

The Estates of Sandy Pointe - Fort Wayne, IN 46825

1906 Kelleys Landing

DRIVE LESS. LIVE MORE.

$349,900

Move-in ready, with three main-level bedrooms and a separate loft. A corner-lot home near Dupont Hospital.

Explore the Home

Schedule a Tour →

3 Bedrooms + Separate Loft
All bedrooms on the main level

2 Baths
Full bathrooms

1,787 Sq Ft
Including the loft

0.27 Acre
Corner cul-de-sac lot

Oversized 2-Car
Attached garage

▶ Video walkthrough · filming soon

Move-in ready

Room to settle in.

A vaulted great room, updated kitchen, and flexible loft. Main-level living with extra space upstairs.



A closer look.

01 — FOR BUYER'S AGENTS

Agent Listing Packet

· Fast facts, showings, disclosures — one page

· Downloadable brochure & full photo pack

Open the agent packet →

02 — FOR FAMILIES

Growing Families

· 3 bedrooms plus a flexible loft for play or study

· Quiet corner lot with sidewalk to the neighborhood pond

See family-friendly features →

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

See the map & commute →

04 — FOR INVESTORS

Long-Term Rental Owners

· Turn-key — rent-ready with no deferred maintenance

· Priced below neighborhood comparables

See investor snapshot →

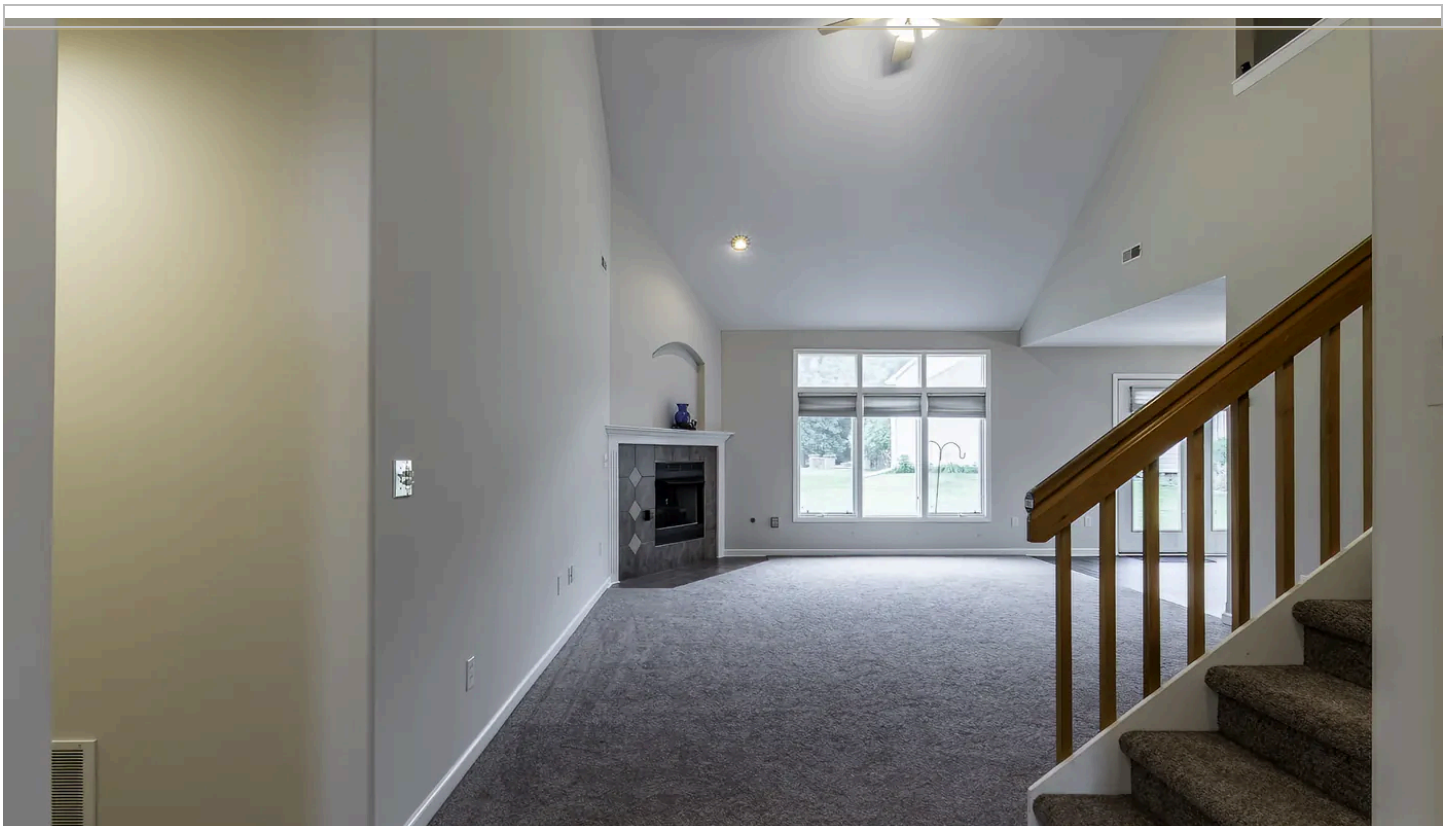
READY WHEN YOU ARE

See it in photos. Then see it in person.

Walk through every room online, then book a private tour with Leandra.

Schedule a Tour →

Explore the Home



FOR GROWING FAMILIES

Room to grow, in a neighborhood built to stay.

$349,900 PRICE

OVERVIEW

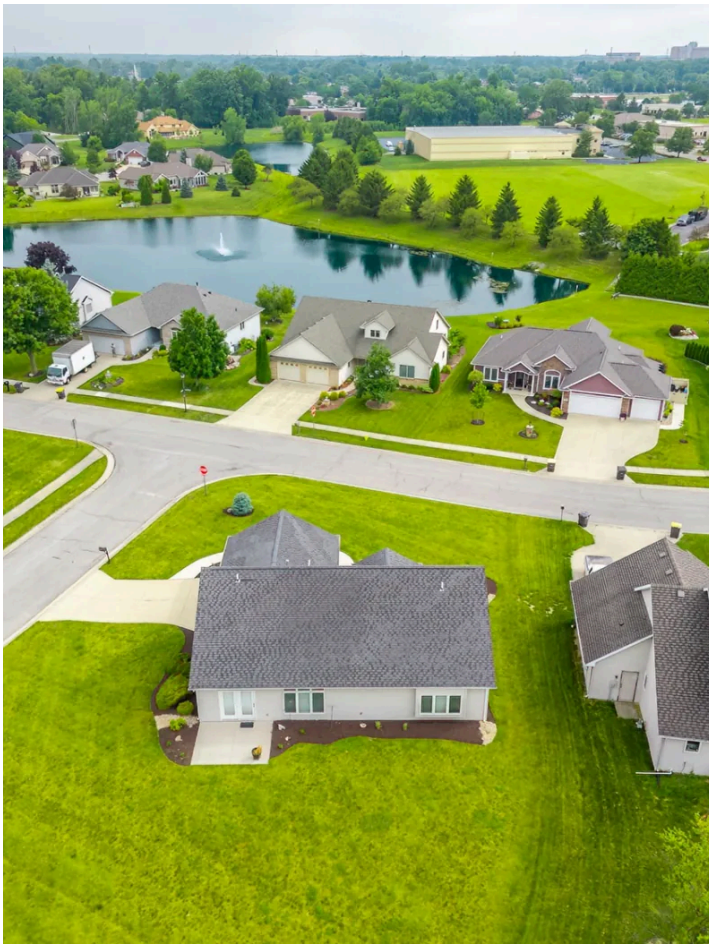
An established, low-inventory neighborhood where families settle for the long haul.

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.







▶ Established neighborhood vs. new construction

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.

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

▶ Life between shifts · neighborhood overview

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.

