

REAL ESTATE AUCTION

5855 FRYER AVENUE, TOLEDO, OHIO 43615

LIVE ONSITE: WEDNESDAY, JULY 24, 2019 at 5:30 pm Preview and Registration at 4:30 pm

**4 CAR GARAGE!
3/4 ACRE LOT!**

PROPERTY FEATURES:

1.5 Story Home
Concrete Driveway
Large Basement
Appliances
Newer Roof (Last 5 Years)
Central Air
Natural Gas Forced Air Heat
Public Water and Sanitary



Home on 3/4 acre treed lot with attractive landscape. 4 car garage with extra side door! Living room with hardwood floors, fireplace, and built in's. Open kitchen to sun room. 2.5 baths including custom shower. Impressive basement with rec room, giant utility room, cellar, and storage room with lockers. Love gardening? You will have the space and the official cellar to store your food. Inherited home selling by heirs.



PROPERTY INFORMATION:

Living Room:	14 x 20	Storage Room:	23 x 13	Lot Size:	165 x 200	Elementary:	Keyser
Kitchen:	14 x 12	Cellar:	7 x 14	No. of Baths:	2.5	High School:	Rogers
Master Bed:	15 x 11	Rec Room:	38 x 15	Foundation:	Basement	Half Year Taxes:	\$1,211.32
Bedroom #2:	15 x 13	Sun Room:	11 x 11	Square Feet:	1,565+/-	Homestead:	\$291.46
Bedroom #3:	11 x 11	Utility Room:	23 x 13	School System:	Toledo Public	TD Parcel No.:	20-62387

DIRECTIONS: Off Holland Sylvania, north of Nebraska.

VIEW MORE INFORMATION AT www.PamelaRoseAuction.com

TERMS & CONDITIONS: \$3,500 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. **Balance due at closing on or before 35 Days after Acceptance.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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