

Property Photos



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 **\$7,500 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 **\$7,500**. 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 **35 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 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.

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CHARMING HOME IN DOWNTOWN PERRYSBURG

ONLINE REAL ESTATE
AUCTION

Bidding Ends: Thursday, November 14, 2019 at 1:00 pm



514 West Front Street, Perrysburg, Ohio 43551

3 BEDROOMS, 3 FIREPLACES, AND A CARRIAGE HOUSE

ONLINE REAL ESTATE AUCTION IN DOWNTOWN PERRYSBURG BIDDING ENDS: THURSDAY, NOVEMBER 14, 2019 AT 1:00 PM



Online Only Auction in Downtown Perrysburg! Charming home and spaciousness abound. Greek Revival style architecture features include hardwood floors, dining room, family room, and living room, and (3) wood burning fireplaces. Carriage house has stalls for 2 cars, half bath, 2nd floor with stairs. Great opportunity or investor flip.

Property is located just a short walk from downtown at

514 WEST FRONT STREET, PERRYSBURG, OHIO 43551



PROPERTY FEATURES

2 Story Home with a Partial Basement
Fenced Yard with In-Ground Pool

(3) Fireplaces - Living, Family, and Sun Rooms
2 Car Detached Garage

Equipment Included: Dishwasher, Disposal, Microwave, Range Oven, Refrigerator, Washer/Dryer

ROOM DIMENSIONS

Master Bedroom:	15 x 13	
Bedroom #2:	16 x 13	
Bedroom #3:	13 x 10	
Sun Room:	18 x 15	Fireplace
Other Room:	8 x 6	
Living Room:	22 x 20	Fireplace; Formal
Dining Room:	19 x 14	Formal
Family Room:	20 x 18	Fireplace
Kitchen:	22 x 10	

OTHER INFORMATION

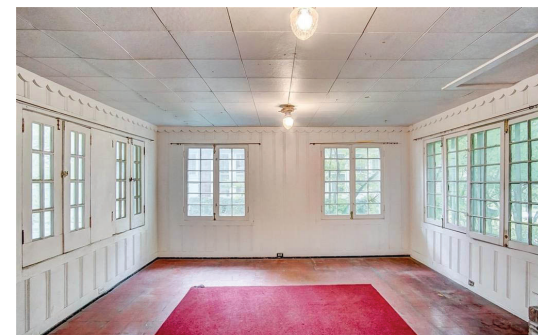
Lot Size:	60 x 207
Acres:	0.28+/-
Foundation:	Partial Basement
House:	2,938+/- Square Feet
Basement:	864+/- Square Feet (2) Sump Pumps
No. of Bathrooms:	2 Full and 2 Half

OTHER INFORMATION

School District:	Perrysburg
Elementary:	Toth
Half Year Taxes:	\$2,364.53
TD Parcel No.:	Q61-000-901303006000

Open House Dates And Times:

Sunday, November 10 from 1:00 pm to 3:00 pm
and
Wednesday, November 13 from 4:00 pm to 5:30 pm



REAL ESTATE ASSOCIATE:

PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI | OFFICE: 419-865-1224

PLACE YOUR BID NOW ONLINE AT: WWW.PAMELAROSEAUCTION.COM