▶ Neighborhood from above · four aerial views

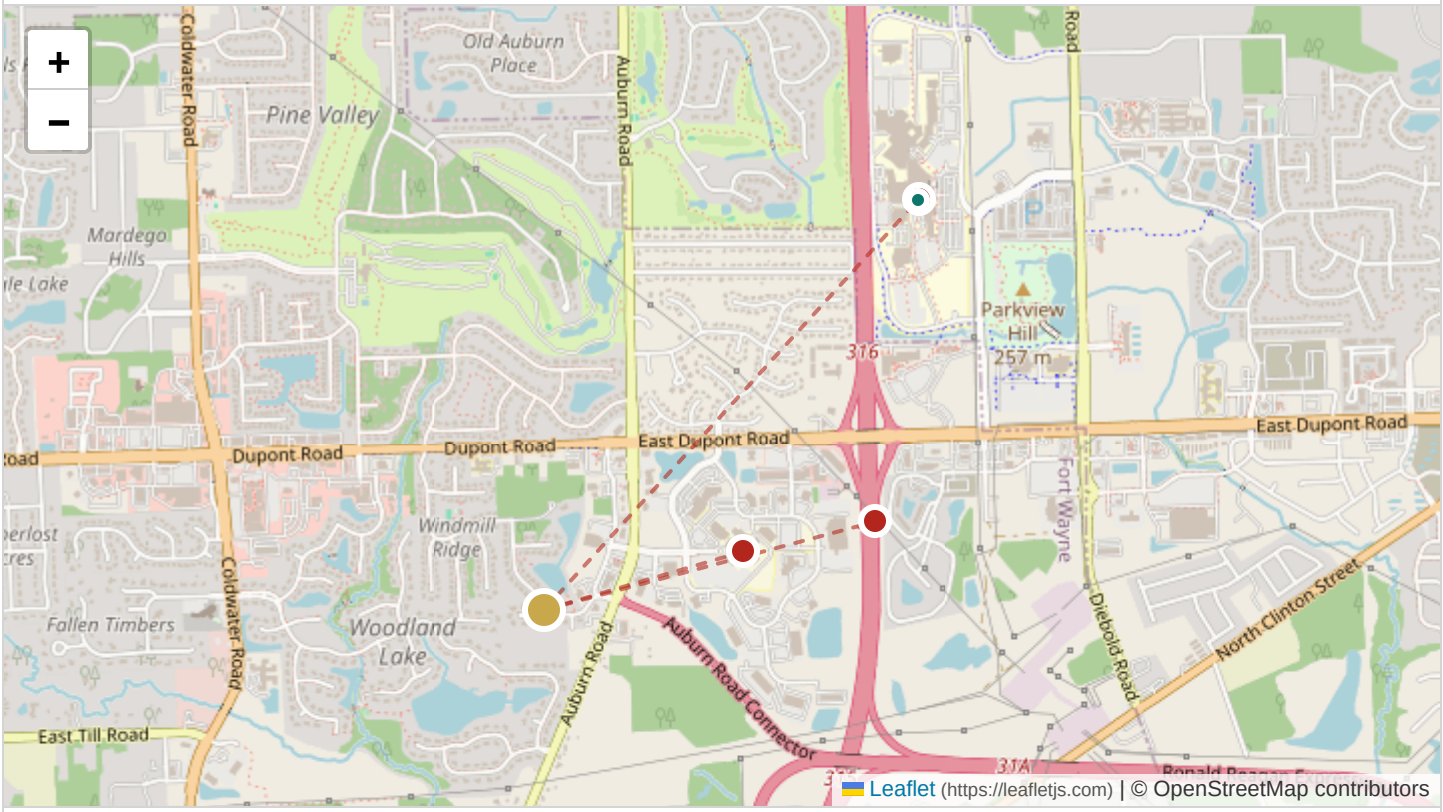
NEIGHBORHOOD MAP

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.

NEARBY — WITHIN 5 MILES

▶ Map settings · radius, travel mode & accessibility



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

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

HOME OFFICE

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.

