

LIVE ONSITE

REAL ESTATE

AUCTION

**Sylvania
School
District!
Near Wildwood
Metro Park!**



3657 WILLOW LANE DRIVE, TOLEDO, OHIO 43615

Monday, March 30, 2020 at 5:30 pm | Preview and Registration Begins at 4:30 pm



LIVE ONSITE REAL ESTATE AUCTION

- 3657 Willow Lane Drive, Toledo, Ohio 43615
- Monday, March 30, 2020 at 5:30 pm
- Preview and Registration Begins at 4:30 pm day of Auction
- **Open House: Sun, March 15, 2020 from 12:00 pm - 1:00 pm**
- **Open House: Wed, March 18, 2020 from 5:00 pm - 6:00 pm**

Pre-Auction Offers Being Accepted! Brick ranch in highly desired Sylvania School District! Picturesque treed setting near Wildwood Metro Park. Large 2 car garage plus private fenced yard and enclosed glass patio and entertainment patio. 3 bedrooms on first floor plus second level loft bedroom with private office area. Ideal for separate living area or a college student's dream getaway place. Open kitchen / family room with artistic built-ins and wood floors. Spacious living room, 2.5 bathrooms including master bathroom, and a large attic. Home is ideal for buyer looking to purchase at a discount and wants equity with cosmetic fix up. Investors - seller wants it sold. Perfect flip house! Seller moving!

PROPERTY INFORMATION

Family Room: 14 x 20

Living Room: 21 x 14

Eat-In Kitchen: 20 x 11

Den: 13 x 9

Master Bedroom: 13 x 14

Bedroom #2: 12 x 13

Bedroom #3: 13 x 14

Bedroom #4: 12 x 13

Entry: 14 x 6

Utility/Laundry: 9 x 8

No. of Baths: 2.5

Square Feet: 2,151+/-

School System: Sylvania

Elementary: Whiteford

High School: Southview

Half Year Taxes: \$1,842.13

TD Parcel No. 24-43641

Directions: Corey Road to Carskaddon, between Lauderdale and Chesterton.

View More Information at www.PamelaRoseAuction.com

TERMS & CONDITIONS: \$5,000 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. Balance due at closing within 35 Days after acceptance. If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **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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Pamela Rose Auction Company, LLC

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