

Uptown Duplex



Located Near

Town, Bike Trails, and Parks

ONLINE AUCTION

46010 Cass Road, Utica, Michigan 48317

Bidding Ends: Tuesday, December 8, 2020 at 12:00 pm

Online Duplex Auction in Utica

Hard to find Uptown home in the quaint town of Utica, just outside Shelby Township. Property is located near town, bike trails, and parks. Duplex with 1 bedroom, kitchen, and 1 bath in each unit. Expansive front porch and unique second level balcony. Full basement with washer and dryer along with storage. New hot water tank, listing from past reflects updated roof, electric panels, and furnace although with deceased owner this has not been verified. Lower unit leased at \$675.00 monthly with long term tenant. Never offered before. Property being sold to settle the Estate of John Timmins. **Online Bidding Ends:** Tuesday, December 8, 2020 at 12 pm.

Lower Unit:



Upper Unit:



Lower Unit Dimensions

Living Room:	14 x 13
Kitchen:	11 x 10
Bedroom:	13 x 9

Upper Unit Dimensions

Living Room:	15 x 10
Kitchen:	10 x 10
Bedroom:	11 x 9

Other Information

Lot Size:	61 x 108
No. of Baths:	2 Full
Square Feet:	910+/-
Foundation:	Basement
School System:	Utica Community

County:	Macomb
Winter Taxes:	\$2,850.87
Summer Taxes:	\$168.01
Parcel No.:	11-07-33-278-023

OPEN HOUSE: Saturday, December 5, 2020 from 11:00 am - 12:00 pm

VIEW MORE DETAILS AND BID NOW ONLINE AT www.PAMELAROSEAUCTION.COM

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | LogIn / Register 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 Midland 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 **45 Days After Acceptance**.

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 Midland Title.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Relationship, Lead Based Paint, Seller's Disclosure Statement, Lead Base Paint, 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.



Pamela K Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

AUCTION ASSOCIATE

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