

ONLINE ONLY REAL ESTATE AUCTION

914 CAROL CIRCLE, ROSSFORD, OHIO 43460

BIDDING ENDS: MONDAY, SEPTEMBER 20, 2021 at 12:00 pm



OPENING BID \$75,000

PROPERTY FEATURES:

- 2 Car Attached Garage
- Blacktop Driveway
- Kitchen with Eat-in Dining Area
- Extra Storage
- Front And Rear Patio Area
- 90% Efficiency Gas Forced Air Heat
- Bonus Still Has Electric Base Board Heating If Needed
- Basement Includes Washer, Dryer, And Freezer
- Lower Level Laundry Area
- Mature Fruit Trees, Grape Arbor, and Vines
- Gas Fireplace
- Double Oven
- Pantry in Kitchen

Online Auction! Opening Bid of \$75,000! Build equity with this home in a great location and neighborhood! Long term owner has moved. Home needs cosmetic updating. Open kitchen to dining and family room with gas fireplace. Living room with large picture window. 3 bedrooms and 1.5 baths. Basement with high ceilings. Attached 2 car garage. On corner lot with storage shed. The home also features a reverse osmosis system, water filtration system, and the house is set up for 8 KW AKA back up generator.

PROPERTY INFORMATION:

Living Room 12 x 18	Bedroom #2..... 11 x 11	Foundation Basement	County Wood
Kitchen 12 x 18	Bedroom #3..... 13 x 10	Square Feet 1,266+/-	Half Year Taxes.... \$1,447.53
Family Room..... 18 x 12	Lot Size 71 x 150	School System..... Rossford	Parcel No.
Master Bed 12 x 10	No. of Baths..... 2 Full / 1 Half	Elementary Glenwood	T68-300-230404027000



OPEN HOUSE: Tuesday, September 14, 2021 from 5:00 pm - 6:00 pm.

DIRECTIONS: I-75 to Buck Road exit, turn east on Buck to north on Glenwood to east on Bruns to east on Carol Circle.

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 & 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.

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 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