

ONLINE ONLY REAL ESTATE AUCTION

416 EAST SOPHIA STREET, MAUMEE, OHIO 43537

BIDDING ENDS: THURSDAY, MARCH 30, 2023 at 12:00 pm



**COMPLETELY
RENOVATED!**

PROPERTY FEATURES:

- One Story Vinyl Sided
- Shed
- Basement with Workshop
- New Kitchen and Bath
- New Flooring and Fixtures
- Gas Forced Air Heat
- Central Air
- City Water and Sewer

Online Real Estate Auction! **UPTOWN MAUMEE!** Renovate home with new kitchen with new counter tops, backsplash, cabinets and stainless large farmhouse style sink. Kitchen opens to dining room or eat-in kitchen area. New bathroom with tiled shower. New flooring and walls that are freshly painted. New fixtures and many updates including doors and new hot water tank. Basement with workshop area. Spacious yard and garden shed. Same owner for over 35 years. Incredible rental property in high demand area or easy living with the benefits of being close to library and Uptown.

Living Room 20 x 13
Dining Room 10 x 9
Kitchen 11 x 7
Master Bed 10 x 12

Bedroom #2 12 x 9
Laundry Lower Level
Workshop 36 x 18
No. of Baths 1 Full

Lot Size 104 x 90
Foundation Basement/Crawl
Square Feet 755+/- (1st Floor)
School System Maumee
Elementary Fairfield
Half Year Taxes \$732.42
TD Parcel No. 36-14234



OPEN HOUSE: March 6 from 4 pm - 5 pm, March 20 from 5 pm - 6 pm, and March 28 from 4 pm - 5 pm or by Appointment.
DIRECTIONS: Anthony Wayne Trail to south on White to east on E Williams to north on Jackson to west on E Sophia.

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 **\$3,500 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 **\$3,500**. 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 **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. Owner is a licensed Realtor® with the State of Ohio.

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, Owner / Agent
REALTOR®, Auctioneer, AARE, CAI
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