

# ONLINE ONLY REAL ESTATE AUCTION

6542 ANTHONY DRIVE, MAUMEE, OHIO 43537

**BIDDING ENDS: MONDAY, JUNE 15, 2020 at 12:00 pm**

**MONCLOVA TOWNSHIP!  
ANTHONY WAYNE  
SCHOOLS!**

## PROPERTY FEATURES:

- Great Room with Vaulted Ceiling with New Skylights in 2019
- Family Room with Fireplace
- Next to Park/Bike Trails
- Quiet Cul-De-Sac
- Privacy Fence
- Above Ground Pool and Community Pond
- New Air Conditioning Unit and Condenser in 2018



Online Only Auction! Exceptional home in the Anthony Wayne School District. Featuring 4 beds, 2.5 baths, large great room with French doors and vaulted ceilings and new skylights in 2019, updated flooring, full basement with workshop, privacy fenced back yard with an above ground pool. Property backs up to Fallen Timbers Battlefield Park with walking and biking trails. The home is located near The Shops at Fallen Timbers.

## PROPERTY INFORMATION:

Living Room:	14 x 18	Master Bed:	18 x 15	Laundry Room:	11 x 8	Foundation:	Full Basement
Dining Room:	13 x 12	Bedroom #2:	14 x 12	Great Room:	20 x 20	Square Feet:	2,929+/-
Eat-In Kitchen:	26 x 15	Bedroom #3:	13 x 12	Lot Size:	88x208x162x130	Half Year Taxes:	\$2,039.86
Family Room:	21 x 15	Bedroom #4:	15 x 12	No. of Baths:	2 Full / 1 Half	TD Parcel No.	38-85067

**OPEN HOUSE:** Tuesday, June 9, 2020 from 1:00 pm - 3:00 pm and Saturday, June 13, 2020 from 11:00 am - 1:00 pm.

**DIRECTIONS:** US-24 to Fallen Timbers exit, south on Fallen Timbers, past Jerome Road to right on Anthony. Drive past the no outlet signs.

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$5,000 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 **\$5,000**. 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 **35 Days** after acceptance or by **Monday, July 20, 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, 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](http://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](http://www.pamelaroseauction.com).

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