

ONLINE ONLY

REAL ESTATE AUCTION



3615 BRUNSWICK DRIVE, TOLEDO, OHIO 43606

ONLINE BIDDING ENDS

TUESDAY, MAY 17, 2022 at 12:00 pm

ONLINE ONLY REAL ESTATE AUCTION

- 3615 Brunswick Drive, Toledo, Ohio 43606
- **Bidding Ends:** Tuesday, May 17, 2022 at 12:00 pm
- **Open House:** Tuesday, May 10, 2022 at 12:00 pm

Online Only Auction. Brick ranch on a cul-de-sac in Washington Local Schools. This is a pretty house that needs some finish work on the inside and is in a quiet neighborhood. Property has a newer roof, furnace, hot water tank, and mostly new windows.

PROPERTY FEATURES

Brick Ranch on a Cul-De-Sac
3 Beds and 1.5 Baths
Living Room Fireplace

Vaulted Ceilings in Living Room
2.5 Car Attached Garage
Trim and Building Materials Included



PROPERTY INFORMATION

Living Room 23 x 15
Dining Room 14 x 11
Kitchen 15 x 13
Family Room 16 x 14
Master Bed 14 x 11
Bedroom #2 12 x 11
Bedroom #3 12 x 10
No. of Baths 1 Full / 1 Half
Utility Room 21 x 14

Lot Acres 0.2709+/-
Foundation Crawl
Square Feet 2,079+/-
School System Washington
Elementary Monac
High School Whitmer
Half Year Taxes \$1,552.09
TD Parcel No. 22-24444

Directions: Talmadge to Marlane to Brunswick.

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 **40 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, Lead Based Paint, Property Disclosures, and the Non Refundable 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.

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

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