

ONLINE REAL ESTATE AUCTION

INCREDIBLE HOME IN PERRYSBURG WITH 4,000+/- SQUARE FEET
1319 BROOKWOODE ROAD, PERRYSBURG, OHIO 43551
ONLINE BIDDING ENDS: THURSDAY, MAY 2, 2019 AT 12:00 PM



OPEN HOUSE DATE AND TIME:

Thursday, April 25, 2019 at 12:00 pm

DIRECTIONS: West River Road to Hull Prairie Road, left on River Ridge, left on Brookwoode Road.

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 **\$10,000 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 **\$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 **40 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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; Office: 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, 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 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.

©2019 Pamela Rose Auction Company, LLC



Serving the auction industry for 25 years.



STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [y](#) [i](#) [n](#)

Incredible Home in Perrysburg with 4,000+/- Square Feet



ONLINE ONLY AUCTION

1319 Brookwoode Road

~ Located in the River Ridge Subdivision ~

Perrysburg, Ohio 43551

Bidding Ends:

Thursday, May 2, 2019 at 12:00 pm



Luxurious Pillared Master Bath Spa

Open House:
Thursday, April 25, 2019
at 12:00 pm

Boundary Lines Are Approximate



Welcome Home

1319 Brookwoode Road, Perrysburg, Ohio 43551

Online Only Auction in Perrysburg! Exceptional home with 5 beds, 4 full and 2 half baths, and 4,000+/- square feet. The home has an incredible kitchen with all custom cabinetry, snack bar, and breakfast room with patio to outdoor patio/entertainment area. High ceilings throughout, balcony in living room with fireplace, 1st floor master with luxurious pillared master bath spa. Basement features a home theater, bar area, storage, and exercise room.

Online Bidding Ends:

Thursday, May 2, 2019 at 12:00 pm



Property Features

- Custom Kitchen
- Hardwood Floors
- First Floor Master
- Basement with Home Theater and Bar
- Lovely Patio
- Large Yard
- 3 Car Side Load Garage
- All Brick Home

Room Dimensions

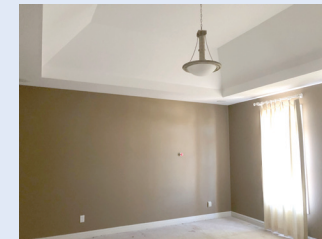
- | | |
|-----------------|---------|
| Living Room: | 21 x 15 |
| Dining Room: | 14 x 13 |
| Kitchen: | 13 x 12 |
| Den: | 15 x 14 |
| Home Theater: | 22 x 15 |
| Master Bedroom: | 17 x 17 |
| Bedroom #2: | 16 x 14 |
| Bedroom #3: | 15 x 16 |
| Bedroom #4: | 17 x 16 |
| Bedroom #5: | 14 x 11 |

Property Information

- | | |
|-------------------|-------------------|
| Lot Size: | 0.61+/- Acres |
| No. of Bathrooms: | 4 Full and 2 Half |
| Foundation: | Partial Basement |
| Square Feet: | 4,022+/- |
| Year Built: | 2001 |
| County: | Wood |

School Information

- | | |
|--------------|------------|
| Elementary: | Toth |
| High School: | Perrysburg |



Tax Information

- | | |
|------------------|----------------------|
| Half Year Taxes: | \$4,821.61 |
| Parcel No. | Q61-100-604003029000 |