



Pamela Rose Auction Company, LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 or Toll Free: 877-462-7673

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Exceptional Home in Crimson Hollow at Auction



REAL ESTATE OF RESIDENTIAL HOME IN MONCLOVA TOWNSHIP
8450 SNAPDRAGON LANE, MONCLOVA, OHIO 43542
SUNDAY, JANUARY 6, 2019 AT 2:00 PM

TERMS AND CONDITIONS

\$5,000 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. Balance due at closing on or before 35 Days of Auction. If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.

Privacy Policy and User Agreement: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

AUCTION ASSOCIATES

Carson Helminiak, REALTOR®, Auctioneer and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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MONCLOVA
TOWNSHIP

Exceptional Home in Crimson Hollow

AUCTION



- Real Estate Being Sold Live OnSite -

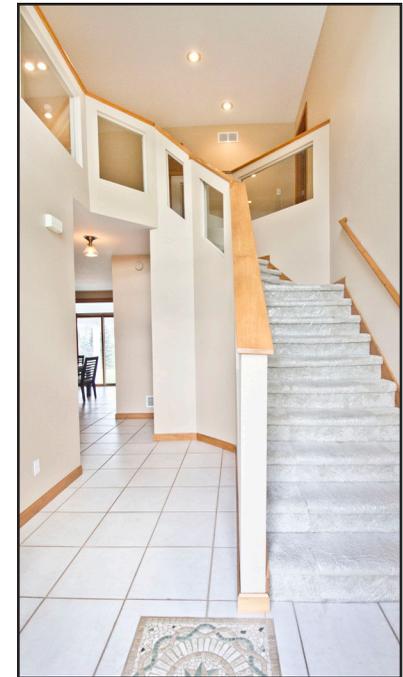
8450 Snapdragon Lane, Monclova, Ohio 43542

Sunday, January 6, 2019 at 2:00 pm

**PREVIEW AND
REGISTRATION:**
SUNDAY,
JANUARY 6
AT 1:00 PM

Exceptional Home in Crimson Hollow at Auction

8450 Snapdragon Lane, Monclova, Ohio 43542 | Sunday, January 6, 2019 at 2:00 pm
Stitt to south on Wild Lily to east on Queensridge to south on Green Ivy to east on Snapdragon



PROPERTY FEATURES

- 2 Story Foyer with Double Staircase
- Formal Dining Room
- Formal Living Room
- Fireplace in Family Room
- Vast Corner Lot
- Appliances Included
- Covered Back Patio
- 2nd Floor Laundry
- Vaulted Ceilings
- Ceramic Tile Entry, Kitchen, and Baths
- Alarm and Irrigation System

Extraordinary home in the prominent neighborhood of Crimson Hollow and located in Anthony Wayne Schools. 4 beds, 3 full baths, two story foyer, vaulted ceiling in family room, open floor plan, formal dining and living rooms, eat-in kitchen with granite and stone back-splash, new light fixtures, and a covered back patio for easy entertaining.

ROOM DIMENSIONS

- Formal Living Room: 16 x 13
- Formal Dining Room: 13 x 13
- Eat-In Kitchen: 21 x 12
- Family Room: 19 x 14
- Master Bedroom: 20 x 13
- Bedroom #2: 13 x 12
- Bedroom #3: 12 x 12
- Bedroom #4: 11 x 10
- Laundry Room: 8 x 6

- Den: 10 x 10
- Bonus Room: 16 x 11
- Covered Porch: 12 x 12

OTHER INFORMATION

- Lot Size: 125 x 175
- No. of Bathrooms: 3 Full
- Foundation: Full Basement
- Square Feet: 3,048+/-

- Year Built: 2004
- School System: Anthony Wayne Elementary: Monclova High School: Anthony Wayne

COUNTY AND TAX DETAILS

- County: Lucas
- Half Year Taxes: \$2,979.46
- TD Parcel No. 38-89130

Preview and Registration Begins at 1:00 pm Day of Auction

View More Information at www.PamelaRoseAuction.com