

Aerial View of Property



Real Estate Terms and 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 **\$3,000 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 **\$3,000**. 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 **30 Days after board approval, which takes maximum 10 days, approximately 40 Days to close**.
TITLE: An Owner's Insurance Policy 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 Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release 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.

©2020 Pamela K Rose Auction Co. LLC



STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [w](#) [i](#) [n](#)



METICULOUS RANCH CONDO AT STARTING BID \$99,000

ONLINE REAL ESTATE
AUCTION

Bidding Ends: Tuesday, August 18, 2020 at 11:00 am



415 East Birch Street, Litchfield, Michigan 49252

4 BEDROOMS, 3 FULL BATHROOMS, AND OPEN FLOOR PLAN

ONLINE REAL ESTATE AUCTION OF A RANCH CONDO BIDDING ENDS: TUESDAY, AUGUST 18, 2020 AT 11:00 AM



Meticulous Ranch Condo! Open floor plan with vaulted great room with gas fireplace that opens to kitchen and dining room. Patio doors from dining room to rear deck that overlooks woods. Master bedroom with large walk in closet and private bath. First floor laundry and attached 2 car garage. Finished basement with recreation room and additional 2 bedrooms and bath. Beds could be used as exercise room or home theatre. Starting Bid \$99,000! Owner moved out of state.

Property is located at

415 EAST BIRCH STREET, LITCHFIELD, MICHIGAN 49252

PROPERTY FEATURES

Ranch Condo with (2) First Floor Beds
2 Car Attached Garage
Located Near Elementary / High School
Deck Backs Up To Woods

Finished Basement
Great Room with Gas Fireplace
Located Near Community Pool
Public Utilities | Central Air | Gas Forced Air Heat

Equipment Included: Dishwasher, Microwave, Range Oven, Refrigerator, Dryer, Humidifier

ROOM DIMENSIONS

Master Bedroom: 15 x 12
Bedroom #2: 13 x 11
Bedroom #3: 16 x 14
Bedroom #4: 14 x 12
Den: 10 x 12

or Exercise Room
or Theater Room

Great Room: 20 x 15
Dining Room: 10 x 9
Kitchen: 10 x 9

OTHER INFORMATION

Foundation: Basement
Year Built: 2000
House: 1,630+/- Square Feet
Basement: 1,630+/- Square Feet
No. of Bathrooms: 3 Full

OTHER INFORMATION

School District: Litchfield Community Schools

County: Hillsdale
Summer Taxes: \$1,639.74
Winter Taxes: \$632.36
Homestead: Yes
Parcel No.: 19-105-001-020

Open House Dates And Times:

Monday, August 10 from 4:00 pm - 6:00 pm
and
Sunday, August 16 from 2:00 pm - 3:00 pm

Directions to Property:

North Chicago Street (Route 49) to east on
Chestnut Street to north on East Birch Street.



REAL ESTATE ASSOCIATE:

PAMELA ROSE, BROKER, AUCTIONEER, AARE, CAI | OFFICE: 877-462-7673

PLACE YOUR BID NOW ONLINE AT: WWW.PAMELAROSEAUCTION.COM