

ONLINE ONLY REAL ESTATE AUCTION

754 WESTON STREET, TOLEDO, OHIO 43609

BIDDING ENDS: FRIDAY, NOVEMBER 22, 2019 at 12:00 pm

NEAR UT
MEDICAL CENTER

PROPERTY FEATURES:

Hardwood Floors
Fireplace
Open Staircase
Basement and Finished Area
1st Floor Bed or Family Room
Full Bath on 1st Floor
Giant Eat-In Kitchen
Deck / Patio / Giant Garage
Enclosed Sun Porch



Bid Online Now! Located near the University of Toledo Medical Center! 3-4 bedrooms, first floor family room with doors that has full bath which has been used as bedroom. Character throughout with open staircase, hardwood floors, and woodwork. Large eat-in kitchen with patio doors to large rear deck. Enclosed sun porch, giant garage with workshop, and an attractive private yard on 1/4 of an acre.

PROPERTY INFORMATION:

Living / Dining:	29 x 14	Master Bed:	12 x 10	Lot Size:	70 x 170	School System:	Toledo Public
Eat-In Kitchen:	17 x 10	Bedroom #2:	11 x 14	No. of Baths:	2 Full	High School:	Rogers
Family Room:	13 x 13	Bedroom #3:	11 x 12	Foundation:	Partial / Crawl	Half Year Taxes:	\$839.20
Sun Porch:	27 x 11	Reading Nook:	8 x 6	Square Feet:	1,484+/-	TD Parcel No.:	20-96487

OPEN HOUSE: Wednesday, November 20, 2019 from 4:30 pm - 5:30 pm.

DIRECTIONS: Off Airport Highway, just east of Byrne Road.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & 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 **\$2,500 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 **\$2,500**. 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 **30 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 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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