

ONLINE ONLY REAL ESTATE AUCTION

321 WEST SYLVANIA AVENUE, TOLEDO, OHIO 43612

BIDDING ENDS: FRIDAY, DECEMBER 13, 2019 at 11:00 am

WEST TOLEDO!

PROPERTY FEATURES:

- Vinyl Sided
- Updated Windows
- Newer Furnace with Central Air
- 100 AMP Electric Service
- Newer Gas Hot Water Tank
- Fenced Yard
- Shed
- Covered Front Porch

2 bed 1 bath home with Vinyl siding, updated windows, newer furnace with central air, newer hot water tank, 100 amp electric service, partially fenced yard, walls and ceiling have blown in insulation done in 2011, and a shed for additional storage. Home needs some TLC to be rent ready. Excellent investment opportunity! Long term owner.



**MINIMUM
BID
\$6,000**

PROPERTY INFORMATION:

Living Room:	12 x 12	Bedroom #2:	12 x 10	No. of Baths:	1 Full	Half Year Taxes:	\$91.09
Dining Room:	12 x 12	Front Porch:	15 x 5	Foundation:	Crawl	Homestead:	\$95.93
Kitchen:	12 x 10	Back Porch:	9 x 8	School System:	Toledo Public	TD Parcel No.	10-22614
Master Bed:	12 x 10	Lot Size:	118 x Irregular	High School:	Scott		

OPEN HOUSE: Tuesday, December 10, 2019 from 12:00 pm - 1:00 pm.

DIRECTIONS: East on West Sylvania, home is west of North Detroit.

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 **\$2,000 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 **\$2,000**. 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 **Saturday, December 28, 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.

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