

# ONLINE AUCTION

Backs Up To Golf Course | 4 Beds | 3 Baths  
3 Car Garage Plus Additional Detached Garage/Barn

BID NOW

[www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

BIDDING ENDS:

**TUESDAY, JULY 27, 2021**

AT 12:00 PM

**1905 SMITH ROAD**

TEMPERANCE, MICHIGAN 48182



**Open House:** Wed. July 21 from 4 pm- 5 pm and Sun. July 25 from 1 pm - 2:30 pm

## Property Features

- Brick and Sided Home with Front Covered Patio
- Full Basement with Outside Access
- First Floor Master with Patio
- First Floor Laundry
- (2) Ovens, 5 Burner, Dishwasher, Stainless Refrigerator
- 3 Car Garage with Rear and Front Access
- Garage / Barn for Additional Parking or Storage
- Public Utilities, Gas Forced Air, and Central Air

## Property Information

Living Room .....	12 x 13	Lot Size .....	112 x 257
Dining Room .....	12 x 11	No. of Baths .....	3 Full
Kitchen .....	26 x 12	Square Feet .....	2,422+/-
Great Room .....	19 x 13	Year Built .....	2000
Master Bed .....	14 x 15	School District.....	Bedford
Bedroom #2 .....	26 x 15	Summer Taxes ....	\$1,146.00
Bedroom #3 .....	15 x 13	Winter Taxes .....	\$1,557.00
Bedroom #4 .....	18 x 11	Parcel No. 02-10401830	





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Online Auction! Quality home with 4 bedrooms including first floor master bed with full bath, walk in closet, and private patio. Home has 3 full baths and gorgeous kitchen with island, stainless appliances, and large eat in area. Great room with vaulted ceilings and skylights. Windows look over private rear yard that backs to Bedford Hills Golf Club. Incredible 3 plus car garage with front and rear doors, plus outside garage / barn for more storage or collector cars. Impressive basement with high ceilings and doors for easy outside access. Custom designed second level with 4th bedroom that could be bonus room or additional family room and private full bath. Ideal for buyer looking for separate living area in home. Owners took impeccable care of this home. Owners are moving and possession is at closing. All furnishings and contents are selling at Online Auction with bidding ending on Monday, June 28, 2021 at 10:00 am.



### TERMS & CONDITIONS:

**AGENCY REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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 **\$7,500 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 **\$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 **35 Days** after Acceptance.

**TITLE:** An Owner's Insurance Policy 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 Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release 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](http://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.

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**Pamela K Rose Auction Co LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

### AUCTION ASSOCIATE

**Pamela Rose, Broker, Auctioneer, AARE, CAI**

Office: 419-865-1224

STAY CONNECTED:

