

ONLINE ONLY REAL ESTATE AUCTION

1707 GLEN ELLYN DRIVE, TOLEDO, OHIO 43614

BIDDING ENDS: FRIDAY, OCTOBER 16, 2020 at 12:00 pm

PREMIER LOCATION AND NEIGHBORHOOD

PROPERTY FEATURES:

- Corner Lot
- In-Ground Pool
- Vaulted Sun Room
- Fireplace in Family Room
- Hardwood Floors Under Carpet
- Finished Basement
- Public Utilities



Hard to find fixer upper in premier location and neighborhood. Just needs paint, carpet, or utilize the hardwood floors and cosmetics. Finished basement, incredible sun room overlooking the in-ground pool. Eat-in kitchen, large bedrooms. Pre-Auction offers considered. Items in home at time of closing stay with home.

PROPERTY INFORMATION:

Dining Room:	11 x 11	Sun Room:	15 x 18	Bedroom #4:	10 x 15	Square Feet:	2,114+/-
Family Room:	19 x 12	Master Bed:	13 x 16	Rec Room:	30 x 13	School System:	Toledo Public
Eat-In Kitchen:	15 x 11	Bedroom #2:	15 x 11	Laundry Room:	15 x 12	Half Year Taxes:	\$2,141.84
Living Room:	13 x 20	Bedroom #3:	13 x 10	Lot Size:	110 x 121	TD Parcel No.	20-30007

OPEN HOUSE: Thursday, October 15, 2020 from 5:00 pm – 6:00 pm.

DIRECTIONS: Off Glendale, just east of Green Valley.

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 **\$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 **40 Days** after acceptance.

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



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