

ONLINE ONLY REAL ESTATE AUCTION

4234 SOUTH DETROIT AVENUE, TOLEDO, OHIO 43614
BIDDING ENDS: THURSDAY, MARCH 7, 2019 at 1:00 pm

MINIMUM BID
\$35,000

PROPERTY FEATURES:

All Brick Ranch Home
Newer Roof
Sun Room
Fenced In Back Yard
Kitchen with Pantry and
Built Ins
Cove Ceilings
Full Basement
Public Water and Sewer



Minimum Bid \$35,000 for this all brick ranch with basement that features 2 bedrooms, 1.5 baths, newer roof, fenced back yard, and a 1 car garage with pull down attic storage. Excellent flip opportunity or build instant equity.

PROPERTY INFORMATION:

Living Room: 19 x 13	Sun Room: 14 x 10	Square Feet: 1,125+/-	Half Year Taxes: \$1,122.17
Kitchen: 19 x 10	Lot Size: 50 x 192	School System: Toledo Public	TD Parcel No. 16-35364
Master Bed: 17 x 12	No. of Baths: 1.5	Elementary: Beverly	
Bedroom #2: 13 x 10	Foundation: Full Basement	High School: Bowsher	

OPEN HOUSE: Monday, March 4, 2019 from 12:00 pm - 2:0 pm.

DIRECTIONS: Off Detroit Avenue, north of the Anthony Wayne Trail.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$2,500**. 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 **Saturday, April 6, 2019**.

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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures.

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.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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