

Offer Notes

Please allow 24 Hour Response time for all offers.

Title Work Already Ordered At Metropolitan.

Square Footage, Room Sizes, Per Taxes Or Previous Listing Schools Are Not Guaranteed By
The Listing Agent. Buyer And/Or Buyer's Agent To Verify.

All Information is deemed reliable but not guaranteed

Seller to provide Existing Survey

Average Utilities

Internet T Mobile \$50/mo

Security System E2 Automation \$385/annually

Aqua Source/City Utilities \$120/mo

Republic Service \$28/mo

NEREMC \$350/mo

NIPSCO \$180/mo



BRAD STINSON

Fort Wayne's BIGGEST Realtor

Exceptional barndominium completed just 4 years ago, situated on a 2-acre lot with city water and sewer, featuring 2,500 sq ft of upscale living space and an impressive 11,000 sq ft fully finished pole barn—offering a rare blend of luxury living, massive functional space, and business potential.

The pole barn features 16-foot ceilings, three 14-foot-high exterior doors, and a 2-post 10,000-lb car lift, ideal for automotive enthusiasts, contractors, collectors, or commercial use. Over 2,700 sq ft of polished concrete floors provide a sleek, durable, professional-grade workspace. Approximately 2,400 sq ft of the barn currently holds a light commercial variance with signage; a new owner must reapply through Allen County to continue commercial use under their name. The barn also includes a second-story man cave overlooking the shop floor, a finished half bath, washer and dryer, and a dedicated mechanical room with a built-in air compressor feeding multiple plumbed airline drops throughout. The property offers 400-amp electrical service, supporting high-demand equipment and future expansion.

Both the home and barn are constructed with 2x6 walls, high/low-density spray foam insulation, and radiant floor heating powered by a shared high-efficiency 2 Zone boiler system. This same system provides on-demand domestic hot water throughout the home and barn, enhanced by a hot water recirculation line for near-instant hot water anywhere on the property.

The home features 10-foot finished ceilings, solid surface flooring, premium countertops, and high-end appliances throughout. Comfort and air quality are elevated with a high-efficiency 2 Zone Carrier air conditioning system and an Aprilaire steam humidifier. Additional highlights include a natural gas fireplace, 8-foot Andersen 400 Series windows and doors, remote-controlled blinds, and automated Lutron lighting.

The gourmet kitchen showcases a large granite island and countertops, premium appliances, and a pot filler above the stove. The home offers 3 bedrooms and 2 full baths, including a primary suite with a walk-in tiled shower.

Outdoor living is equally impressive with a large covered porch, built-in gas grill, and a custom concrete chiseled-edge countertop. The backyard features a heated 18' x 36' in-ground concrete pool with a tanning ledge, slide, water features, and an automated safety cover, creating a private resort-style retreat.

Additional premium features include:

- Whole-property WiFi mesh system
- Two automated gated driveway entrances
- 32+ zone security system
- Fully finished, climate-controlled barn
- High-end construction and mechanical systems throughout

There is simply too much to list — this is a property that must be experienced in person to fully appreciate the craftsmanship, scale, and possibilities. Schedule a private showing to see everything this one-of-a-kind estate has to offer.

