

4 BEDS  
AND  
2 BATHS

# ONLINE REAL ESTATE AUCTION



### PROPERTY FEATURES

Contemporary Bi-Level Home  
Fireplace in Family and Living Rooms  
2 Car Attached Garage

### ROOM DIMENSIONS

Dining Room ..... 13 x 14  
Kitchen ..... 12 x 20  
Family Room ..... 24 x 26  
Living Room ..... 17 x 14  
Office ..... 14 x 17  
Master Bedroom ..... 16 x 12  
Bedroom #2 ..... 12 x 10  
Bedroom #3 ..... 12 x 11  
Bedroom #4 ..... 16 x 13

### PROPERTY INFORMATION

Lot Size ..... 96 x 160  
No. of Bathrooms ..... 2 Full  
Foundation ..... Partial Basement  
Square Feet ..... 3,411+/-

### SCHOOL INFORMATION

School System..... Sylvania  
Elementary ..... Whiteford  
High School..... Northview

### COUNTY - TAXES - PARCEL DETAILS

County ..... Lucas  
Half Year Taxes..... \$1,426.62  
TD Parcel No. .... 78-77604

**5021 RUDGATE BOULEVARD, TOLEDO, OHIO 43623**

**BIDDING ENDS: THURSDAY, DECEMBER 16, 2021 AT 12:00 PM**

Online Auction in Sylvania Township! 3,400+/- SF of living space. Stone fireplace in living room. Open kitchen to wrap around all glass kitchen / dining area. Lower level features family room with additional stone fireplace and new bathroom off guest quarters. Rear sunroom addition is incomplete. Fabulous home with finishing touches to make a show place! 2 car attached garage and a private yard. Seller teaching out of country and selling their dream home. A must see inside truly could be a masterpiece and feature in architectural finds.

#### OPEN HOUSE:

Thursday, December 9, 2021  
at 12:00 pm

#### DIRECTIONS:

Whiteford to east on Rudgate,  
between Monroe and West Sylvania

**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 **\$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 & Escrow, 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 **Monday, January 31, 2022**.

**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, 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.

**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**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

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