

# 807 West Wayne Street

Live in the heart of Fort Wayne's Old West End where you will be within walking distance to downtown restaurants and attractions, as well as having direct access to the river greenway.

Here is your chance to be a part of all the excitement of downtown Fort Wayne's Renaissance! You can sit and enjoy a warm summer evening on your front porch, or walk to Tin Caps game or maybe your favorite downtown restaurant.

This newly restored 1890's brick Italianate style home is ready to move in and enjoy. At just under 2,000sf, it retains all the charm and historic character you are looking for while having an open concept first floor, a beautiful new custom kitchen, gas fireplace, mudroom, 3 bedrooms and a 2 1/2 bathrooms. The Master suite has an exposed brick wall, on-suite with skylights, dual sinks and walk-in shower. The second floor also includes two additional bedrooms, full bath and second floor laundry. The back yard is fully fenced and has a huge 270 sf deck, and a new two story Italianate style Carriage House with new overhead door, parking for two cars, and an awesome unfinished second floor space. The outside has been fully restored and includes a new roof, sidewalks and paint. Just move in and start enjoying your new historic home!

**\$375,000**

3BR/2.5BA  
2,000 sf

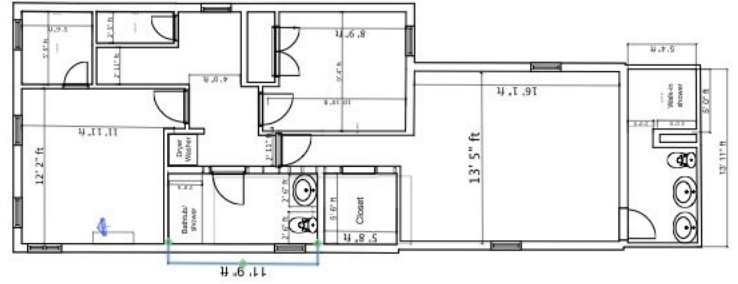
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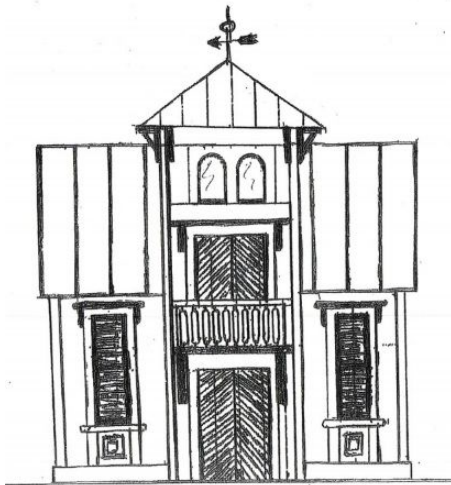
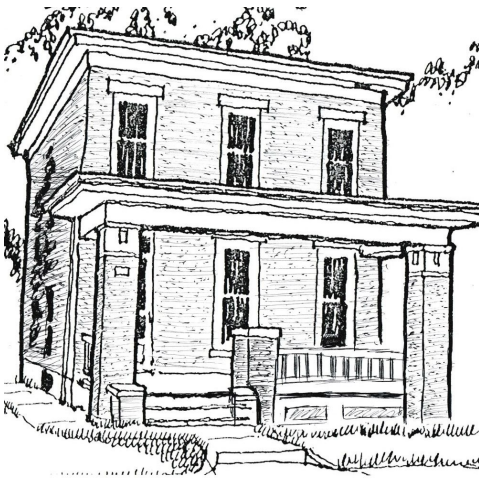




1st Floor



2nd Floor



Carriage House

### Main Level

- Living room - 12x14, beautiful fireplace, two original windows looking out onto Wayne Street, 9ft ceilings.
- Common Room - 12x15 with recessed lights
- Kitchen - 12x13, new custom cabinetry, granite counter tops, stainless steel appliances
- Mud Room - 5x8, exposed brick wall, bench, new tile floors, half bath - 5x5
- Deck - 12x20 all new deck, completely fenced back yard

### Second Level

- 1st Bedroom - 11x12, closet 5x5
- 2nd Bedroom - 11x9, closet 2x5
- Full bath - 11x6, new tile floors, new tub, toilet and sink
- Washer/Dryer hook-up
- Hall Closet - 3x4
- Master Suite - 9x9, closet 6x6, bathroom 13x6, new tiled walk-in shower, new toilet, two pedestal sinks, built-in linen closet

### Carriage House

- One and a half story custom built
- Board and Batten Siding
- 16ft overhead garage door, 2 cars
- Large driveway for additional one parking space
- 2nd floor storage area - 18x20

### Overview

- 2,000 sqft total living space
- All new plumbing, electrical, HVAC
- All new concrete sidewalks
- Unfinished basement