

REAL ESTATE AUCTION

10337 Belleau Dr., Twinsburg, Ohio 44087

1,610 SF HOME
3BR, 1-1/2 BA & Pool



SUNDAY, JULY 28TH • 2PM



RES Auction Services is pleased to offer a single family home with pool in Twinsburg, Ohio.

PROPERTY & PROCESS: 1610 Sq. Ft. built in 1983. 3 Bedroom home with 1 Full Bath and 1 Half Bath. Property features an in-ground pool with patio and shed. Renovations include new roof in 2011 with 50 year warranty, both bathrooms remodeled in 2018. Selling onsite at live auction, absolute to the highest bidder regardless of price. Subject to prior sale, open to offers prior to auction.

TERMS: Sold AS-IS and at Absolute Public Auction on Sunday, July 28th, 2:00 p.m. 10% Buyer's premium will be added to the hammer price, forming the contract price. 5% of the contract price is due day of auction and close in 30 days. Buyer pays all closing costs. Seller to provide clear title.

OPEN HOUSE:

Tuesday, July 16, 6-8PM

Inspection: Real Estate Agent showing at your convenience with an appointment.

Call (614) 300-5403



AUCTION SERVICES

Real Estate & Equipment Specialists

Auctioneer: Mike Brandly, CAI, CAS, AARE
(614) 300-5403

More Information at www.RES.bid

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Built: **1983**

Windows: **1994**

Garage door: **2000**

Fiberglass in ground pool and concrete deck (\$25,000): **2000**

Furnace & Air Conditioner: **2000**

6 ft. vinyl fence (\$12,000): **2003**

Dining room slider replaced: **2005**

Roof: **2011** – 50 year warranty

Vinyl siding: **2011**

Hot water heater: **2011**

Pool heater **2013**

Pool pump **2017**

Garage door opener: **2017**

Foyer floor replaced: **2018**

Remodeled both bathrooms: **2018**

Square footage: 1610 plus unfinished basement

Lot size: 123 X 128

Taxes: \$1741/half

Bedrooms: 3

Bathrooms: 2

Master bedroom: 13X12 w/walk-in

Optional 3rd bathroom possible

Bedroom #2: 11X10

Bedroom #3: 10X10

Living room: 18X13

Dining room: 10X10

Kitchen: 10X08

Family room: 24X22

Optional 4th bedroom off family room

Fireplace rough-in

Exterior low-wattage security lighting

Patio: 20X16

7X7 resin storage shed

2 5X2½ resin pool storage boxes



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