

ONLINE ONLY REAL ESTATE AUCTION

5940 CHANEY DRIVE, TOLEDO, OHIO 43615

BIDDING ENDS: MONDAY, DECEMBER 12, 2022 at 12:00 pm



SYLVANIA TOWNSHIP!

PROPERTY FEATURES:

- 1.5 Story Home
- Private Driveway
- Covered Front Patio
- Gas Forced Air Heating
- Central Air
- Utilities: Gas, Electric, Water, and Sewer

Online Auction in Sylvania Township! Never offered before! Ideal fix and flip or rental. High demand area for housing. Long term owner has moved to care facility and home needs liquidated. The location is desirable and close to amenities: grocery, shopping/retail, restaurants, and more. Home needs cosmetic updating. Nice rear yard, sidewalks for biking or walks, and off street private parking. Surrounded by pricier homes. Best deal to be had in the area.

PROPERTY INFORMATION:

Living Room 16 x 12
Dining Room 10 x 9
Kitchen 8 x 8
Master Bed 12 x 11

Bedroom #2 10 x 9
Laundry 1st Floor
Lot Size 45 x 139
Foundation Crawl

Square Feet 792+/-
School System Sylvania
Elementary Stranahan
High School Southview

Half Year Taxes \$679.34
Homestead \$331.83
TD Parcel No. 78-53294



OPEN HOUSE: Saturday, December 10, 2022 at 10:00 am.
DIRECTIONS: Off Holland Sylvania, south of Central.

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 **\$3,000 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 **\$0,000**. 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 **Friday, December 30, 2022 or sooner**.

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

PLEASE NOTE: Furnace was working on Nov. 21, but stopped working. Seller is not fixing 20 year old furnace. Seller winterized property / drained everything down. Put antifreeze in toilets and drains.

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

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

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