

Online Real Estate Auction



3437 Worley Place, Toledo, Ohio 43608
Bidding Ends:
Wednesday, September 14 2022 at 12 pm

Open House
Monday, September 12, 2022
from 4:30 pm - 5:30 pm

AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$3,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **30 Days After Acceptance**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Non Refundable Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

DIRECTIONS: Between East Manhattan and East Lake, off East Manhattan.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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Rose
Auction
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BRICK 1.5 STORY HOME WITH 2 FIRST FLOOR BEDROOMS

ONLINE REAL ESTATE AUCTION

Bidding Ends: Wednesday, September 14, 2022 at 12:00 pm



**3437 Worley Place
Toledo, Ohio 43608**

BRICK 1.5 STORY HOME WITH 2 FIRST FLOOR BEDROOMS

REAL ESTATE AT ONLINE AUCTION



Brick 1.5 story with two first floor bedrooms. Living room with entry and large eat-in kitchen with expansive window overlooking courtyard and private rear yard and deck.

Finished basement with bar and side room could be another bedroom. Large utility room with private half bath. Unfinished dormer for storage or additional living area.

Long term owner kept this home in meticulous condition and has very attractive interior.

PROPERTY FEATURES

- Brick Exterior
- Large Private Deck and Courtyard
- 2 Plus Car Garage
- Concrete Driveway
- Finished Basement with Bar
- Unfinished Dormer
- Attractive Covered Front Porch
- Central Air / Gar Forced Air Heating
- Public Water and Sewer



ROOM DIMENSIONS

Living Room 17 x 13
 Eat-In Kitchen 17 x 10
 Rec / Family Room..... 30 x 33

Master Bedroom 13 x 12
 Bedroom #2..... 12 x 10

Utility Room..... 15 x 12

OTHER INFORMATION

Lot Size: 50 x 96
 Foundation: Finished Basement

Square Feet: 1,056+/-
 No. of Bathrooms: 1 Full

OTHER INFORMATION

School District: Toledo Public
 Elementary: Leverette
 High School:..... Woodward

Half Year Taxes:..... \$352.50
 Homestead: \$267.17
 TD Parcel No.:..... 16-10601

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REAL ESTATE ASSOCIATE:

PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI

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