

Home with 5 Beds on Premier Setting with Hillside and Private Wooded Lot

ONLINE REAL ESTATE AUCTION



2000 South Holland Sylvania Road, Maumee, Ohio 43537
Bidding Ends: Thursday, December 15, 2022 at 12:00 pm



OPEN HOUSE:

Wed. December 7 from 12 pm - 1 pm.
 Wed. December 14 from 4:30 pm - 5:30 pm.

PROPERTY FEATURES

- Property Sits on 1.42+/- Acres
- Brick / Wood Exterior
- Hillside 720+/- SF Barn with Loft
- 2 Car Attached Garage
- Covered Pillared Porch and Patio's
- Patio Off Kitchen and Family Room
- Appliances Included
- Lifetime Warranty for Crawl Space from Premier (see information posted online)
- Gas Forced Air Heat / Central Air
- Public Water and Sewer

Online Auction! Premier setting on 1.42+/- acres in park style setting. An amazing lot with hillside and private wooded lot. Over 2,677+/- SF of living space which includes 5 bedrooms with 1st floor master bedroom with full bath and den or sitting room off bedroom with private entry to covered patio. Large kitchen with center Island and eat in area with sliding doors to rear patio. Kitchen opens to family room with fireplace and doors to exterior patio. Upstairs has additional bedroom suite with full bath. You can build instant equity with the updates needed. The home has an attached 2 car garage. The nostalgic barn on the hillside has a loft that is ideal for storage, entertainment, parties, or for a hobbyist's studio. The rear yard is absolutely a photo spot. Enjoy nature or photography from your own yard. Make this the spot for memorable photos. Property being sold to settle the Trust of Nancy Wilhelm and has never been offered before.

Living Room 13 x 19	Bedroom #2 14 x 13	Laundry / Utility..... 12 x 5	School System..... Springfield
Dining Room 13 x 9	Bedroom #3 12 x 10	No. of Baths 3 Full / 1 Half	Elementary Holloway
Kitchen 23 x 13	Bedroom #4 13 x 11	Lot Size 161 x Irregular	Half Year Taxes..... \$3,105.43
Family Room..... 14 x 25	Bedroom #5 10 x 11	Foundation Crawl	Homestead \$278.74
Master Bedroom 15 x 15	Den 8 x 12	Square Feet 2,677+/-	TD Parcel No. 65-25127

ONLINE CONTENT AUCTION - Bidding Ends: Monday, December 12, 2022 at 10:00 am. Antiques, Glassware, Jewelry, Collectibles, and Knickknacks.

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.

DIRECTIONS: Corner of Eastland, northeast of Perrysburg Holland Road.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
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