▶ Major employers · more commute details

TURN-KEY FOR RELOCATIONS

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

Corporate relocation rarely leaves room for a renovation calendar. New stainless steel 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

Kitchen with new stainless steel appliances, vaulted great room, oversized 2-car garage. Unpack once and get back to work.

▶ Established neighborhood vs. new construction

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 stainless steel 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.

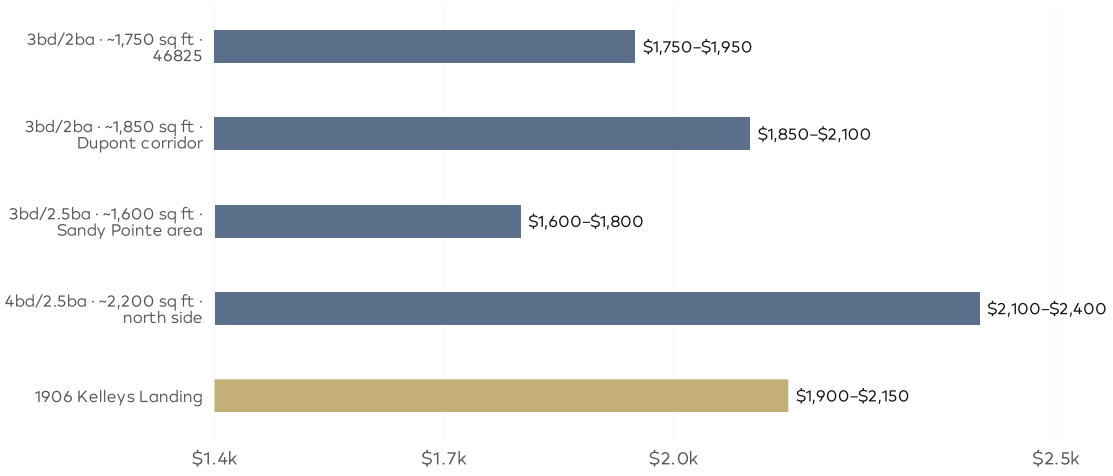
Limited Comps

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
Gross annual rent (midpoint $2,025)	≈ $24,300
Gross yield on $349,900	≈ 6.9%
Annual HOA dues	Very low — single-figure disclosure in property details

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

Near-term capex	Low — recent HVAC, appliances, flooring, paint

current comps and expenses independently before underwriting. Listing provided by the homeowner.

▶ Established neighborhood vs. new construction · full comparison

Request the investor packet.

SEE THE HOME

THE HOME

1906 Kelleys Landing — the full picture.

$349,900 PRICE

3 Bedrooms + Separate Loft · 2 full baths · 1,787 sq ft · 0.27-acre corner lot.

▶ Video walkthrough · chapters & loft preview

GALLERY

See it for yourself

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

FEATURES

What makes this home special

✓

Truly Move-In Ready

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

✓

Established Neighborhood Value

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, large 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 stainless steel 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 (main-level primary suite: walk-in closet, jetted soaking tub, separate walk-in shower)
LIVING AREA	1,787 sq ft (including loft)
STORIES	1.5 (main level + loft)
YEAR BUILT	2002
KITCHEN	Open floor plan · center island, breakfast bar, new stainless steel appliances
FLOORING	Luxury vinyl plank (LVP) & carpet
LAUNDRY	Main-floor laundry
HEATING / COOLING	Forced-air gas furnace · central air
GARAGE	2-Car Oversized, attached · concrete driveway for 3+
LOT	0.27 acres · level, landscaped 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.

