

ONLINE ONLY TWINPLEX AUCTION

4676 SOUTH DETROIT AVENUE, TOLEDO, OHIO 43614

BIDDING ENDS: TUESDAY, APRIL 27, 2021 at 12:00 pm



**HIGH DEMAND
AREA!**

PROPERTY FEATURES:

- One Story Twinplex
- 2 Car Garage Plus Carport
- Concrete Driveway
- Corner Lot
- Attractive Yard
- Separate Gas and Electric
- Gas Forced Air Heating
- City Water and Sewer

Online Twinplex Auction! One story units with private entry. Two garages plus carport with attractive concrete driveway. One unit occupied by long term tenant on month to month tenancy. Remodeled vacant unit ready to rent or move into. That unit has large enclosed porch. High demand area for rental and owner occupied homes. Property being sold to settle the Estate of Lynn Kolling, Sandusky County Probate Court Case No. 2017 1153.

PROPERTY INFORMATION:

Living Room:	Each Unit	Unit:	Enclosed Porch	Square Feet:	1,557+/-	Half Year Taxes:	\$1,611.18
Kitchen:	Each Unit	Lot:	80' Frontage	School System:	Toledo Public	TD Parcel No.:	10-18747
Unit #1:	1 Bedroom	Baths:	1 Full Each Unit	Elementary:	Beverly		
Unit #2:	2 Bedrooms	Foundation:	Crawl	High School:	Bowsher		



OPEN HOUSE: Saturday, April 24, 2021 from 10:00 am - 11:00 am.

DIRECTIONS: Corner of Escott and South Detroit.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$5,000**. 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 Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

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

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.

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

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



©2021
Pamela Rose
Auction
Company, LLC