



Pamela Rose Auction Company, LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road, Whitehouse, Ohio 43571
Office: 419-865-1224 or Toll Free: 877-462-7673
Online at www.PamelaRoseAuction.com

AUCTION ASSOCIATES

Michael Murray, Broker, Auctioneer, CAI, GRI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

Beautifully Restored Victorian Home at Auction



ONLINE REAL ESTATE AUCTION IN THE HISTORIC OLD WEST END

2335 SCOTTWOOD AVENUE, TOLEDO, OHIO 43620

ONLINE BIDDING ENDS: WEDNESDAY, OCTOBER 23, 2019 AT 12:00 PM

TERMS AND CONDITIONS

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy, fax, 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 Greater Metropolitan Title, immediately following the auction, in the amount of **\$3,000**. 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 **Monday, December 2, 2019**.

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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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 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.

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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

©2019 Pamela Rose Auction Company, LLC.



Serving The Auction Industry For 25 Years

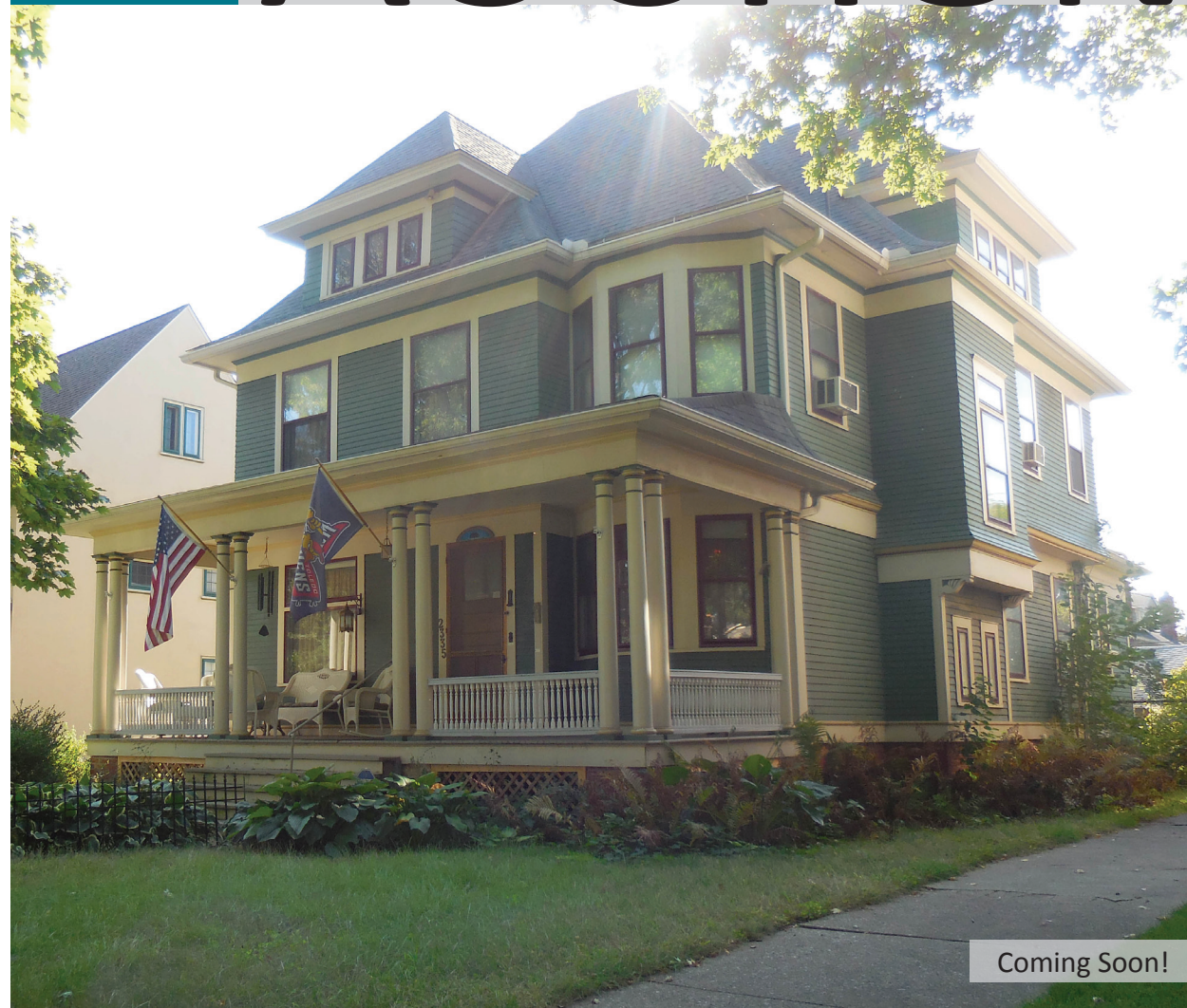
STAY CONNECTED:



