

# ONLINE ONLY REAL ESTATE AUCTION

10804 MAUMEE STREET, WHITEHOUSE, OHIO 43571

**BIDDING ENDS:** WEDNESDAY, SEPTEMBER 8, 2021 at 12:00 pm



## UPTOWN WHITEHOUSE

### PROPERTY FEATURES:

- One Story Home
- Vinyl Sided Exterior
- 3 Car Garage
- Concrete Driveway
- Enclosed Heated Sun Room / Patio
- Eat-In Kitchen / Dining
- Stove and Refrigerator Included
- Gas Forced Air Heating

Hard to find one story home in Uptown Whitehouse. Picture perfect corner lot with concrete drive and 3 car garage. Home has open kitchen / dining room, living room, 2 bedrooms, and utility room with full bath. Bonus heated enclosed sun room between garage. Ideal fixer upper to build equity. Never offered before. High demand location near bike trail, restaurants, and town events.

### PROPERTY INFORMATION:

Living Room ..... 13 x 18	Laundry..... 9 x 4	Foundation ..... Crawl	Half Year Taxes.... \$1,361.18
Eat-In Kitchen ..... 12 x 11	Enclosed Patio .... 11 x 23	Square Feet ..... 1,244+/-	Homestead ..... \$266.72
Master Bed ..... 12 x 11	Lot Size ..... 66 x 132	School System..... Anthony Wayne	TD Parcel No. .... 98-11144
Bedroom #2..... 13 x 11	No. of Baths..... 1 Full	Elementary ..... Whitehouse	



**OPEN HOUSE:** Tuesday, September 7, 2021 from 4:00 pm - 5:30 pm.

**DIRECTIONS:** Weckerly to Maumee, on the corner of Maumee and Gilead.

**TERMS & CONDITIONS:** **AUCTION 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 **\$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 & Escrow, 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 **30 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; 6545 Weatherfield Court, Maumee, Ohio 43537; Office: 419-255-0126.

**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](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.

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



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