▶ **More property, neighborhood & school details**

▶ Separate loft · questions & answers

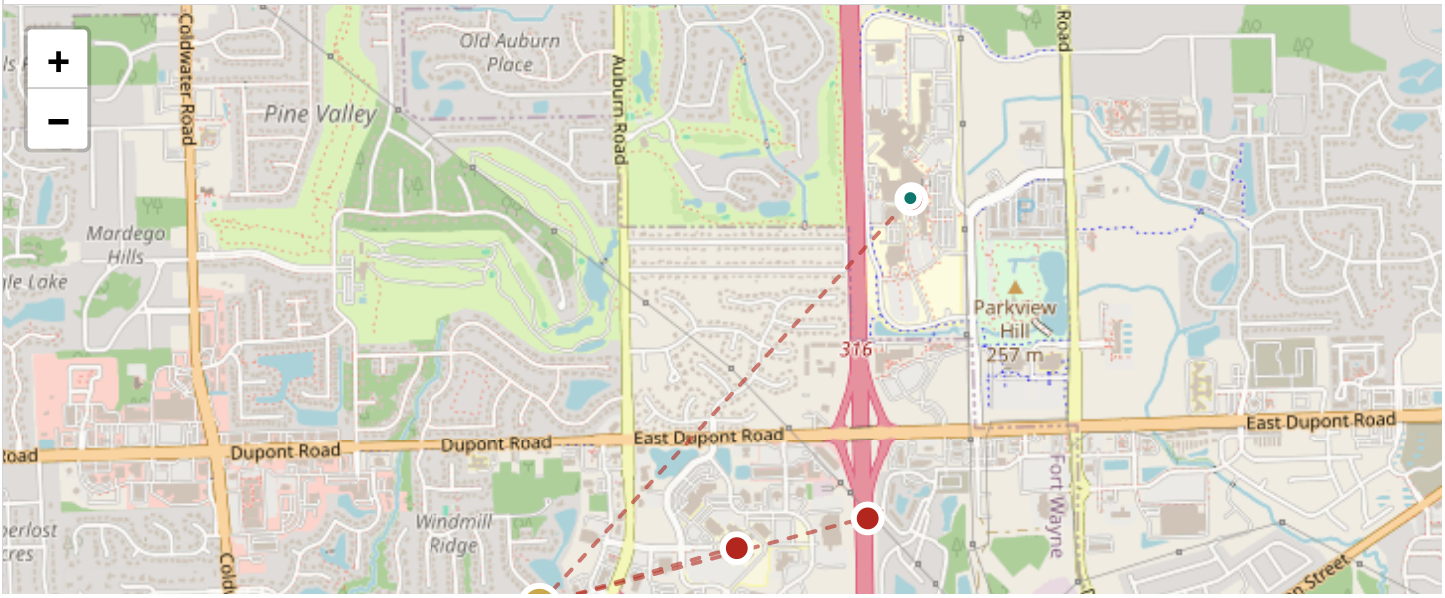
NEIGHBORHOOD MAP

Drive Less. Live More.

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.

NEARBY — WITHIN 5 MILES

▶ Map settings · radius, travel mode & accessibility





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▶ **Nearby amenities · coffee, shopping & parks**

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 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?

- Established neighborhood vs. new construction
- Prepare for your visit · personal buyer guide

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,

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

and value. Schedule your private tour today.



LISTING AGENT

Leandra Lee

CENTURY 21 Bradley Realty, Inc.

Listing Agent	Leandra Lee (https://www.century21.com/agent/detail/in/fort-wayne/agents/leandra-lee/aid-P00200000FuiweeHRhkVw5xiaXoRCiSWA9HhBmmY)
Brokerage	CENTURY 21 Bradley Realty, Inc.
Email	leandraleelists@gmail.com
Phone	260-705-4479
Office	2928 E DuPont Rd, Fort Wayne, IN 46825
Address	1906 Kelleys Landing, Fort Wayne, IN 46825

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 (including loft)
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

Status Active

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





LISTING AGENT

Leandra Lee

CENTURY 21 Bradley Realty, Inc.

2928 E DuPont Rd, Fort Wayne,
IN 46825

SHOWINGS

How to book

· Contact Leandra Lee, CENTURY 21 Bradley Realty, Inc..

OFFERS

Submission

· Email offers as a single PDF to the address above.

DISCLOSURES

On request

· Seller's Residential Real Estate Disclosure

· Email leandraleelists@gmail.com to schedule.

· Call 260-705-4479.

· 24-hour notice preferred; same-day considered.

· Vacant/occupied status confirmed at booking.

· Please leave a business card on the kitchen island.

· Include pre-approval or proof of funds.

· Response typically within 24–48 hours.

· Preferred close: negotiable.

· 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**

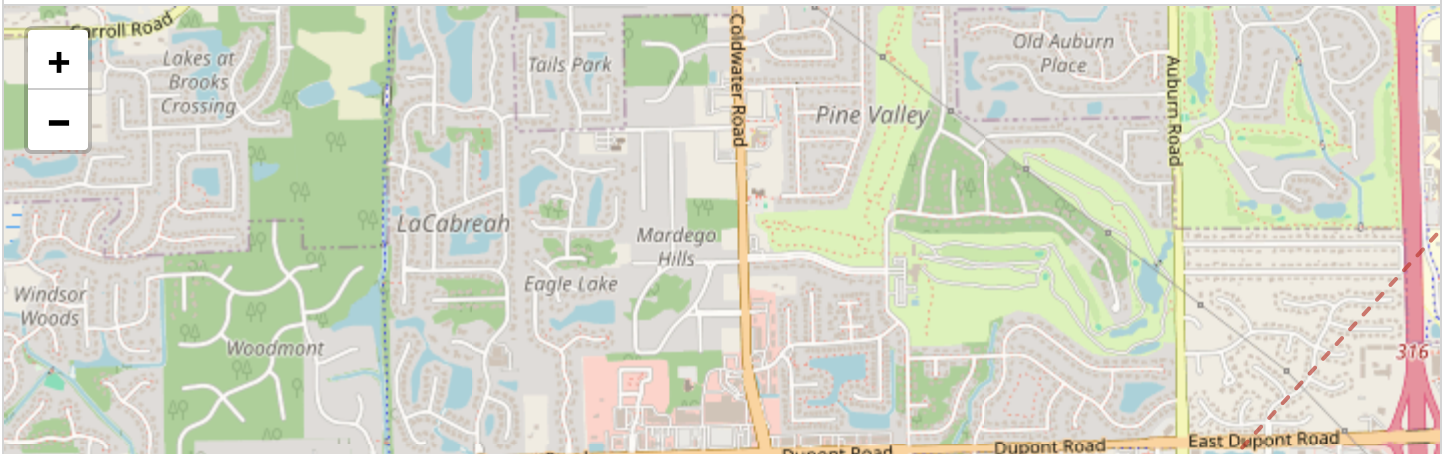
▶ Detailed specifications & buyer talking points

LOCATION

The Estates of Sandy Pointe · 46825

NEARBY — WITHIN 5 MILES

▶ Map settings · radius, travel mode & accessibility





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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)

▶ Agent questions · quick answers

CONTACT

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PRICE

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← BACK TO HOME

Privacy Policy

Last updated: October 10, 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.

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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 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.

Leandra Lee · CENTURY 21 Bradley Realty, Inc.
leandraleelists@gmail.com · 260-705-4479 · 1906kl.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 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 · 2-min drive
Parkview Regional Medical Center	≈ 3.2 mi · 5-min drive
I-69 Interchange	≈ 1.2 mi · 3-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

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Schools	Fort Wayne Community
Status	Active

INTERIOR

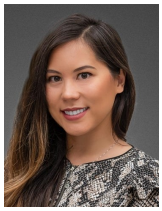
Bedrooms	3 Bedrooms + Separate Loft
Bathrooms	2 Full
Stories	1.5
Loft	Separate upper level · 180+ sq ft
Fireplace	Gas, Great Room
Flooring	Carpet, LVP
Countertops	Black & Gray
Appliances	New / Included

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.



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SCAN — VIEW LISTING

1906kl.com · Website maintained by the homeowner. Information deemed reliable; buyers to verify.