

ONLINE ONLY REAL ESTATE AUCTION

2522 WESTBURY COURT, TOLEDO, OHIO 43609

BIDDING ENDS: FRIDAY, MAY 15, 2020 at 12:00 pm

**SOUTH TOLEDO!
IDEAL FIX AND FLIP!**

PROPERTY FEATURES:

- One Story Vinyl Sided
- 1.5 Car Detached Garage
- Fenced Yard
- Newer Furnace and Central Air
- Newer Windows
- Public Water / Sewer
- Extra Concrete Pad for Parking



Online Auction! South Toledo Find! Ideal fix and flip! One story home with 3 bedrooms, eat-in kitchen, living room, and large utility room. Asphalt driveway with added newer concrete parking pad. Fenced yard with 1.5 car garage. Needs new paint and carpet. Great location near University of Toledo, shopping, and more. Long term owner moved. Never offered before!

PROPERTY INFORMATION:

Living Room:	16 x 14	Bedroom #2:	12 x 10	Foundation:	Slab	Half Year Taxes:	\$450.97
Eat-In Kitchen:	11 x 12	Bedroom #3:	10 x 12	Square Feet:	1,014+/-	Homestead:	\$291.81
Utility Room:	8 x 11	Lot Size:	50 x 120	School System:	Toledo Public	TD Parcel No.	14-43057
Master Bed:	12 x 12	No. of Baths:	1 Full	High School:	Bowsher		

OPEN HOUSE: Wednesday, May 13, 2020 starting at 12:00 pm - By Appointment Only.

DIRECTIONS: Airport Highway to north on South Westwood to right on South Avenue and left on Southview Drive to Westbury Court.

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 **Friday, June 5, 2020**.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com



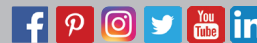
Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

Office: 419-865-1224

Toll Free: 877-462-7673

STAY UP-TO-DATE ON SOCIAL MEDIA!



METRO Greater Metropolitan Title
Serving The Auction Industry For 26 Years

©2020
Pamela
Rose
Auction
Company, LLC