

HOME
LOCATED ON
GOLF
COURSE

Brick Ranch Home with Finished Basement in the Brandywine Subdivision
Investor Flip Located on the Gold Course of the Brandywine Country Club

ONLINE ONLY REAL ESTATE AUCTION



2825 WEST COURSE ROAD, MAUMEE, OHIO 43537

BIDDING ENDS: MONDAY, FEBRUARY 27, 2023 at 12:00 pm

Online Auction! Investor Flip! Dated home in Golf Course community that overlooks golf course and pond. Basement has water (interior) damage, exterior rot on soffit, and chimney has a hole in top. A rare find on Brandywine Gold Course. Brick ranch with finished basement, 4th bedroom with closet or den in lower level with full bath, and open family room with fireplace to island kitchen. Patio doors from family room, formal dining room with patio doors to rear deck overlooking golf course, and dining opens to living room. First floor master bedroom with full bath and double closet. Two additional first floor beds, lower level has finished recreation room and side room with bar. Home needs some updates. Long term owner passed away and property is selling to settle the Estate of Edward Richard Willet, Lucas County Probate #2022 EST 001646.

Living Room	20 x 14	Utility Room.....	10 x 11
Dining Room	14 x 14	Storage Room	20 x 11
Kitchen	17 x 14	Foundation	Basement
Family Room	14 x 13	Square Feet	2,210+/-
Master Bed	17 x 15	Year Built	1981
Bedroom #2.....	15 x 11	School System....	Springfield
Bedroom #3.....	11 x 11	Elementary	Holloway
Bed #4 / Den.....	9 x 11	Half Year Taxes...	\$3,162.35
No. of Baths.....	3 Full / 1 Half	TD Parcel No.....	65-82707

PROPERTY FEATURES:

- Brick and Wood Exterior
- Concrete Driveway
- Finished Basement
- Public Utilities
- Fireplace in Family Room
- Gas Forced Air / Central Air
- Patio's and Sliding Door
- First Floor Laundry Room
- Island Kitchen with Appliances
- Storage Room with Shelving on Lower Level
- 2 Car Attached Garage



OPEN HOUSE: Thursday, February 16 from 12 pm - 2 pm.
Tuesday, February 21 from 5 pm - 6 pm.

TERMS & CONDITIONS: 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 **\$10,000 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 **\$10,000**. 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 **40 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, Property Disclosures, and the Non Refundable Earnest Money Deposit Agreement.

ONLINE CONTENT AUCTION!

Bidding Ends: Monday, February 13, 2023 at 10:00 am
All Contents of Home and Vehicles

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: Salisbury to north on West Course, east of Holloway.

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
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