

## ONLINE ESTATE AUCTION

BRICK RANCH IN HEATHER WOODS SUBDIVISION  
2328 BELVEDERE DRIVE, TOLEDO, OHIO 43614

ONLINE BIDDING ENDS: FRIDAY, NOVEMBER 13, 2020 AT 12:00 PM



### OPEN HOUSE DATE AND TIME:

Wednesday, November 11, 2020 from 4:00 pm - 5:30 pm

**DIRECTIONS:** Off Heatherdowns, just east of Eastgate.

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) / Online Auctions / Real Estate 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) at least 24 hours 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 **\$3,500 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 **\$3,500**. 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 **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; Office: 419-530-0001.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Base Paint, Property Disclosures, 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 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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**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).

©2020 Pamela Rose Auction Company, LLC



Serving the auction industry for 26 years.



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



*Brick Ranch That Is Move In Ready with Newer Kitchen*

## ONLINE ONLY AUCTION

2328 Belvedere Drive

~ Located in the Heather Woods Subdivision ~

Toledo, Ohio 43614

Bidding Ends:

Friday, November 13, 2020 at 12:00 pm



*Newer Kitchen with Center Island*

Open House:  
Wednesday, November 11, 2020  
from 4:00 pm - 5:30 pm



# Welcome Home

2328 Belvedere Drive, Toledo, Ohio 43614

Online Estate Auction! Brick ranch in Heather Woods. Move in ready with newer kitchen and stainless appliances with center island and eat-in bar. Open to family room with wood burning fireplace and dining room. Patio doors lead to expansive concrete patio overlooking fenced yard. Ideal location for outdoor jacuzzi and entertainment patio. Freshly painted with gleaming hardwood floors. New bathroom and spotless interior. Convenient attached garage with work shop area. Property is being sold to settle the Estate of Mark Johnson, Lucas County Probate No. 2020 EST 000960. Pre-Auction offers considered, contact Auction Manager.

Online Bidding Ends:

**Friday, November 13, 2020 at 12:00 pm**



## Property Features

- Brick Ranch
- 2 Car Attached Garage
- Stainless Appliances
- Large Rear Patio
- Concrete Driveway
- New Roof
- Shed
- Public Utilities
- Gas Forced Air Heat
- Central Air

## Room Dimensions

- Living Room: 19 x 13
- Dining Room: 11 x 10
- Kitchen: 10 x 10
- Family Room: 21 x 14 Fireplace
- Master Bedroom: 13 x 11
- Bedroom #2: 12 x 9
- Bedroom #3: 13 x 11
- Laundry Room: 7 x 7

## Property Information

- Lot Size: 80 x 150
- No. of Bathrooms: 1 Full and 1 Half
- Foundation: Crawl
- Square Feet: 1,650+/-
- Half Year Taxes: \$1,344.39
- TD Parcel No.: 20-82287

## School Information

- Elementary: Glendale Feilbach
- High School: Bowsher