HISTORIC
OLD WEST
END

Beautifully Restored Victorian Home

AUCTION



Coming Soon!

- Real Estate Being Sold Online Only -

2335 Scottwood Avenue, Toledo, Ohio 43620

Bidding Ends: Wednesday, October 23, 2019 at 12:00 pm

OPEN HOUSE:

OCTOBER 18

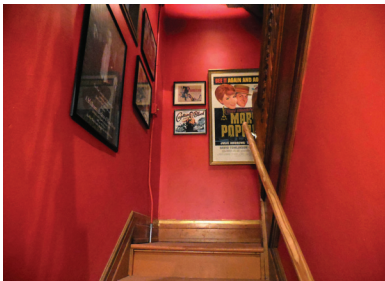
11 AM - 1 PM

OCTOBER 21

4 PM - 6 PM

Beautifully Restored Victorian Home at Auction

2335 Scottwood Avenue, Toledo, Ohio 43620 | Bid Ends: Wednesday, October 23, 2019 at 12:00 pm
 Directions: South of West Delaware



PROPERTY FEATURES

- Inviting Front Porch
- 32 Seat 3rd Floor Theater
- Above Ground Pool and Deck
- Updated Boiler
- Updated 200 AMP Electric
- Golden Oak Woodwork
- Period Wallpaper
- Storm Windows
- Fireplace in Family and Living Room
- Home Warranty



First time offered! Beautifully restored Victorian home built in 1896 located in the Historic Old West End. Character and charm throughout. Golden oak woodwork, period wallpaper and pocket doors. Your opportunity to purchase knocks but once at this online only auction. Same owners last 20 years.

Watch for the Online Antique and Collectible Auction ending on Wednesday, November 20, 2019.

Financing Available



Genoa Bank
 9920 Old US 20, Rossford, Ohio 43460
 Marcus Newbern at 419-464-2991
 mnewbern@genoabank.com



ROOM DIMENSIONS

| | |
|-----------------|---------|
| Living Room: | 26 x 14 |
| Dining Room: | 17 x 14 |
| Kitchen: | 14 x 12 |
| Family Room: | 14 x 15 |
| Master Bedroom: | 15 x 14 |
| Bedroom #2: | 15 x 11 |
| Bedroom #3: | 14 x 13 |
| Bedroom #4: | 12 x 11 |
| Den: | 11 x 9 |

| | |
|---------|---------|
| Porch: | 31 x 8 |
| Attic: | 42 x 32 |
| Office: | 11 x 9 |
| Entry: | 5 x 15 |

OTHER INFORMATION

| | |
|-------------------|------------------|
| Lot Size: | 61 x 150 |
| No. of Bathrooms: | 3.5 |
| Foundation: | Partial Basement |
| Square Feet: | 3,187+/- |

| | |
|----------------|---|
| Year Built: | 1896 |
| School System: | Toledo Public Elementary: Glenwood High School: Scott |

COUNTY AND TAX DETAILS

| | |
|------------------|----------------------------------|
| County: | Lucas |
| Half Year Taxes: | \$1,274.43 |
| TD Parcel No.: | 02-31147, 02-30994, and 06-01547 |

Open House: October 18 from 11 am - 2 pm and October 21 from 4 pm - 6 pm

View More Information and Bid Now at www.PamelaRoseAuction.com