

ISLAND HOME AUCTION

ENJOY ISLAND LIVING IN YOUR PRIVATE RETREAT WITH 4 BEDS, 2.5 BATHS, AND 1,800+/- SF
224 LINCOLN ROAD, KELLEYS ISLAND, OHIO 43438
ONLINE BIDDING ENDS: MONDAY, JUNE 3, 2019 AT 12:00 PM



OPEN HOUSE DATE AND TIME:

Saturday, May 25, 2019 from 1:00 pm - 3:00 pm
Sunday, June 2, 2019 from 12:00 pm - 2:00 pm

DIRECTIONS: Left out of Ferry, right on Addison, right on Woodford, left on Monaghan, right on Lincoln.

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 **\$7,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Hartung Title, immediately following the auction, in the amount of **\$7,500**. 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 **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 Hartung Title; 327 East Washington Street, Sandusky, Ohio 44870; Office: 419-625-5700; Toll Free: 800-525-3497; Email: sanduskyoffice@hartungtitle.com.

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.

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Online Real Estate

AUCTION
on Kelleys Island

224 Lincoln Road, Kelleys Island, Ohio 43438
Online Bidding Ends: Monday, June 3, 2019 at 12:00 pm

ISLAND HOME AUCTION

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PROPERTY FEATURES

- Fully Furnished Home
- Fireplace
- Stainless Steel Appliances
- Hardwood Floors
- Patio
- Vinyl Sided
- Electric Heat Pump
- Well / Septic
- Central Air Conditioning
- Incredible Water Views

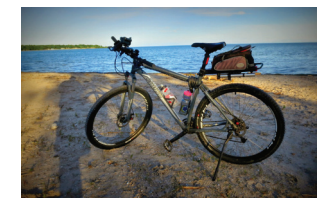
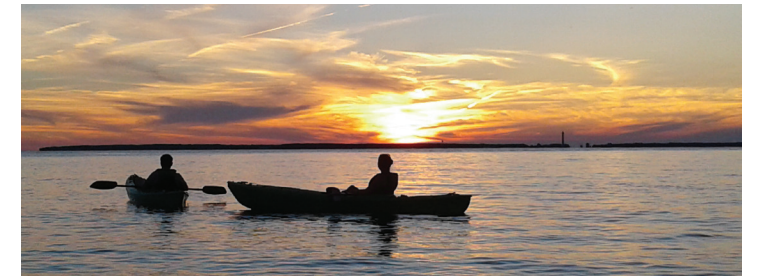


ROOM DIMENSIONS

- Dining Room: 15 x 13
- Kitchen with Island: 16 x 15
- Family Room: 15 x 15
- Laundry Room: 9 x 9
- Master Bedroom: 14 x 16
- Bedroom #2: 16 x 10
- Bedroom #3: 11 x 8
- Bedroom #4: 10 x 10

OTHER INFORMATION

- Lot Size: 125 x 215
- No. of Baths: 2 Full / 1 Half
- Foundation: Crawl
- Square Feet: 1,800+/-
- Year Built: 2004
- Elementary: Danbury
- High School: Kelleys Island
- County: Erie
- Half Year Tax: \$856.66
- Parcel No. 54-01849.000



Kelly's Island Retreat located at **224 Lincoln Road, Kelleys Island, Ohio 43438**. Ferry yourself to relaxation as you make every weekend a holiday this summer. Enjoy island living with summer breezes and fresh air in your private retreat located on the east side of the island. You can always fly your private plane in and be minutes to your island home.

4 bedroom, 2.5 bath home that is impeccable with gourmet kitchen with center island and stainless appliances, and an

open floor plan with 9 foot ceilings. Make memories riding your golf cart uptown for dining and evening ice cream shop visits, catching your boat at the marina, or cruising to beaches, and the State Park. Many activities including boating, fishing, kayaking, hiking trails, biking, putt putt, and serenity as you enjoy the blue waters and golden beaches.

Previously used as a vacation home and income producing property. Owners made memories of a lifetime at this home. Now it's your turn. Online bidding ends **Monday, June 3, 2019 at 12:00 pm**.

