The The Estates of Sandy Pointe		
Township		St. Joe	
County		Allen	
School Dist.	Fort Wayne Community Schools		
City	Fort Wayne, IN 46825		
Status	Active		

LOCATION

The Estates of Sandy Pointe · 46825



Parkview Health (Regional Campus) ≈3.2 mi drive · ≈5 min	St. Vincent de Paul Catholic School ≈1.3 mi direct · ≈4 min
Holy Cross Lutheran School ≈1.7 mi direct · ≈5 min	Northrop High School (FWCS) ≈2.1 mi direct · ≈6 min
Lincoln Elementary (FWCS) ≈2.2 mi direct · ≈6 min	Shawnee Middle School (FWCS) ≈2.3 mi direct · ≈6 min
Bishop Dwenger High School ≈2.3 mi direct · ≈6 min	Canterbury School ≈4.7 mi direct · ≈13 min
Blackhawk Christian School ≈5.8 mi direct · ≈16 min	Sweetwater Sound ≈9.6 mi drive · ≈17 min
Lincoln Financial Group ≈8.4 mi drive · ≈16 min	
Drive Less. Live More. — drive distances and times are verified for the home's key destinations; all other figures are straight-line distances with estimated drive times in normal traffic. Approximate.	
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)	

QUICK ANSWERS

Top questions from agents

What is the price for 1906 Kelleys Landing?

The home is priced at \$349,900.

How many bedrooms and bathrooms does the home have?

3 bedrooms plus a separate loft (a bonus space that is not counted as a bedroom) 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 The Estates of Sandy Pointe.

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

Built in 2002 and located in Fort Wayne Community Schools — assigned to Lincoln Elementary School, Shawnee Middle School, and Northrop High School.

How close is the home to medical employers 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?

PRICE

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FULL NAME

EMAIL

PHONE

PREFERRED DATE

mm/dd/yyyy



NOTES

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

Privacy Policy

Last updated: August 21, 2026

Overview

This Privacy Policy is maintained by the homeowner for 1906 Kelleys Landing to explain how visitor information is collected, used, and stored on this site. It applies to anyone who browses the site or uses the showing-request form.

This is app-owned content, not an independent certification or legal review. If you have questions about a specific practice, please contact us using the information at the bottom of this page.

What We Collect

When you submit the showing-request form, we ask for:

- Your name
- Email address
- Phone number
- Preferred showing date
- Optional notes or questions

This information is sent directly from your device to the listing agent/admin assistant via your default email application. We do not store the form data on a website server or database.

How Contact Form Submissions Are Handled

The "Request a Private Showing" form uses a mailto link. When you click submit, your email app opens with a pre-filled message addressed to the listing agent. The message is then sent through your email provider and the recipient's email provider, just like any ordinary email.

Because the form is handled by your email client, the security and retention of the message also depend on the policies of your email service and the recipient's email service. We recommend avoiding sensitive information such as bank account numbers, Social Security numbers, or passwords in the notes field.

Storage and Retention

Inquiry emails are retained by the listing agent/admin assistant while the home is actively for sale. Once the home is sold or taken off the market, inquiry emails are deleted or archived according to the agent's record-keeping practices.

The site itself does not maintain a database of form submissions, user accounts, or saved searches. No credit card or financial information is collected through this website.

Analytics and Cookies

The site may use third-party analytics services that collect standard technical information such as IP address, browser type, device type, pages visited, and referring website. This data may be linked to identifiers held by the analytics provider and is used only to understand how visitors find and use the site.

These analytics services are provided by third parties and are subject to their own privacy policies. We do not use this data to personally identify visitors or to share information with advertisers.

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This site is hosted and published using Lovable's platform. Lovable provides the hosting, deployment, and related infrastructure that makes the site available on the web. Lovable's platform capabilities support the site's operation, but Lovable does not independently verify or certify this Privacy Policy.

The map section uses OpenStreetMap tiles and may load assets from OpenStreetMap servers when the map is displayed. The showing-request form relies on your device's email application and email provider.

Your Choices

You are not required to provide any personal information to browse the site. If you have submitted a showing request and would like us to delete or update your contact information, email us at the address below and we will honor your request within a reasonable timeframe.

Contact Us

For privacy questions, data requests, or corrections to your inquiry, please contact:

admin@1906kl.com

This policy describes the current practices for this website. It is not a certification, legal opinion, or guarantee of compliance with any specific privacy law. The homeowner and listing agent are responsible for the data handling practices described here, while platform and infrastructure services are provided by their respective vendors under their own terms.



PRIVATE OFFERING · 46825

1906 Kelleys Landing

Fort Wayne, Indiana · The 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 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 Medical Center, and the I-69 interchange.

agent@1906kl.com · 260-489-7095 · 1906kl.com

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, 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 — 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
Parkview Medical Center
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

The 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.

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 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 The Estates of Sandy Pointe.
- **Minutes from major medical employers**
Dupont medical campus, Parkview 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