

# ONLINE ONLY CONDOMINIUM AUCTION

2814 PLEASANT HILL ROAD, MAUMEE, OHIO 43537

**BIDDING ENDS:** THURSDAY, DECEMBER 2, 2021 at 12:00 pm



**BEING SOLD TO  
SETTLE TRUST!**

## PROPERTY FEATURES:

- Basement
- Patio
- Fireplace in Sun Room or Family Room
- Great Room with Wet Bar
- 2 Car Attached Garage with Attic
- Condo Fee: \$150 per Month
- Appliances Include: Range, Microwave, Dishwasher, Refrigerator, Washer, and Dryer

Online Condo Auction! Being sold to settle a Trust. Hard to find ranch condo with basement in Brandywine! Great location and close to everything. Entry has private courtyard for reading. Foyer with vaulted ceilings, skylights, and wood floor. Master bedroom with private full bath and walk in closet. Two full baths on the main floor. Great room with vaulted ceilings and wet bar. Patio doors to family room or sun room overlooking the rear yard. Enjoy the rear patio for entertaining. Large eat-in kitchen with snack bar. 2 car garage with attic.

## PROPERTY INFORMATION:

Great Room ..... 14 x 20  
Dining Room ..... 8 x 12  
Eat-In Kitchen ..... 21 x 13  
Sun Room ..... 15 x 18

Master Bed ..... 17 x 13  
Bedroom #2 ..... 13 x 10  
Laundry Room .... 7 x 11  
No. of Baths ..... 2 Full

Foundation ..... Basement  
Square Feet ..... 1,666+/-  
School System..... Springfield  
Elementary ..... Holloway

Half Year Taxes..... \$1,656.32  
TD Parcel No. .... 65-86796



**OPEN HOUSE:** Tuesday, November 23, 2021 from 5:00 pm - 6:00 pm.

**OPEN HOUSE:** Wednesday, December 1, 2021 from 4:30 pm - 6:00 pm.

**DIRECTIONS:** Between Salisbury and the Ohio Turnpike, Holloway to east on Brandywine to north on Pleasant Hill.

## ONLINE CONTENT AUCTION!

Bidding Ends: Monday, November 29, 2021 at 10:00 am  
Vehicles, Household, Collectibles, and More!

**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 **35 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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, 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.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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!



**Pamela Rose Auction Company, LLC**  
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