

Highly Desirable Sylvania Area

Auction



Real Estate - Live OnSite

Saturday, April 27, 2019 at 11:00 am

7548 Club Road, Sylvania, Ohio 43560

Directions: Erie to South on Sun Valley Boulevard to East on Club.

Real Estate in Sylvania at Auction!

Prominent long term Sylvania owners



home in highly desired location. 5 or 6 bedrooms, one was converted to 2nd level laundry / dressing room. Home has a master bedroom with a full bath, open living room and dining room, and an updated eat-in kitchen with attractive glass lighted cabinets. Enjoy the 1st floor den, family room with fireplace, and patio doors to large sunroom with vaulted ceilings leads to expansive entertainment deck. Picture perfect rear yard with in-ground pool and garden shed. Immediate occupancy at closing. Property is selling via heirs on April 27, 2019.



Preview and Registration begins at 10:00 am at 7548 Club Road, Sylvania, Ohio 43560

PROPERTY FEATURES

2 Story Home
Fenced In Yard
In-Ground Pool
Garden Shed
Expansive Entertainment Deck
Sunroom with Vaulted Ceilings
2 Car Attached Garage
Gas Forced Air / Central Air
Public Water and Sewer

ROOM DIMENSIONS

Living / Dining Room: 25 x 12
Eat-In Kitchen: 20 x 10
Family Room: 19 x 11 Fireplace
Master Bedroom: 13 x 14
Bedroom #2: 10 x 13
Bedroom #3: 17 x 13
Bedroom #4: 17 x 13
Bedroom #5: 14 x 17
Den: 14 x 10

Basement Rec Room: 32 x 21

Laundry Room: 14 x 10
Porch: 16 x 19

OTHER INFORMATION

Lot Size: 83 x 160
No. of Bathrooms: 2.5
Foundation: Basement
Square Feet: 2,549+/-

SCHOOL INFORMATION

School System: Sylvania
Elementary: Highland
High School: Northview

TAXES AND PARCEL DETAILS

Half Year Taxes: \$2,781.83
Homestead Reduction: \$342.67
TD Parcel No. 82-17177

TERMS & 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 within 40 Days after acceptance.** 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.



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