

102 North Fifth Street, Waterville, Ohio 43566



Architectural Marvel at

ONLINE AUCTION

Thursday, September 12, 2024 at 12 pm

102 North Fifth Street

Waterville, Ohio 43566

Grand
Single
Family
Residence

Convert
to
Two
Duplexes

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 **45 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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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. The property is being sold "as-is, where-is."

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



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

Michael Murray, Broker, Auctioneer, CAI, GRI
Pamela Rose, Broker, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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Company, LLC



Luxury Living!

Step into an architectural marvel! This magnificent, architecturally stunning former church offers endless possibilities for your dream home or investment property. Whether you envision a grand single-family residence or luxury duplexes totaling four exquisite units, this property is a rare gem in the heart of Waterville.

FEATURES:

Architectural Marvel: Original stained glass windows, soaring ceilings, and intricate woodwork blend seamlessly with the potential for modern amenities.

Versatile Layout: Spacious enough to accommodate a single grand residence or to be converted into four luxurious duplex units.

PRIME LOCATION:

Nestled in a serene neighborhood with tree-lined streets, this property is just a short stroll away from Waterville’s charming downtown and the scenic riverfront.

Highly Desired Area: Enjoy the best of both worlds – a peaceful residential setting with easy access to shops, restaurants, parks, and all the amenities Waterville has to offer.

WHY YOU’LL LOVE IT:

Charm: Own a unique piece of Waterville’s history, beautifully preserved and ready to be updated for modern living.

LUXURY LIVING POTENTIAL:

Design has the power to create a truly luxurious living experience.

COMMUNITY FEEL:

Experience the warmth and charm of a tight-knit community, with friendly neighbors and a welcoming atmosphere.

CONVENIENT LOCATION:

Just a short drive from major highways, making commuting a breeze while enjoying the tranquility of small-town living.

Don’t miss this once-in-a-lifetime opportunity to own an iconic piece of Waterville’s heritage, ready to be reimagined for modern luxury. Contact us today to schedule a private tour and explore the endless possibilities this extraordinary property has to offer!

Property Features

- Public Water
- Sanitary Sewer
- Boiler, Gas Forced Air, Radiators

TD Parcel No..... 96-11694

Lot Size 106 x 126

TD Parcel No..... 96-11704

Lot Size 82 x 132

No. of Restrooms 5

Foundation Basement

Basement 4,073+/- SF

Building 8,146+/- SF

School System Anthony Wayne

Half Year Taxes \$25.64



Highly Desired Location!

Open House Date and Time

Wednesday, **August 28**, 2024 from **4:30 pm - 5:30 pm**

Wednesday, **September 4** from **12:00 pm - 1:00 pm**

Tuesday, **September 10** from **12:00 pm - 1:00 pm**