

ONLINE ONLY AUCTION!

HOME LOCATED NEAR SWAN CREEK METROPARK

MOVE IN READY!



4561 GRANITE LANE, TOLEDO, OHIO 43615

ONLINE BIDDING ENDS:

TUESDAY, OCTOBER 29, 2019 AT 12:00 PM

Online Only Auction! Move in ready! 3 bed ranch with 2 full baths, nice large kitchen with new stainless appliances, solid hardwood flooring in the living area, and a large deck. **BID NOW** at www.PamelaRoseAuction.com!



PROPERTY FEATURES

Ranch Home
Large Living Room
Deck Off Back of Home
3 Beds and 2 Full Baths
Stainless Steel Appliances
Attached Garage
Privacy Fenced in Back Yard
Central Air

ROOM DIMENSIONS

Living Room: 25 x 15
Kitchen: 13 x 12
Master Bed: 13 x 12
Bedroom #2: 12 x 9
Bedroom #3: 12 x 10
Utility Room: 8 x 5

OTHER DETAILS

Lot Size: 50 x 102
Foundation: Crawl
Square Feet: 1,237+/-
Year Built: 1993
Elementary: Reynolds
High School: Rogers
Half Year Taxes: \$1,150.13
TD Parcel No.: 20-23464



Open House: Thursday, October 24, 2019 at 12:00 pm

DIRECTIONS: Airport Highway to north on Graystone Parkway to right on Granite Lane



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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Serving The Auction
Industry For 25 Years



REAL ESTATE 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 **Friday, November 29, 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, 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.

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AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224 | Toll Free: 877-462-7673